



The Old Vicarage
Main Road, Holland Fen, Lincoln, Lincolnshire LN4 4QH

£550,000

BELL





The Old Vicarage

Main Road, Holland Fen LN4 4QH

Lincoln – 24 miles
 Grantham – 31 miles with East Coast rail link to London
 Boston – 8 miles

(Distances are approximate)

An elegant and exceptionally well-presented country house of some significant appeal pleasantly situated with no immediate neighbours to the heart of rural Lincolnshire. Internally the property is enhanced by a wide range of accommodation including five double bedrooms, four reception rooms and traditional triple aspect kitchen. There are many period features to admire here including high ceilings, picture rails, feature fireplaces and notably its double height double bay windows overlooking the grounds and open countryside beyond. Outside there is a range of brick and pantiled outbuildings including garage and workshop, further detached workshop and large attractive lawned gardens with orchard and vegetable garden. The nearest town is the Georgian market settlement of Boston with other well service villages close by including Woodhall Spa, Tattershall and Coningsby a short drive away. A viewing of this superb home is highly recommended to fully appreciate the size and setting on offer.



Accommodation

The preferred entrance into the property is gained from the rear, through timber double doors leading into:

Entrance Lobby

With tiled flooring, pitched ceiling, pattern tiled flooring and solid timber door to:

Kitchen

A triple aspect room with a range of traditional fitted units comprising porcelain sink inset to solid timber worksurface over base units including space and plumbing for washing machine. There is a range double oven with five ring electric oven and hotplate. There is a tall built-in larder cupboard, tiled flooring, power points and solid timber door to:



Breakfast Room

With rear aspect and having cast iron stove set to tiled surround, tiled hearth and timber mantle. There is tiled flooring, picture rails, radiator, power points, timber door to main reception hall and timber door to:

Utility Room/Boot Room

With Belfast style sink inset to solid timber worksurface over space and plumbing for washing machine. There is shelving on two side, tiled flooring and power points.

Main Hall

With staircase leading to the first floor and having storage cupboard below, exposed timber flooring, picture rails, deep skirting boards, radiator, power points and timber doors leading to the remaining ground floor accommodation including, walk-in storage.

Shower Room

With a white suite comprising tiled corner shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is tiled flooring and a heated towel rail.

Sitting Room

A dual aspect room including deep bay window overlooking the grounds. There is a feature fireplace with glazed tiled inset and carved timber surround. There are molded cornices, picture rails, deep skirting boards, exposed timber flooring, radiator and power points.

Dining Room

A dual aspect room including deep bay window overlooking and having door to the lawned gardens. There is a feature fireplace with tiled surround and carved timber mantle. There are deep molded cornices, picture rails, deep skirting boards, exposed timber flooring, radiator and power points.

Home Office

With deep bay window and having feature fire place with tiled inset, picture rails, deep skirting boards and exposed timber floorboards. There is a radiator and power points.

Main Entrance

An entrance for more formal occasions via the front, through a solid timber door to:

Entrance Lobby

With pattern tiled flooring, cloak hooks, and glazed timber door with glazed panel surround leading to the main hall.





First Floor Landing

A naturally light filled landing providing far reaching views over the Lincolnshire countryside and having molded cornices, picture rails and exposed timber flooring. There are two radiators, power points, built-in linen cupboard and doors to:

Bedroom 1

A dual aspect room including deep bay window overlooking the gardens. There is a feature cast iron fireplace with glazed tiling, coved ceiling, picture rails, radiator and power points.

Bedroom 2

With deep bay window overlooking the rear garden and open countryside beyond. There is a feature cast iron fireplace with glazed tiling and timber surround. There are picture rails, radiator and power points.

Bedroom 3

With countryside views and having feature cast iron fireplace with glazed inset tiling. There are picture rails, exposed timber flooring, radiator and power points.

Bedroom 4 Guest Room

With superb views over rural Lincolnshire and having radiator, power points and door to **En-Suite** with a white suite comprising tiled shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is exposed timber floorboards and a heated towel rail.

Bedroom 5

Again, with far reaching rural views and having built-in airing cupboard, feature fireplace, radiator and power points.



Bathroom

With a four-piece white suite comprising panelled bath with ornate shower attachment taps, tiled corner shower cubicle, pedestal wash hand basin and low-level WC. There is decorative wall tiling and radiator with heated towel rail.

Outside

The property has two separate entrances, the preferred entrance is through a pair of timber five bar gates, over a block paved driveway providing parking for several vehicle and also leads to a range a brick and pantiled outbuilding comprising **Garage**, having timber double doors, power and lighting, **Workshop** and storage. The second entrance is through solid timber double gates leading to further graveled parking to the front of the house.



Outside Continued....

The formal gardens are predominantly laid to lawn with a wide variety of decorative shrubs, mature tree and evergreens to borders. There is a central pathway with pergola leading to further garden, mature orchard and vegetable garden. There is a further Timber Workshop with power and lighting, Timber Summer House and open fronted wood store. The garden offers excellent privacy with appealing countryside views and an ideal spot to enjoy the famous Lincolnshire sunsets.

Further Information

Mains electric and water. Oil fired central heating. Drainage to a private system.

Local Authority:

Boston Borough Council

Municipal Buildings, West Street, Boston PE21 8QR

01205 314200

DISTRICT COUNCIL TAX BAND = G

EPC RATING = D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL

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DISCLAIMER

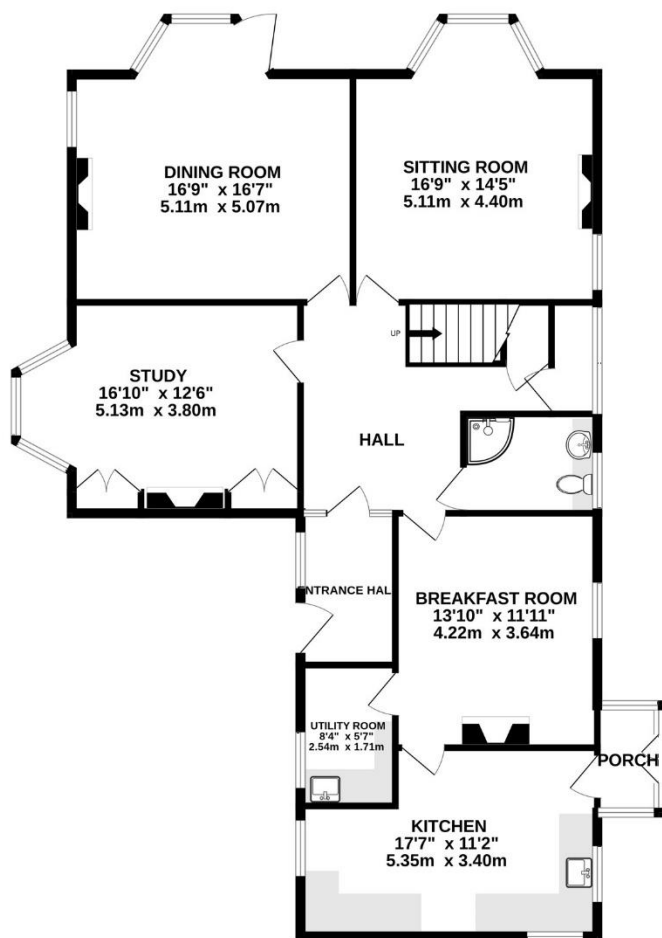
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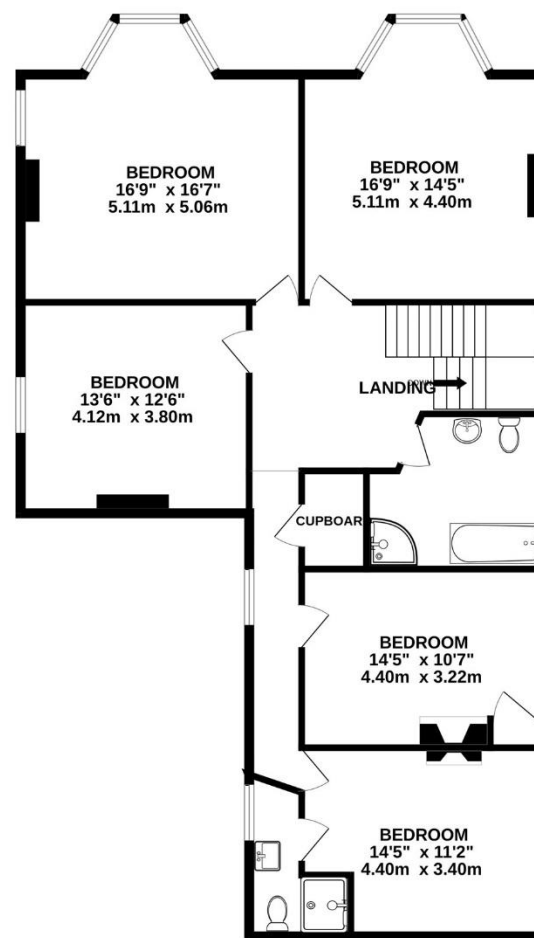




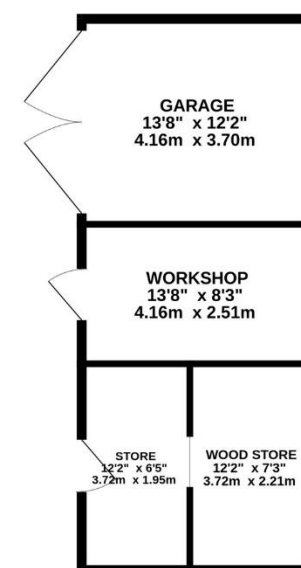
GROUND FLOOR
1307 sq.ft. (121.4 sq.m.) approx.



1ST FLOOR
1265 sq.ft. (117.5 sq.m.) approx.



OUTBUILDINGS
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 3017 sq.ft. (280.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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