



Lancaster House
Eagle Road, Spalford, Newark. NG23 7HB

BELL





Lancaster House Spalford

This is a very distinguished early Victorian period farmhouse, which stands in good sized grounds of 0.16 of an acre (sts), delightfully located on the northern country fringe of the small Trent Valley village of Spalford, approximately 11 miles from the historic City of Lincoln.

The house at present offers a GIFA of 1,560 ft² / 145 m² (sts) of four-bedroom family accommodation, which is in need of a thorough scheme of modernisation and refurbishment. However, there is potential for the conversion of the surprisingly substantial old smithy/washhouse to the rear, into a very attractive additional range of accommodation for the amalgamation with the house, subject to all necessary planning consents.

It is hoped that Lancaster House will form part of a delightful and exclusive high-quality enclave of homes, in the proposed redevelopment of the neighbouring Manor Farm yard. There will be residential conversions of its period barns and the erection of a small number of new homes with sympathetic country/contemporary designs, subject to all final planning consents being obtained. **Please contact the agents for more information.**



ACCOMMODATION

Entrance Lobby having uPVC obscure double-glazed front entrance door, staircase up to first floor and doors through to dining room and to:

Sitting Room with a southerly outlook over the front garden; glazed tiled fireplace to chimney breast, coving and radiator.

Dining Room with southerly and westerly views over the grounds; chimney breast with fireplace (closed) with



accompanying built-in cupboard space on either side, exposed ceiling beams, picture rail and radiator. Door through to:

Breakfast Kitchen having a northerly outlook across the courtyard to the Old Smithy/Wash House. All the old Kitchen appointment has been removed. There is a chimney breast with fireplace (closed), large walk in understairs cloaks/broom cupboard and the wall mounted central heating boiler. uPVC obscure double-glazed exterior door to rear courtyard.

Large Pantry/Utility having a northerly outlook over rear courtyard towards the Old Smithy/Wash House; exposed ceiling joists and pantry shelving. Door through to:

Large Cloakroom the old toilet and wash hand basin have been removed; and radiator.

First Floor

Landing

Bedroom having a very pleasant southerly outlook over the front grounds towards Eagle Road and beyond to the open countryside on the edge of the village; chimney breast with fireplace having an attractive cast iron moulded period hob grate, coving and radiator.

Bedroom with a northerly view down over the courtyard area between the house and neighbouring Smithy; and radiator. Door through to:

Bedroom/Nursery looking down over the courtyard between the house and Old Smithy/Washhouse; and radiator.

Bedroom with an attractive southerly view out over the front grounds and beyond to open countryside; walk-in clothes closet area to one corner and radiator.

Large Family Bathroom with all old bathroom appointment removed; built-in airing cupboard to one corner with the insulated hot water cylinder and radiator.

OUTSIDE

The house stands in a delightful setting on the northern country fringe of the village in grounds of 0.16 of an acre (sts). The property is approached from the lane through a five bar gate. The grounds have largely been left to grass with new post and rail fencing and relatively freshly laid hedging as appropriate.





There is a shallow kitchen courtyard area between the house and the substantial brick and pantile Old Smithy/Washhouse building which offers great potential for conversion into additional family accommodation to be connected through to the house, subject to all necessary consents. The building has some considerable interior appeal and comprises:

Large Store having high interior open vaulted roof level with exposed roof timbers and side entrance doorway to courtyard.

Large Old Smith/Washhouse having large gable-end double doors, side door to courtyard, substantial chimney breast, large heavy feature period beams and joists supporting the open mezzanine first floor level, with in part a high open vaulted interior roofline to ridge.

There is modern oil tank for the central heating system and water tap.

Important Notices

- Please see the CGI design image sketched for the sellers, which we must point out has not been present to the local planning authority for their consideration.
- All potential buyers are formally advised to take professional instruction from an appropriately qualified planning consultant and the local planning authority, to satisfy themselves that there is the development opportunity for the house and its associated outbuildings, they personally require, prior to any purchase.
- A new domestic sewage treatment system will need to be installed by the purchaser.

Newark & Sherwood District Council – Tax band: tbc

ENERGY PERFORMANCE RATING: tbc

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 Lincoln Office
43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888

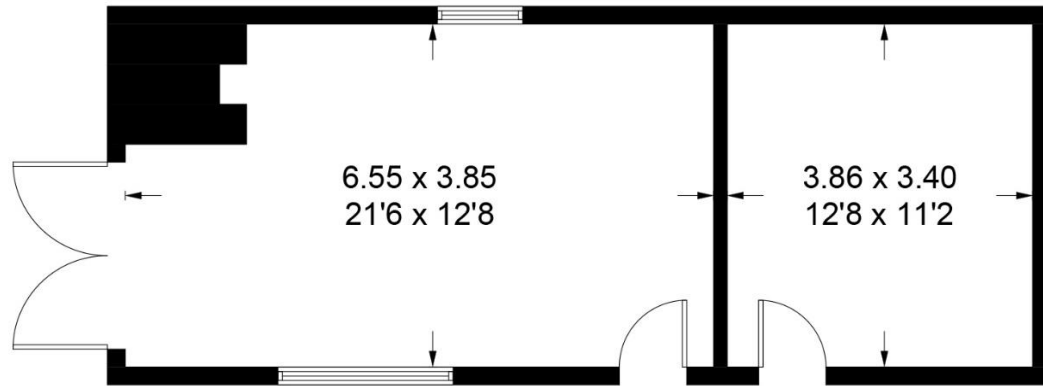
Email: lincoln@robert-bell.org;
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Brochure prepared 23.12.2024

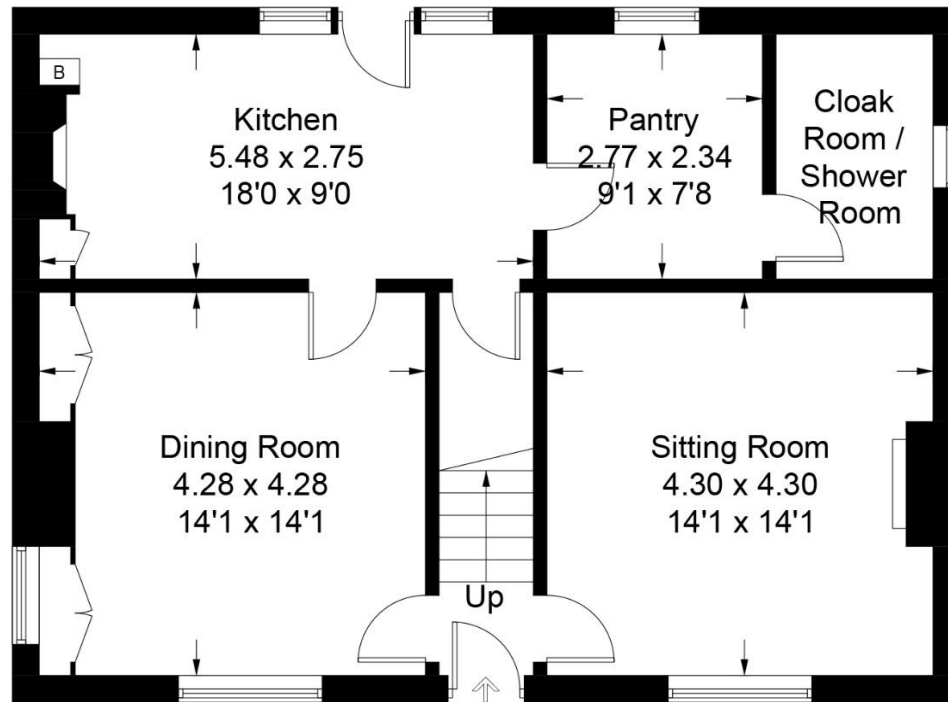


Lancaster House

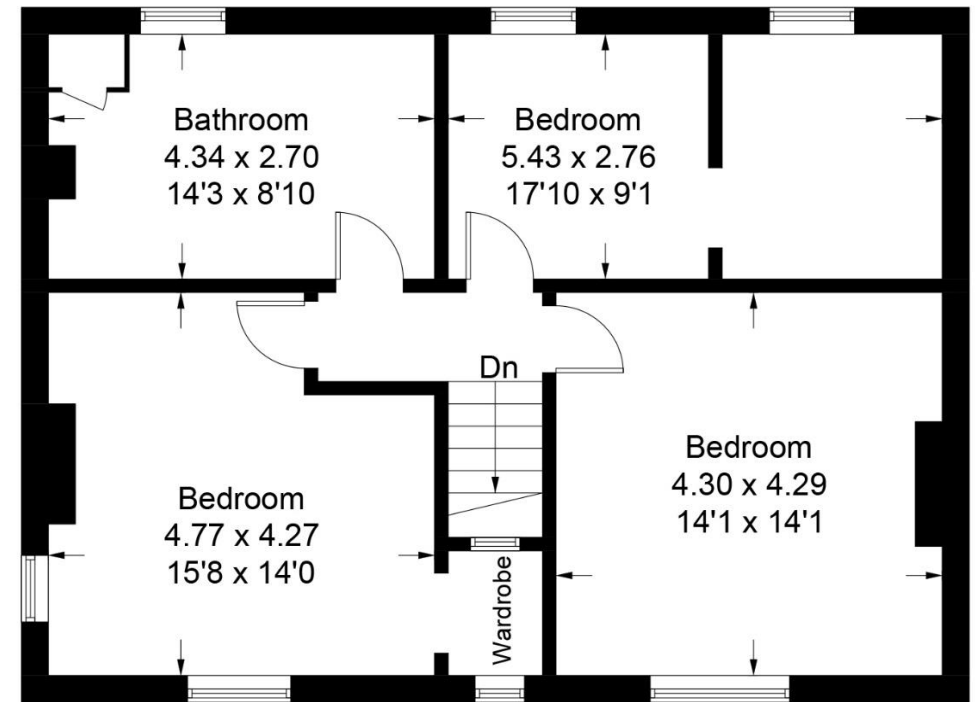
Approximate Gross Internal Area = 143.5 sq m / 1545 sq ft
 Outbuilding = 38.9 sq m / 419 sq ft
 Total = 182.4 sq m / 1964 sq ft



The Old Smithy

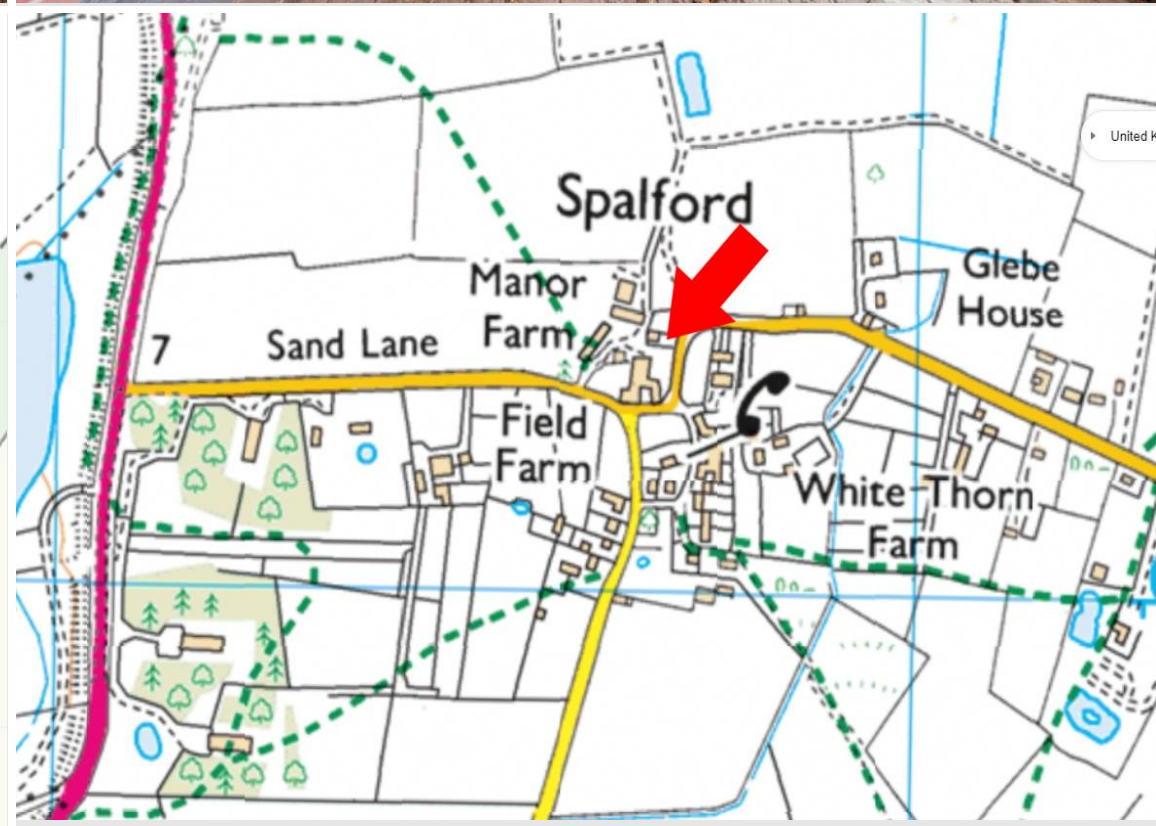


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



THE AREA

Nestled in expansive Trent Valley countryside, its unspoiled surroundings, paired with proximity to major towns, historic landmarks, and essential services, make it an ideal choice for those seeking a balance of countryside living and convenience.

Spalford is a haven for outdoor enthusiasts, offering ample opportunities for walking, cycling, riding and immersing oneself in the natural beauty of the surrounding attractive countryside. Amenities and Services

- **The Historic City of Lincoln** Just a short drive away, the vibrant city of Lincoln offers a wealth of shopping, dining, and cultural experiences. The iconic cathedral and castle quarter exudes historic charm, while the bustling city centre is complemented by the modern, waterside Lincoln University, situated around the scenic Brayford Pool Marina.
- **Local Shops and Essentials** Everyday conveniences are easily accessible in nearby Collingham, which features a Co-op, post office, pharmacy, and a selection of local shops. For a broader shopping experience, Newark-on-Trent offers larger supermarkets, retail stores, and a bustling market square renowned for its lively atmosphere.
- **Schools** Spalford provides families with access to excellent educational opportunities. Collingham Primary School and Tuxford Academy offer outstanding primary and secondary education, respectively. Nearby Newark adds further options, including The Newark Academy and Magnus Church of England Academy. For those seeking private education, Lincoln's highly regarded Minster Schools provide top-tier academic and extracurricular programs.
- **Healthcare Quality** healthcare services are readily available, with GP practices located in both Collingham and Newark. For more advanced medical needs, the city of Lincoln is just 30 minutes away, offering comprehensive hospital facilities.
- **Transport Links** Spalford enjoys excellent connectivity, making it a convenient base for regional and national travel. It is just a 10 mile to the A1 provides quick road access and Newark North Gate railway station which offers direct trains to London, with journey times of approximately 90 minutes.



CGI of projected rear

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