



BY DESIGN

*The Old Vicarage*

Bell Lane, Fosdyke, Boston, Lincolnshire, PE20 2BS

# A beautiful Grade II Listed former vicarage set in an idyllic and wonderful position

A beautiful Grade II Listed former vicarage set in an idyllic and wonderful position with far-reaching views. The five-bedroom detached family home enjoys views towards the church and has been upgraded by the current owners, revealing a beautifully proportioned and bright interior, infused with original decorative features. Additionally, the property boasts mature, landscaped gardens and a range of outbuildings, including a home office, a garage and a newly installed EV charging point. Peterborough's advantageous high-speed rail network to London Kings Cross, (approximately 45 minutes away) is located around 28 miles from the property.





















# Accommodation

The current owners moved here about 18 years ago, and the property required extensive work. One of the first major tasks was replacing the entire roof, followed by landscaping the rear garden to create a large patio and a vegetable garden. Inside, they installed new bathrooms, a new boiler, and a new oil pipe, completely overhauled the drainage outside, and extended the parking area to include a turning circle around the tree. The sash windows have been carefully restored, with some replaced like-for-like, and in 2021, a new kitchen was installed.

Originally built in 1882, as indicated by a date-brick, the house served as the vicarage for the neighbouring church. It is set in a beautiful, private location with stunning views over open fields, with the church providing a picturesque backdrop. On several occasions, couples have requested to have their wedding photographs taken in the garden with the church behind. The front garden is lined with magnificent horse chestnut trees, while the rear garden is home to a variety of fruit trees, including Bramley apples, pears, plums, and cherries.

The house itself is exceptionally spacious and filled with natural light. The atrium hall is particularly impressive, and original features remain throughout, including fireplaces in most rooms. The owners primarily use the one in the lounge, but others could easily be reinstated. The snug is believed to have been the original kitchen, as it retains the old range within a brick fireplace and features the servants' staircase in the corner. Externally, the property is well-equipped with a range of outbuildings, including a home office and a garage.

When the owners arrived, their sons were in their early teens and attended Boston Grammar, but the property is within the catchment area for several schools, including those in Holbeach and the highly regarded grammar schools in Spalding. School buses serve the village, providing transport for both primary and secondary students.

The village itself is incredibly welcoming. The owners were struck by how friendly everyone was, with people greeting each other as they passed. It is a thriving community with an active new group dedicated to planting bulbs and maintaining village spaces. Various activities take place in the village hall, including coffee mornings, pop-in lunches, and exercise classes. Additionally, the social and sports club hosts quiz nights, live music events, and even a summer tractor rally.

The surrounding area is ideal for dog walking. A scenic footpath runs along the riverbank from Fosdyke Bridge, passing through Moulton Marsh Nature Reserve, offering miles of walking opportunities. The local pub has always been a popular spot to stop and enjoy.













# Location & Services

Fosdyke is a charming village located approximately 7 miles south of Boston, just off the A17, and 10 miles north of Spalding. With easy access to major roads, including the A17, A16, and A52, the village offers excellent transport links. Grantham is around 40 minutes to the west, the A1 North at Newark is about 45 minutes away, and Peterborough, where fast trains to London take around 45 minutes, is also just a 40-minute drive. The nearby market towns of Holbeach and Spalding provide further shopping, dining, and leisure amenities.

The property is situated next to All Saints' Church, which was rebuilt in the early 1870s on the site of an older church. The nearby vicarage, constructed around a decade later, is believed to have been designed by the same architect, Edward Browning.

Despite its small size, Fosdyke has a lively and close-knit community. Just around the corner from the property is the village hall, which hosts various fitness classes and community events. The village is also home to Fosdyke Playing Field Social Club, serves as a vibrant community hub, which features a playing field with a football pitch and changing rooms, an enclosed multisport area for five-a-side football, basketball, and volleyball, as well as a bowling green and a children's adventure playground.

A short distance from the village, by Fosdyke Bridge, you'll find The Ship Inn, a well-regarded pub and restaurant, offering a maritime-themed setting with maps, photographs, charts, and model ships. The pub serves home-cooked food and real ales. Next to it is Fosdyke Yacht Haven, a marina and boatyard with dry land facilities for sailing craft. The marina provides access to the River Welland, which connects to The Wash, making it a popular spot for boating enthusiasts.

Nature lovers will appreciate the stunning walks along the River Welland, stretching towards Moulton Marsh Nature Reserve, where the river meets the River Haven before flowing into The Wash. The area is rich in birdlife, with Fosdyke Wash Nature Reserve close by and the extensive Frampton Marsh Nature Reserve, which has a visitor centre, just a five-minute drive away. The surrounding Lincolnshire countryside offers picturesque landscapes, ideal for walking, cycling, and wildlife watching.

Located approximately a mile and a half from the property, you'll find two fuel filling stations, each with Budgens and Londis convenience stores, along with a range of convenient food and beverage options, including McDonald's and Starbucks. Furthermore, about three miles from the property is the expanding village of Kirton, which boasts three supermarkets, a gym, a variety of takeaways, and several other shops, providing excellent local amenities.

For families, nearby Boston and Spalding provide a selection of schools, including highly rated primary and secondary options. Boston also offers healthcare facilities, supermarkets, and a variety of shops, while Spalding is known for its Springfields Outlet Shopping Centre and beautiful riverside parks.

Services: Mains electricity, water and drainage; oil-fired central heating

Local Authority: Boston Borough Council

Council Tax Band: E | Epc Rating: Exempt | Tenure: Freehold | Sat Nav: PE20 2BS



















# THE OLD VICARAGE, FOSDYKE

GROUND FLOOR= 172.9 SQ M / 1860.8 SQ FT

FIRST FLOOR= 121.9 SQ M / 1312.5 SQ FT

OUTBUILDING= 70.2 SQ M / 755.2 SQ FT

TOTAL= 365 SQ M / 3928.5 SQ FT







BY DESIGN

Adam Lascelles

[adam.lascelles@bydesignhomes.com](mailto:adam.lascelles@bydesignhomes.com)

01522 412802 | 07897 340172

[ByDesignHomes.com](http://ByDesignHomes.com)

National audience  
*local knowledge*