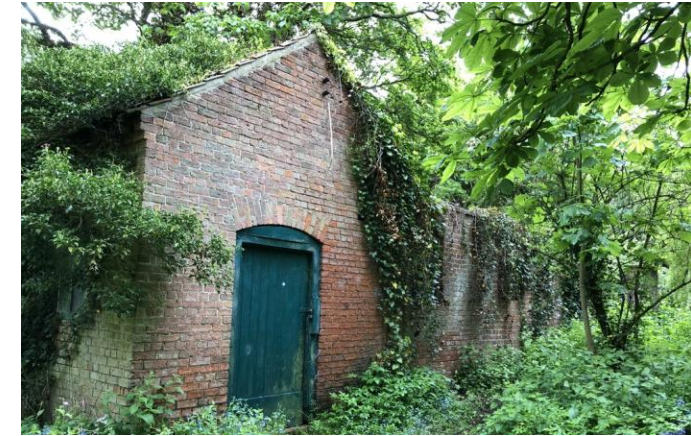




Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.



The Old Rectory, Torrington Lane

East Barkwith
Market Rasen
LN8 5RY

Offers In Region Of **£325,000**
Freehold

Detached Residence In Need Of
Refurbishment

Quiet Central Location
Secluded Woodland
Grounds Of 1 Acre

Popular Village And Amenities



THE OLD RECTORY, EAST BARKWITH, LN8 5RY

The Old Rectory, dating from the mid 1850's has been in the hands of the same family for over 60 years. Unoccupied for several years, both the house and the extensive gardens are now in need of a sympathetic scheme of restoration to return them to their former glory. Situated on a quiet central village site, adjacent to the 15th century Grade II listed Church of St Mary the Virgin, The Old Rectory lies within easy strolling distance of the amenities of the village of East Barkwith through which runs the A157 between Lincoln and Louth. The village is served by buses between these two places and has a shop with post office, a public house and a village hall. There are primary schools in nearby Donington on Bain, Wragby and Legsby and senior schools in Louth, Market Rasen and Horncastle. Buses take the children to all of these places.

Distances from Lincoln – 17 miles, Louth – 12 miles, Market Rasen – 8 miles, Horncastle – 14 miles.

Constructed in the mid-19th century with a more recent mid-20th century extension to the south wing, the Old Rectory still retains several original features of note including Pugin Gothic Revival style bookcases, original stone fireplaces, window shutters and decorative mouldings.

Lending itself to a sympathetic renovation programme with a possible extension, the principal building is constructed in brick with slated roof and contains the following accommodation on two floors:-



GROUND FLOOR

Front East entrance Porch (6' x 8') with decorative tiled floor

Inner Entrance Hall/Lobby Area

Dining Room/Library (16' x 16') with Puginesque style bookcases, feature fireplace, double east lights, inner sliding doors to:

Drawing Room (16' x 21') with period stone fireplace, north and south lights

Kitchen (10'6" x 8') with double drawer sink unit with Larder (14'6" x 6')
Adjoining

Small South Hallway with glazed south door

FIRST FLOOR

Approached with attractive sweeping staircase to:

Gallery/Landing (29' x 10'3") with bookcases to inner walls, east and west lights leading to inner landing area:

East Single Bedroom (11'6" x 8') with east light

North East Double Bedroom (16' x 12'9") with double east lights

Bathroom (12'6" x 8') with turquoise suite of bath and basin, west light

Separate WC

North West Double Bedroom (16' x 13'6") with inner connecting door to:

Dressing Room/North Single Bedroom (12' 6" x 6'6") with North Light

OUTBUILDINGS

Include a Former Stable/Store (15'6" x 12') with lean-to all adjoining a part enclosed part walled Kitchen Garden area, Greenhouse.

The mature grounds greatly enhance the desirability of the property and are believed to total just over 1 acre.

They include a selection of mixed hardwood and coniferous trees including a fine Horse Chestnut, Lime, Willow, Sycamore and Pine, some in need of T.L.C.

SERVICES

Mains water and electricity are connected to the Residence. Drainage to a private system. Mains drainage at the roadside

A challenging opportunity to restore a well sited property to its former glory

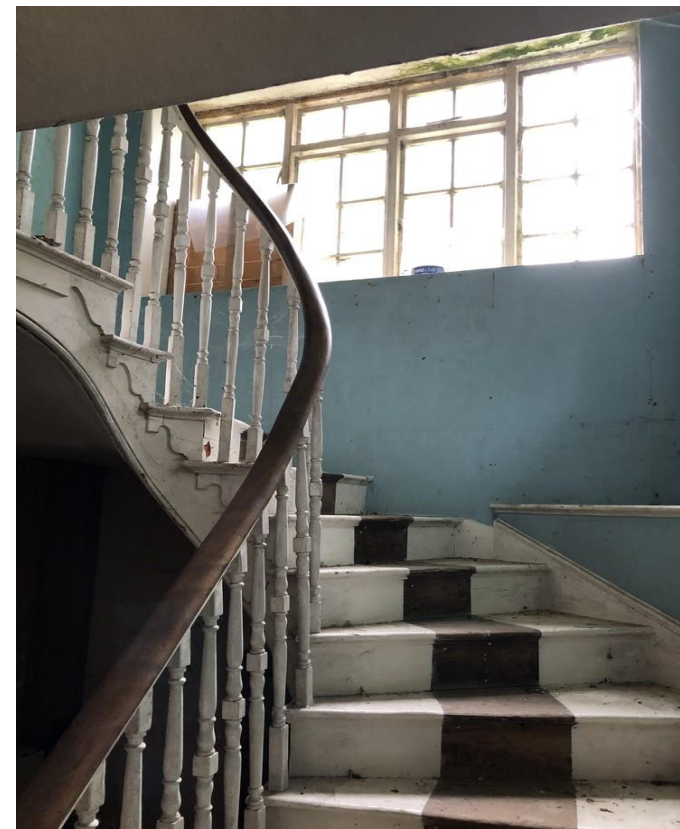
PLANNING

The residence is not listed although the Rectory and grounds in part occupy an important non designated heritage and woodland site to the centre of the village all adjoining the Church of St. Mary.

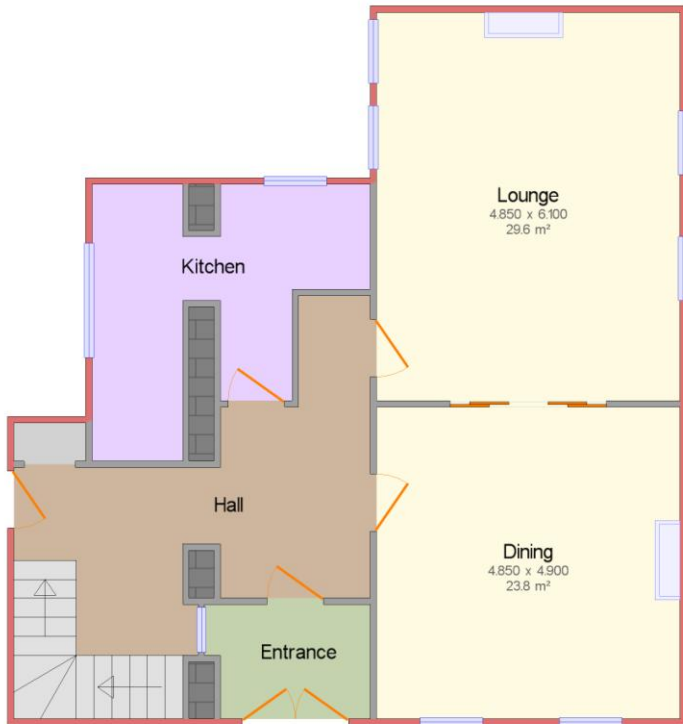
A pre-application to the local planning department of East Lindsey District Council (Ref: 833/21): Mr G. Hyde) has been made to assist prospective purchasers at the outset in any preliminary enquiries. Because of the Heritage value placed on the majority of the site any major development would be resisted and would require suitable environmental and arboriculture specialist reports. Plans for extension of the main building or replacement of the south wing may meet sympathetic consideration. Prospective purchasers may wish to make their own enquiries of East Lindsey District Council (Tel: 01507 613 155)

AUCTION SALE

The property will be sold by auction in late summer unless sold previously.

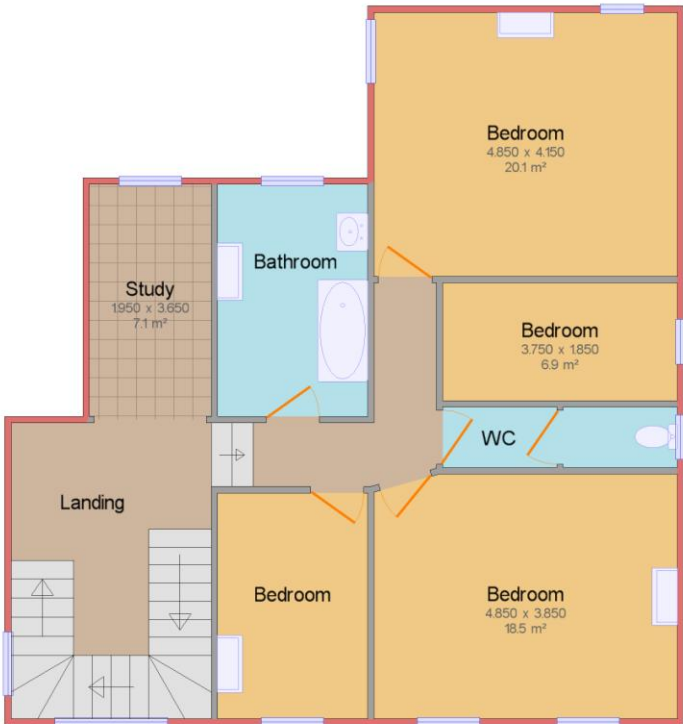


Ground Floor
Gross internal area: 97.9 m² (1053.5 ft²)



Drawings are for illustrative purposes only.
Produced using Quick Sketch 3.17.2w

First Floor
Gross internal area: 97.9 m² (1053.5 ft²)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

