



THE OLD RECTORY

WESTBOROUGH



Rising up in the embodiment of Georgian grandeur, The Old Rectory stands as a reminder of all the romance of period architecture. Dating back to the 1720s and reflecting the elegance of the Queen Anne era, this handsome Westborough residence celebrates proportion, balance and symmetry, all framed by a striking red-brick and cream-dressed façade.



The art of arrival

Set within grounds of just over an acre, a broad sweep of golden gravel driveway provides ample parking and a sense of arrival befitting the home itself. Birdsong sets a serene soundtrack to the gardens, which feature a collection of garaging, ancillary buildings and workshop, adding flexibility and future potential to this already substantial home.

Stepping up, the entrance hallway delivers on the grandeur seen from outside as a sweeping staircase with carved, curving banister lifts all eyes up toward the tall ceiling heights above.





Formal flair

Elegant proportions are balanced by the décor in the drawing room, where classic cream and white wallpaper accentuates the high skirtings and cornicing. Overhead, a chandelier shines light down from the ornate ceiling rose, as a fire roars in the fireplace emanating warmth and welcome.

Admire the views out over the garden through two large, shuttered sash windows.

Shimmering wallpaper and a carved fireplace set the scene for supper parties and soirees in the dining room, as light streams in through double height, shuttered sash windows to the front.



Creative haven

In the rear hallway, windows provide a moment of connection with the landscape beyond, where mature trees sway gently above the north courtyard.

Carrying the character of the home's period in its exposed beam and fireplace, a versatile room off the rear hall currently serves as a study, leading through to a music room beyond, where the same sense of history continues.

With ample space for those working from home, there are several reception rooms which offer the potential to use as office or library spaces.



Functional sophistication

A large quarry tiled breakfast room nestles to the rear of The Old Rectory, with the galley kitchen and utility room extending beyond.

With a downstairs cloakroom embodying the period feel of the home found off the kitchen area, stairs also descend from the rear hallway to the cellar, providing valuable additional storage along with ample room for wine enthusiasts to build a collection worthy of the home itself.





Elegant chambers

Returning to the main entrance hallway, the grand staircase sweeps up to the first floor landing, drenched in light from a seated window overlooking the mature grounds to the front.

Panelling, window seats, fireplaces and high ceilings create an airy and elegant feel in each of the three bedrooms on this floor, one of which serves as a spacious guest bedroom with bathroom en suite.

Windows stream in light to the principal suite, accessed via a large dressing room and served by a grandly sized bathroom en suite. Wake up to leafy views out over the gardens through the tall, sash windows overlooking the grounds, in this panelled, quintessentially period bedroom.



What the owners love...
“The heritage and grace of the house, from its light-filled rooms and elegant bedrooms to the carved staircase, ornate ceiling and beautiful mature garden.”





Home within a home

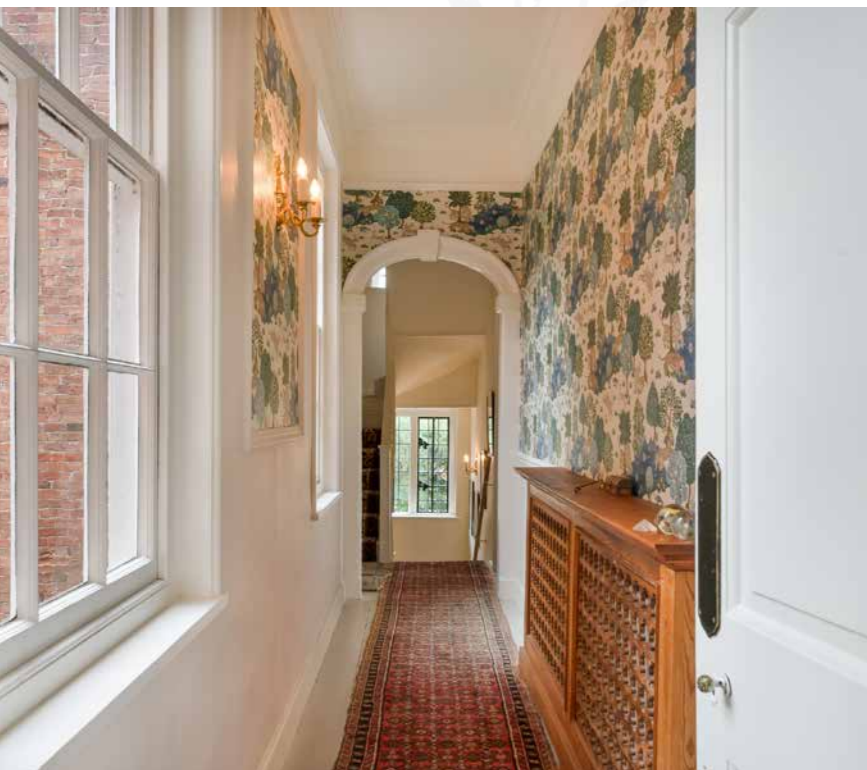
Returning to the ground floor, connected to the rear lobby off the kitchen area, York stone steps descend to The Priest House, believed to predate much of The Old Rectory itself. Lower ceilings, exposed beams and an open fireplace create a captivatingly cosy and welcoming ambience in the sitting room, while a practical boot room with Belfast sink sits beyond offering the potential to serve as a kitchenette.

With its own external entrance, this is a flexible part of the home, offering privacy from the main living space and ideal as accommodation for guests, older teenagers or extended family members.

From the hall, a staircase rises to the first floor, where two bedrooms and a bathroom complete this area of the home, creating a self-contained retreat while remaining connected to the life of the main home.

Room to evolve

A rear landing and staircase lead to the second floor, where an en suite bedroom is accompanied by six further versatile rooms. Whether used as bedrooms, bathrooms, sitting rooms, studies or storage, this upper level offers vast flexibility and could potentially serve as an ideal retreat for an au pair, tutor or long-term guests.



Glorious grounds and gardens

Distinguished and well established, the gardens mirror the character of The Old Rectory itself. Wander the grounds, where lawns give way to more intimate pockets of planting, creating a succession of outdoor rooms inviting exploration and perfect for a game of hide and seek. With outbuildings and workshops brimming with potential, there is so much to explore at The Old Rectory.



With its elegant Queen Anne origins, rich in history and remarkably unspoilt, The Old Rectory remains a quintessential period home; one that honours its past while offering endless possibilities for the future.

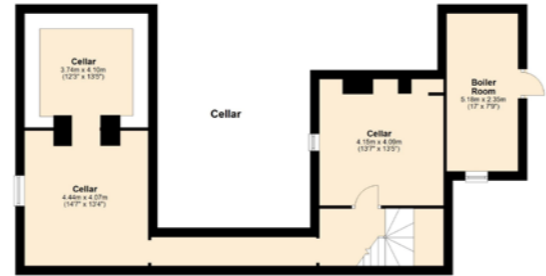
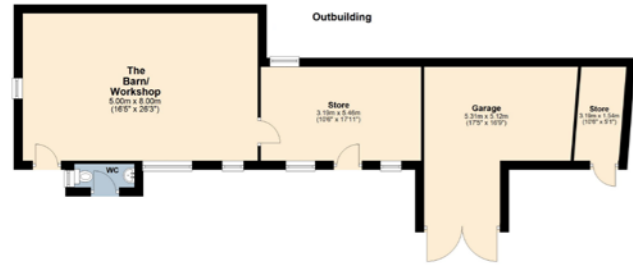


The Finer Details

Freehold
 Detached
 Grade II* listed
 Conservation area
 Dating from the 16th century, with later additions in the 17th and 18th centuries

Plot approx. 1.1 acre
 Oil central heating
 Mains electricity, water and sewage
 South Kesteven District Council,
 tax band F (main house)
 tax band B (Priest House)

Cellar: approx. 76.7 sq. metres (825.8 sq. feet)
 Ground Floor: approx. 202 sq. metres (2,174 sq. feet)
 First Floor: approx. 182.9 sq. metres (1,969.1 sq. feet)
 Second Floor: approx. 146.8 sq. metres (1,579.7 sq. feet)
 Total Main Home: approx. 608.4 sq. metres (6,548.7 sq. feet)
 Outbuildings: approx. 86.9 sq. metres (935.8 sq. feet)



Near and Far

Set amid open countryside close to the River Witham, with the Viking Way passing through and All Saints Church at its heart, Westborough is a small and especially pretty Lincolnshire village.

For day-to-day needs, nearby Long Bennington offers a good range of amenities, including a primary school, medical centre, Post Office services, village hall, café, takeaways, sports clubs and a selection of pubs and places to eat. Wider shopping, leisure and professional services can be found in Grantham and Newark, both within easy reach.

Schooling in the area is well served, with Long Bennington C of E Academy nearby, together with further primary, secondary, grammar and independent options in Newark, Grantham and the wider district – accompanied by excellent school bus services.

For commuters, Grantham Railway Station offers direct services to London King's Cross, with the fastest journeys taking a little over an hour, while Newark North Gate also provides direct services to the capital. The A1 gives excellent north-south access, making this a location that combines village life, period charm and rural tranquillity with impressive everyday convenience.



Local Distances

- Newark 7.5 miles (17 minutes)
- Grantham 9.9 miles (18 minutes)
- Lincoln 26 miles (31 minutes)
- Nottingham 28 miles (46 minutes)
- Stamford 32.2 miles (38 minutes)

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