



The Old Vicarage

Church Lane | Moulton | Lincolnshire | PE12

 FINE & COUNTRY



## KEY FEATURES

- *A Grand Georgian Grade II Listed Former Lincolnshire Vicarage*
- *Situated in the Heart of a Highly Desirable South Lincolnshire Village*
- *Rare Opportunity to Create and Customise a Period Home*
- *Walking Distance to Array of Village Amenities and Facilities*
- *Retaining a Wealth of Period Features and Fine Proportioned Rooms*
- *Impressive Entrance Hall with Magnificent Cantilever Staircase*
- *Open-Plan Kitchen Dining Room with Pantry, Utility Room and WC*
- *Three Reception Rooms, Seven to Eight Bedrooms and Three Bathrooms*
- *Attached Studio Cottage with Triple Garage and Workshop*
- *Two Entrances, Carriage Forecourt, Ample Parking Plus Rear Gates*
- *Mature Gardens and Grounds with Some Views Over Moulton Park*
- *Internal Accommodation Extending to Approximately 5189 Sq.Ft.*



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There are houses that impress through scale, and there are houses that linger in the memory because of the life they have held within their walls. The Old Vicarage at Moulton manages to do both. Standing quietly within one of South Lincolnshire's most admired villages, this Grade II listed Georgian residence is a house of considerable architectural presence, yet one whose appeal lies just as much in its warmth, proportion and atmosphere as in its history or stature.

Approached from Church Lane via a sweeping circular carriage driveway with two access points, the house reveals itself gradually through mature trees and established planting. Built in mellow red brick beneath a slate roof punctuated by tall chimneys and elegant dormer windows, it has the calm symmetry and understated confidence so characteristic of the Georgian period. Ivy and climbing plants soften the facade, while the principal elevation, with its striking arched central window, looks out across private gardens that seem almost park-like in their tranquillity.

The setting is particularly special. Although positioned within the village itself, The Old Vicarage feels remarkably secluded. The gardens back directly onto Moulton Park, creating a green and peaceful backdrop alive with birdsong and wildlife. The owner recalls moorhens nesting on the pond beyond the breakfast room doors, while guests staying at the house often remarked upon the unusual sense of calm and privacy the property enjoys despite its central location.

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The history of the house is woven deeply into the story of Moulton itself. Over the centuries the vicarage has been associated with a number of notable incumbents, among them the Rev. Samuel Elsdale, poet and clergyman, and John Russell Jackson, scholar, cricketer and later Chairman of the Quarter Sessions at Spalding. It is also thought quite possible that the Rev. Maurice Johnson DD, from the influential Johnson family of nearby Ayscoughfee Hall, played a significant role in the creation or development of the house, his family being among the few locally with the means to support a residence of such scale.

The present owner first encountered the house long before becoming its custodian. Having once lived in the village, he would regularly walk past what he regarded as his favourite house, at that time standing empty and neglected. For years he watched and waited, until finally, in 1974, a For Sale sign appeared. Nearly half a century later, the affection he still holds for the property is immediately apparent.

Internally, the accommodation extends to over 5,100 square feet across three principal floors, complemented by extensive ancillary buildings including a detached studio cottage, triple garage and stores. Yet despite its scale, the house has never felt overwhelming or overly formal. One of its great successes is its balance between grandeur and practicality. The proportions are generous, the circulation natural and intuitive, and the atmosphere welcoming rather than imposing.





The entrance hall sets the tone immediately. Broad, light-filled and centred around a fine turning staircase rising through the generous stairwell, it possesses the restrained elegance that Georgian houses execute so well. The owner describes it as imposing but plain and attractive in the Georgian way, and notes that at Christmas it comfortably accommodates a towering tree stretching upwards through the stairwell to the first-floor ceiling.

The ground floor offers three principal reception rooms arranged around the central hall. The drawing room and sitting room are both beautifully proportioned spaces, each enjoying south-facing French doors opening towards the gardens and filling the interiors with natural light throughout the day. Original parquet and timber flooring, period shutters and elegant proportions reinforce the authenticity and quiet character of the interiors.

At the heart of daily life lies the expansive kitchen and breakfast room arrangement. The kitchen itself connects openly to a substantial garden room and dining area, creating a sociable and flexible family space suited equally to quiet mornings or larger gatherings. French doors frame views towards Moulton Park and the gardens beyond, reinforcing the relationship between house and landscape. Nearby are a pantry, boiler room, rear hall and shower room, ensuring the practical demands of country family life are well catered for without intruding upon the elegance of the principal accommodation.









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The layout throughout the house is one of its most unexpectedly charming qualities. Because of the building's fundamentally square form and repeated arrangement over each level, movement through the house feels effortless. The owner remarks that "people can hear you if you call", a surprisingly valuable characteristic in a substantial family house and one that contributes enormously to the sense of connection between rooms and floors.

The first floor provides four bedrooms arranged around the central landing. The principal bedroom suite is especially impressive, incorporating a generous bedroom, dressing room and en suite bathroom. A further large family bathroom serves the remaining bedrooms, while the proportions and ceiling heights continue the architectural consistency established on the ground floor.

The second floor extends the accommodation further, providing three additional bedrooms, a studio area, bathroom and a fitted kitchen arrangement. Combined with the generous upper floor layout, this creates the potential for a remarkably self-contained suite of accommodation, lending itself particularly well to independent teenagers, extended family, guests or multigenerational living. Equally, it offers flexibility for those seeking private workspace or creative areas, all while preserving the coherent and connected feel of the house overall.

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Beyond the principal residence, the ancillary accommodation is substantial and full of opportunity. The detached studio cottage provides approximately 377 square feet of additional space and comprises two connected studio rooms. Historically these rooms became a much-loved retreat for the owner's teenage children, complete with a pot-bellied stove and used for gatherings and parties over the years. Today, they offer exciting potential for creative work, guest overflow, hobbies or home working.

Adjoining these are the triple garage and additional stores, together extending to approximately 872 square feet. The owner also improved the driveway arrangement during his ownership, enhancing parking and access while remaining sympathetic to the setting and character of the property.

The gardens themselves are informal, mature and beautifully established. Ancient yews stand alongside specimen trees, flowering shrubs and lawns that wrap around the house, softening the architecture and creating constantly changing outlooks from within. Despite their scale, the gardens have proved surprisingly manageable over the years, while always

providing ample space for family life on a grand scale.

Indeed, much of the story of The Old Vicarage is one of family life lived expansively yet comfortably. Over nearly fifty years the house has hosted extended family Christmases, weddings with marquees on the lawns, large gatherings and celebrations, all without ever feeling crowded. The owner speaks repeatedly not simply of the beauty of the property, but of its "easy spaciousness", describing space itself as the greatest luxury when raising a family.

There is also an honesty to the house which many buyers will find refreshing. The Old Vicarage has not been over-restored or stripped of its character in pursuit of contemporary fashion. Instead, it remains a deeply authentic period home, now offering an incoming owner the exciting opportunity to sensitively update and enhance the interiors over time while preserving the charm, proportions and atmosphere that make it so special. It is easy to imagine the house responding beautifully to careful cosmetic improvement and thoughtful modernisation, particularly for buyers seeking a substantial family home they can truly make their own.





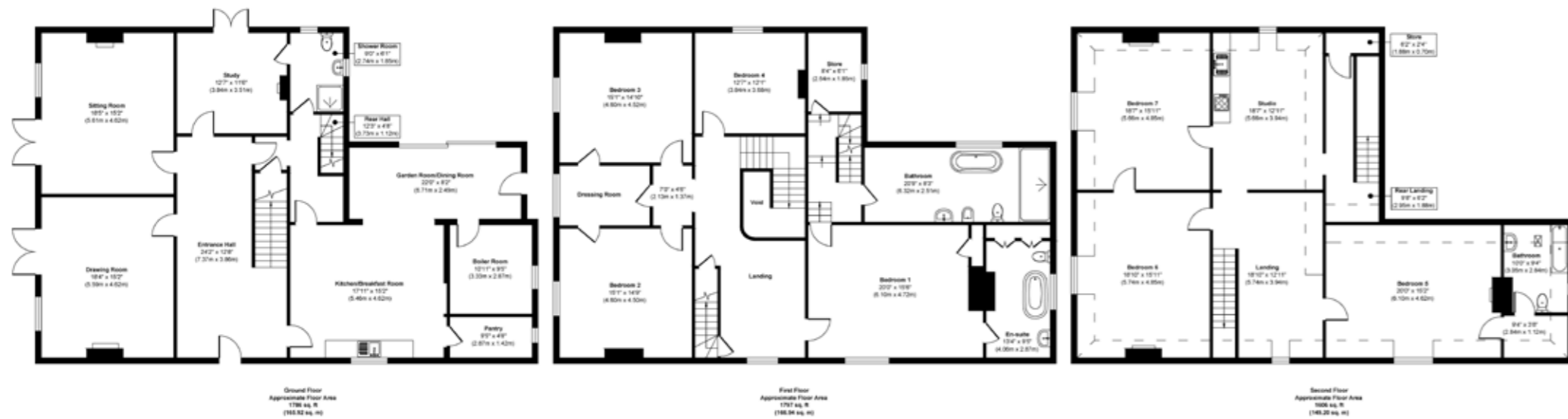
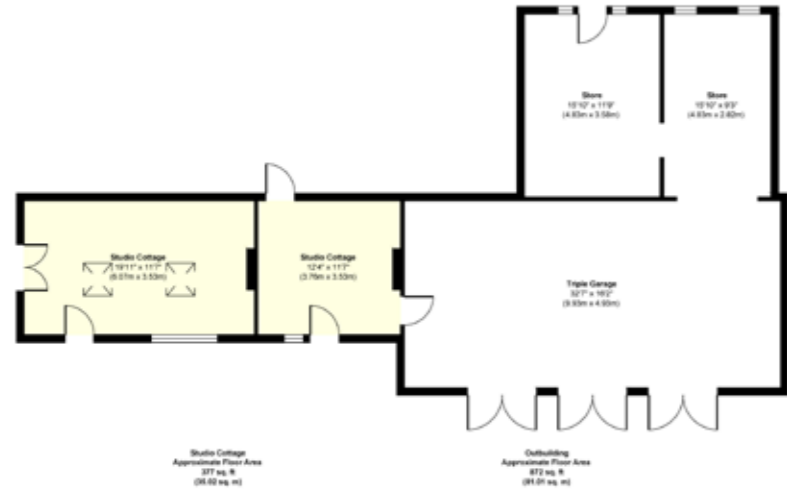
Equally appealing is the village itself. Moulton has long been regarded as one of the area's most desirable villages, combining handsome period architecture and strong community spirit with excellent everyday amenities. At its heart are the village green, All Saints' Church – known locally as the Queen of the Fens – and Moulton Mill, reputedly the tallest working windmill in the country and a distinctive part of the village skyline. The village also offers a well-regarded primary school, butcher, convenience store, post office, public house, fish and chip shop and GP surgery, all within walking distance.

For schooling further afield, the area is exceptionally well served, including Spalding High School, Spalding Grammar School, The King's School at Peterborough and Wisbech Grammar School. Rail services from nearby Peterborough provide fast connections into London King's Cross, while Stamford, King's Lynn and the North Norfolk coast are all accessible by road.

The Old Vicarage now awaits a new custodian. This is not a polished show home stripped of personality or history. It is a house that has been deeply lived in, deeply loved and gently evolved over time. The next owner will undoubtedly wish to continue that story, but the qualities that truly matter are already firmly in place: the setting, the light, the proportions, the atmosphere, the privacy and the unmistakable sense of permanence that only houses of this calibre possess.

As the owner himself reflected, "all the things you cannot change whatever your budget, after you've bought a property, are already perfect."





**Approx. Gross Main House Area 5189 sq. ft / 482.06 sq. m**  
**Approx. Gross Studio Cottage Area 377 sq. ft / 35.02 sq. m**  
**Approx. Gross Garage & Storage Area 872 sq. ft / 81.01 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**Agents notes:**

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**LOCAL AUTHORITY:** South Holland District Council

**SERVICES:** Mains Water, Drainage and Electricity and Gas Central Heating

**TENURE:** Freehold

**COUNCIL TAX BAND:** F

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