



The Old Rectory

Station Road | Surfleet | Spalding | Lincolnshire | PE11

 FINE & COUNTRY



KEY FEATURES

- *A Non-Listed Edwardian Former Rectory Beside the Attractive River Glen*
- *Enjoying A Wonderful Elevated Setting for Waterside Lifestyle Enthusiast*
- *Entrance Hall, Reception Room and Dining / Family / Conservatory Room*
- *Kitchen With Breakfast Bar, Utility Room, Ground-Floor Shower Room*
- *Luxury Fitted Sauna with A Separate Room Ideal for Use as a Gym*
- *First Floor: Four Double Bedrooms, One En-Suite and A Family Bathroom*
- *Second Floor: Large Attic Bedroom, Study Area and a Separate Storeroom*
- *One-Bedroom Annex with Open-Plan Kitchen, Dining & Reception Room*
- *Double Garage With Electric Door, Internal Storage and Workshop Area*
- *Mediterranean-Style Gardens, Large Lawn and Tall Privacy Hedges*
- *Approximately 45 Metres of Private Mooring Fronting the River Glen*
- *Sunny Riverside Terrace, Gazebo, Entertaining Pavilion and Hot Tub*
- *Ideal for Motor Moating, Canoeing, Paddleboarding, or River Fishing*

There are houses whose appeal can be explained by their architecture, their setting or their history, and then there are those rare homes where all three are inextricably linked. The Old Rectory at Surfleet is one of the latter. Standing within approximately half an acre of beautifully established gardens beside the River Glen, with around 45 metres of private mooring, it is an impressive early 20th-century home that has been carefully adapted for modern life while retaining a remarkable sense of its past.

For the current owners, however, its appeal has always been about far more than bricks and mortar. *“Some homes are simply places to live; this has been a way of life,”* they say.

From boating at dusk and watching swans arrive with their cygnets to summer evenings beside the water and gatherings of family and friends, The Old Rectory has given them a lifestyle they describe as being rather like living permanently in a holiday destination.

The house was built in 1912 as the vicarage for the Reverend Henry Law James, an important figure in the history of Surfleet and English bell-ringing. Having arrived as Vicar of Surfleet in 1898, he became instrumental in establishing the Lincoln Diocesan Guild of Church Bellringers the following year and remained its first Master until his death in 1932.

The owners’ research suggests that, with no suitable vicarage available, Law James personally financed the construction of the house at a cost of around £1,200. During its years as a vicarage, it became closely woven into village life, welcoming clergy, parishioners and visitors, while the extensive grounds hosted gatherings, parish suppers and fetes.





Some of that history remains tangible today. The substantial original oak entrance door survives, above it a Latin inscription which the owners translate as, “*Home without God is just a house.*” Inside are nine original fireplaces, beautiful timber floors, substantial joinery and the generous proportions that give the house such presence.

It was this combination of scale, individuality and history that captivated the present owners. They have since undertaken an extensive programme of improvement, always with the intention of preserving the character of the house rather than erasing it. “*We have tried to respect its heritage while bringing it into the 21st century,*” they explain.

Work has included a new roof, double-glazed windows, new bathrooms and the extension and improvement of the kitchen, together with the imaginative conversion of former service buildings. The old coal house has become a gym with an electric sauna, while the former coach house now forms part of the substantial annex.

Altogether, the property extends to approximately 5,470 sq ft, including the principal house, annexe, garage and workshop, giving it considerable flexibility as well as scale.





The main house is approached through a traditional porch into a broad central hall, from which the principal ground-floor rooms unfold. The sense of age is immediate, with exposed timber, stripped floors and substantial windows combining with the owners' more contemporary choices to create a home that feels characterful without being formal.

One of the most impressive spaces is the large open-plan reception and dining area. Although generous enough to accommodate distinct areas for relaxing and dining, the rooms remain visually connected, creating an exceptionally sociable setting. Tall windows and glazed doors draw the eye beyond the house towards

the gardens and river, while an original fireplace, timber flooring and architectural detailing preserve the feeling of a period home. This has naturally become an important entertaining space. *"It really comes alive when it is filled with people,"* the owners say. *"Our guests always comment on the space, the warmth and the character."*

Further reception space allows different generations, guests or family members to spread out without losing the connected feeling of the house. Despite its generous proportions, the property retains warmth and personality rather than feeling overly grand.







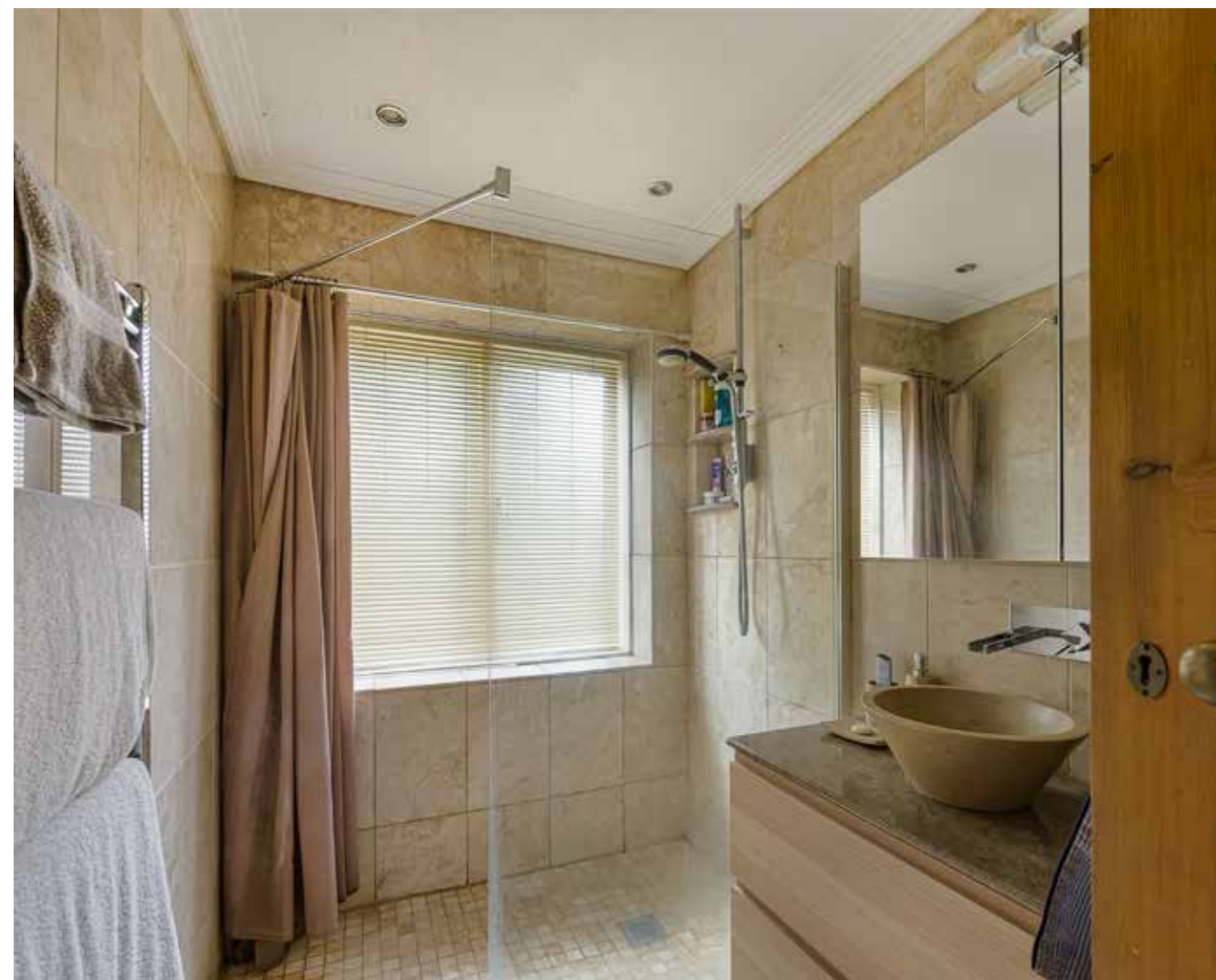


The kitchen has been considerably improved during the current ownership and now provides a substantial, practical centre to everyday life. Classic cabinetry sits alongside broad work surfaces, a large range cooker and a central island, while timber flooring and an exposed structural beam provide an attractive link with the older elements of the house. There is ample space for informal eating, and a separate utility room takes care of the practicalities.

The first floor provides the principal sleeping accommodation, including the principal bedroom with its own en suite shower room and walk-in wardrobe, together with further three well-proportioned bedrooms and a family bathroom.

Above, the former servants' accommodation has been brought back into useful life, creating further bedroom and office space together with storage. These upper rooms have a very different character, with sloping ceilings, original floorboards and tucked-away spaces giving them considerable charm. They could readily suit older children, guests or anyone wishing to work from home with some separation from the principal accommodation below.







ANNEX & GARAGE BUILDING



One of the most valuable additions is the attached self-contained annexe. Arranged to provide its own kitchen, a particularly large bedroom, en suite facilities and wardrobe space, it offers genuine independent accommodation rather than simply an occasional guest room.

Its scale opens up numerous possibilities. It could provide an excellent home for relatives while preserving everyone's independence, accommodate long-term guests or perhaps suit someone working from home who requires a degree of separation from family life.

Together with the adjoining gym, sauna, workshop and garage, it adds another dimension to an already highly versatile property.





Yet impressive as the accommodation is, it is outside that The Old Rectory reveals the aspect of life here which the owners will perhaps miss most.

The gardens had become neglected before their arrival and have since been transformed. Today they combine formal structure with exuberant Mediterranean-inspired planting, mature trees, clipped topiary and a succession of terraces and seating areas. Palms and architectural planting create an atmosphere that feels unexpectedly exotic beside the Lincolnshire Fenland landscape.

There is a tremendous sense of privacy, but it is the relationship between the garden and the River Glen that truly defines the property.



The owners have invested considerably in the river frontage, reinforcing the bank with steel and creating a long timber jetty along the water's edge. With around 45 metres of private mooring, the river has become an integral part of everyday life rather than simply something to admire from the house.

An octagonal timber summer house beside the water has effectively become an outdoor kitchen and entertaining room, complete with cooking facilities and infrared heating. It has provided the setting for countless barbecues, meals and evenings overlooking the Glen, while nearby terraces and a hot tub create further places from which to enjoy the surroundings.

The owners have made full use of the river itself, with quiet mornings kayaking and paddle boarding, afternoons swimming and fishing, and evenings taking the boat out as the sun sets. Champagne cruises have become part of family life, as have encounters with the abundant wildlife. Swans regularly visit, sometimes bringing their cygnets to the jetty, while the water changes constantly with the weather, light and seasons. Beyond it, open farmland creates a far-reaching outlook and an extraordinary sense of peace.



There is also a sociable side to river life. Neighbours pass by boat and will sometimes stop at the jetty for a conversation or a drink, while village flotillas have created particularly happy memories, including one occasion when the owners’ pirate-themed boat won a prize for its decoration.

It is this mixture of privacy and community that has made the setting so unusual. The house can feel entirely secluded within its gardens, yet the river provides its own gentle connection to village life.

After years spent restoring and enhancing The Old Rectory, the current owners are leaving only because retirement has prompted them to downsize. They talk about themselves less as owners than custodians, conscious of the generations who have lived here before them.

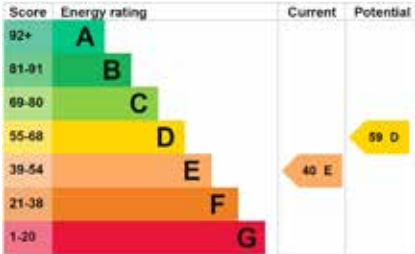
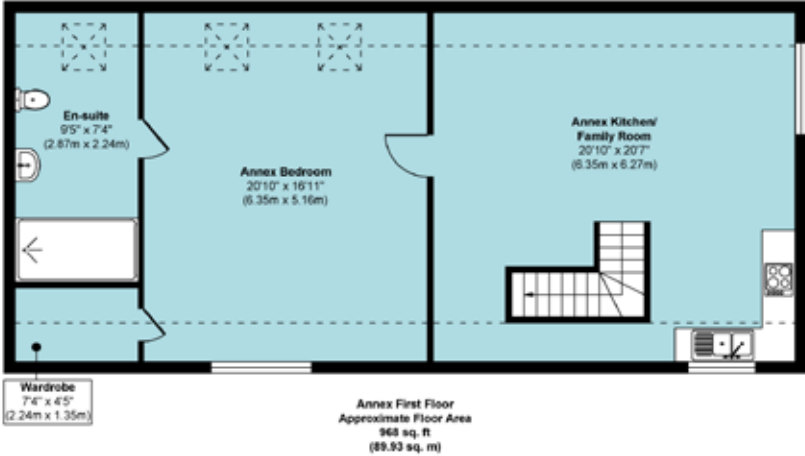
They will miss the gardens they have brought back to life, the space of the house and the many occasions on which it has been filled with friends and family. Most of all, however, they will miss the river and the rhythms of life surrounding it: stepping onto the illuminated jetty at dusk, watching wildlife from the garden and taking the boat out as the sun goes down. “We feel deeply honoured and privileged to have called this house our home,” they say. “It has given us unforgettable memories, lasting friendships and a rare connection to river and village life.”

More than a century after Reverend Henry Law James created his home beside the River Glen, The Old Rectory remains a house in which people gather, stay, celebrate and make memories.

For its next owners, this is not simply an opportunity to acquire a substantial period property. It is an invitation to become part of a continuing Surfleet story, and to enjoy a way of life which the present custodians have found very difficult to imagine anywhere else.



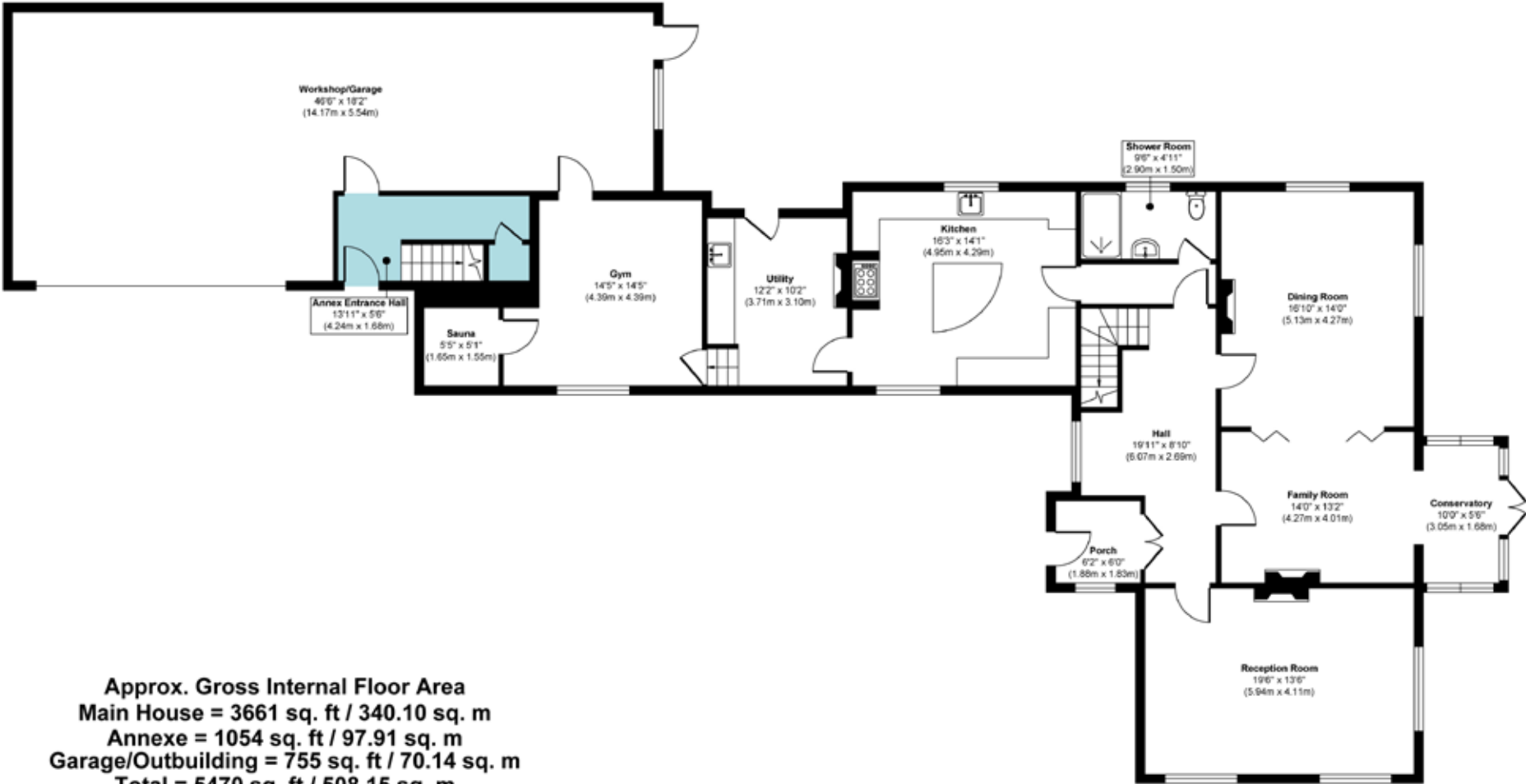




MAIN HOUSE



ANNEX



Approx. Gross Internal Floor Area
Main House = 3661 sq. ft / 340.10 sq. m
Annexe = 1054 sq. ft / 97.91 sq. m
Garage/Outbuilding = 755 sq. ft / 70.14 sq. m
Total = 5470 sq. ft / 508.15 sq. m
Illustration for identification purposes only. measurements are approximate, not to scale.
Produced by Elements Property

Ground Floor
Approximate Floor Area
2475 sq. ft.
(229.93 sq. m)

LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Electricity, Water and Drainage and Oil Fired Central Heating

TENURE: Freehold

COUNCIL TAX BAND: E

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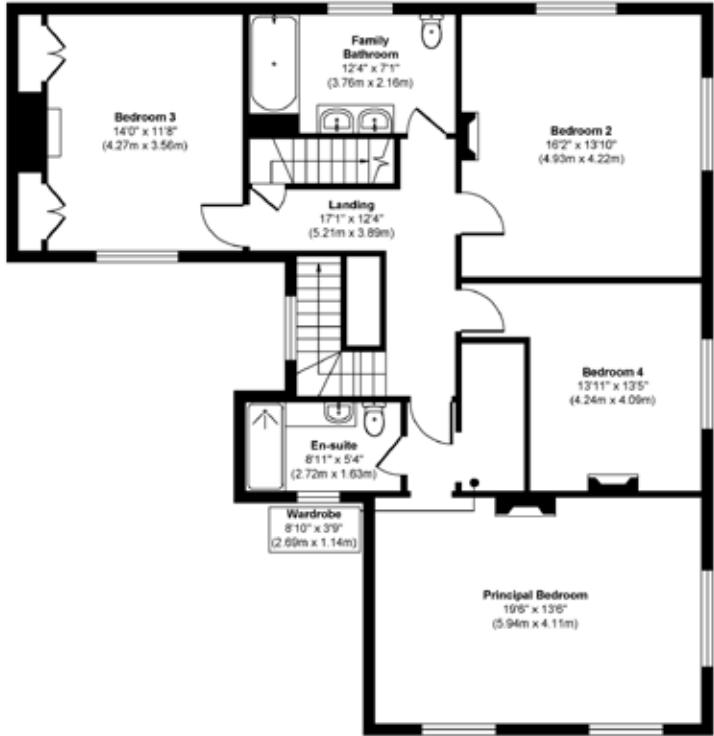
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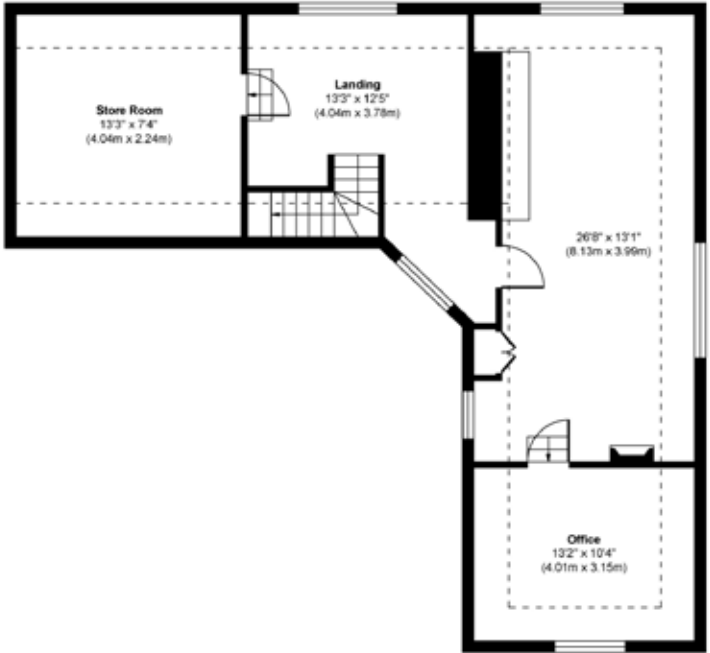
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First Floor
Approximate Floor Area
1155 sq. ft.
(111.01 sq. m)



Second Floor
Approximate Floor Area
866 sq. ft.
(80.45 sq. m)



LOCATION



Surfleet itself offers useful everyday amenities including a shop and Post Office, traditional pubs and a fish and chip shop, while its historic church provides another link with the story of The Old Rectory and Reverend Law James.

The 10-acre Glen Park includes a children’s play area, outdoor gym, picnic spaces, sensory garden, forest school, sports pitches and a wheelchair-friendly woodland trail, while the 18-hole Spalding Golf Club is around a mile away. The wider area offers a choice of schooling

including Spalding Grammar School, Spalding High School and Ayscoughfee Hall School.

A few miles away, Spalding provides a broader range of shops, cafes, restaurants and leisure facilities, as well as a railway station with connections to Peterborough. From there, direct high-speed services reach London King’s Cross in approximately 45 minutes. Access to the A16, A17 and A1 also places Stamford, Peterborough, Lincoln and King’s Lynn within comfortable reach.





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