



Rectory Cottage

Candlesby

M A S O N S

— SINCE 1850 —

Rectory Cottage

Gunby Road, Candlesby,
Lincolnshire PE23 5SB



Former stables and coach house conversion

Approx. 0.78 acres (STS) of grounds

Beautiful village setting adjacent to church

Spacious vaulted sitting room with bi-fold doors

Modern kitchen/diner with integrated appliances

Two double bedrooms, both with en suites

High-quality finish throughout

A former stables and coach house, Rectory Cottage is superbly converted to provide this characterful two-bedroom accommodation set within grounds of a listed building and adjacent to the church.

The property enjoys a wonderfully peaceful setting within grounds extending to approximately 0.78 acres (STS), approached via a long gravel driveway and surrounded by generous front and rear gardens, the latter benefitting from a desirable southerly aspect.

The thoughtfully designed accommodation briefly comprises an entrance porch, cloaks/WC, a spacious sitting room with bi-fold doors opening onto the garden, a modern kitchen/diner, and two double bedrooms, each complemented by stylish en suite facilities.

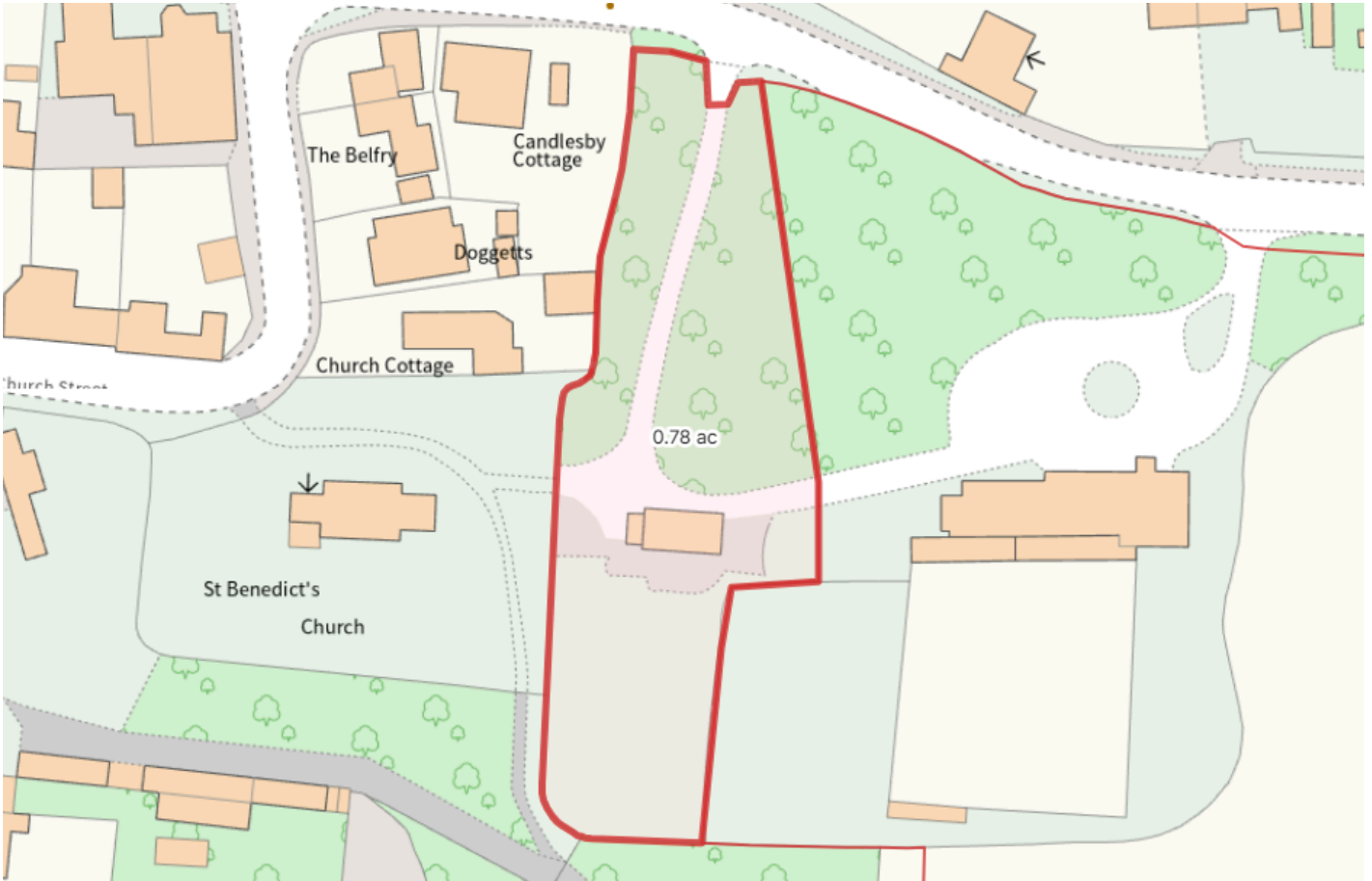
Positioned within a sought-after village location and enjoying an idyllic backdrop, this delightful home offers both charm and contemporary comfort, and must be viewed to be fully appreciated.

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The property has been converted in recent years from a former stables and coach house in accordance with modern building regulations, resulting in a well-insulated and thermally efficient home. It has been finished to a high standard throughout, with quality kitchen and bathroom fittings. Heating is provided by modern, efficient electric radiators, alongside a hot water cylinder. There is also a nearby gas connection point which could be utilised if desired.

Externally, the property benefits from a modern sewage treatment plant, discreetly positioned within the garden. Planning permission is also in place for a substantial outbuilding to the front of the cottage, offering further potential. Approximate boundaries are indicated on the accompanying plans and remain subject to survey, with final fencing arrangements to be agreed at the point of sale.



The property is entered via a part-glazed door into a welcoming porch, featuring tiled flooring and a window allowing for natural light. This leads through into the foyer, where useful storage cupboards house the hot water cylinder, and a conveniently placed cloaks/WC sits opposite.

The foyer opens into an impressive sitting room, characterised by its high vaulted ceiling and warm wooden flooring. This elegant space is filled with natural light and enjoys seamless connection to the outdoors via bi-fold doors opening onto the patio and garden beyond.

To one side lies the stylish kitchen/diner, fitted with a range of Shaker-style base and wall units, complemented by integrated appliances including an electric oven, induction hob with extractor, dishwasher, and a one-and-a-half bowl sink. There is ample room for a dining table, making it a perfect space for both everyday living and entertaining. The kitchen also benefits from attractive tiled flooring, a useful pantry, and a rear door providing direct access to the garden.







The bedrooms are situated to the opposite side of the property, offering a sense of privacy. The principal bedroom is positioned to the rear and is a well-proportioned double, featuring a high-level window, wooden flooring, and access to a beautifully appointed en suite shower room. This includes a corner shower with thermostatic mixer and rainfall shower head, a wash hand basin with storage drawers, and an illuminated, heated mirror with Bluetooth functionality. A heated chrome towel rail, low-level WC, and stylish tiling complete the space.

The second bedroom is equally well-sized and benefits from built-in wardrobes and twin windows to the front aspect. It also enjoys its own en suite bathroom, fitted with a P-shaped shower bath with thermostatic mixer, wash hand basin with storage, illuminated heated mirror with Bluetooth function, low-level WC, and a heated chrome towel rail, all finished with attractive tiling.



Outside

The property is approached via a traditional five-bar timber gate, leading onto a long gravel driveway that provides ample parking and enhances the sense of arrival.

To the front and side, there are lawned garden areas interspersed with mature trees and shrubs, creating a picturesque and established setting. The left-hand boundary is marked and will be fenced by agreement with the vendor.

A further lawned area leads through to the rear garden, where a generous patio enjoys a sunny southerly aspect—ideal for outdoor dining and relaxation. The garden is predominantly laid to lawn and enclosed by hedged and fenced boundaries, offering both privacy and tranquillity. Beyond the main garden lies an additional enclosed area, bordered by post and rail fencing, providing excellent potential for vegetable growing or further landscaping, and enhanced by a selection of mature trees.



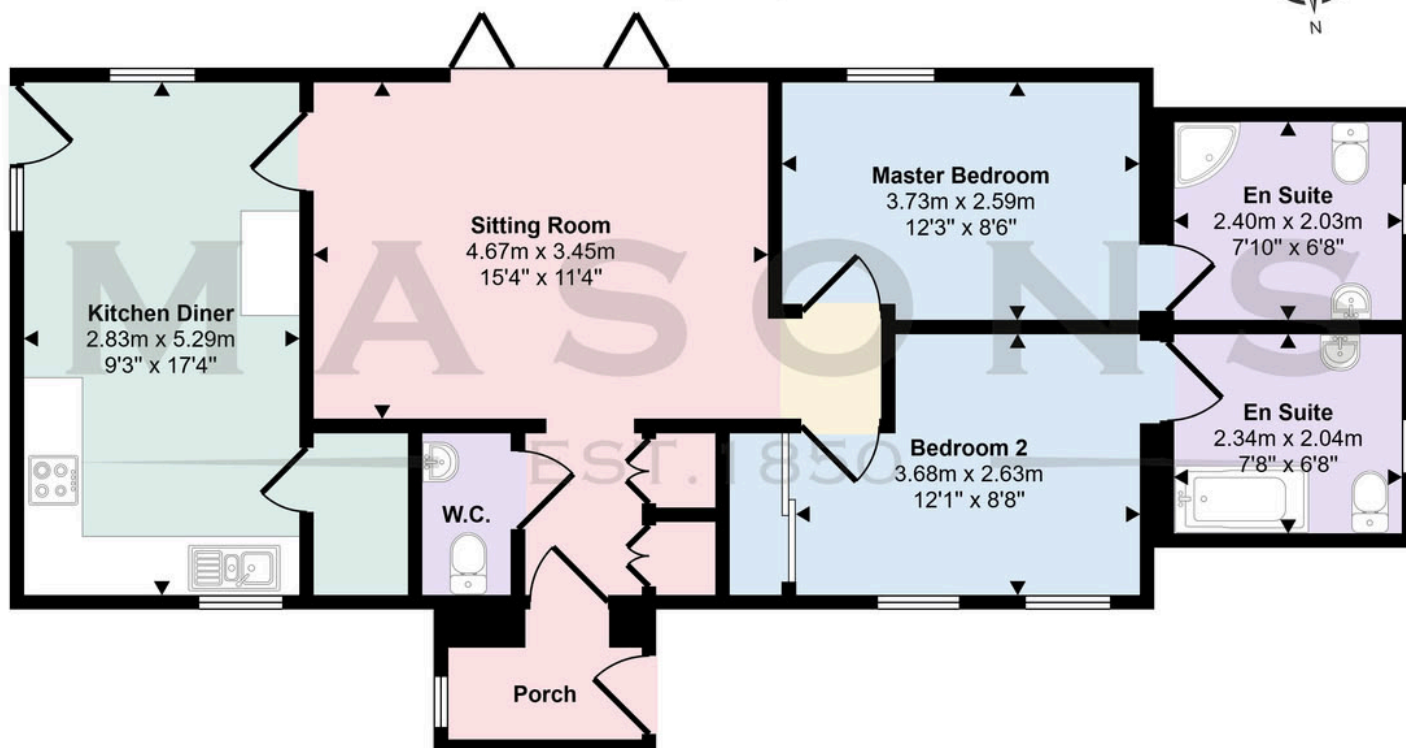








Approx Gross Internal Area
75 sq m / 812 sq ft



Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

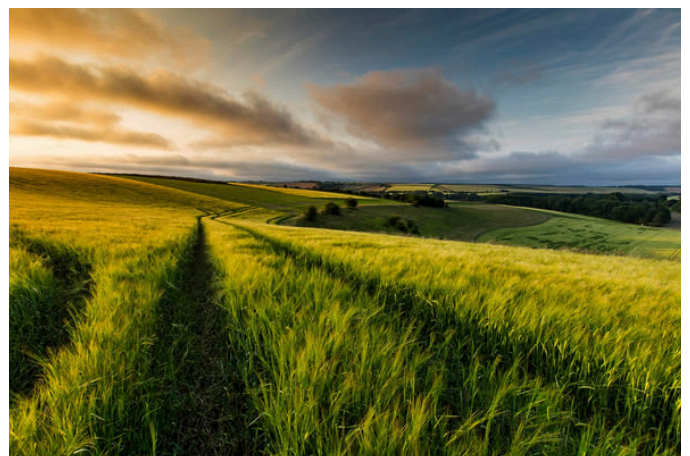
Candlesby

Rural living close to the coast
and the Lincolnshire Wolds



Candlesby is a country village positioned about 5 miles (8 km) east of Spilsby market town and has a Grade II Listed parish church dedicated to St Benedict. Candlesby appears in the Domesday Book "Calnodesbi", in the Wapentake of Candleshoe. Although wapentakes were abandoned as local government units in the 1890s, the Candleshoe name lives on as the local Deanery.

Nearby Gunby Hall was built around 1700 for Sir William, 3rd Baronet Massingberd, and was the former seat of the Massingberd family. Today the hall is owned by the National Trust, and is a Grade I Listed Building. The village has several daily bus services associated with school travel, and service to Lincoln and Skegness.



Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property is connected to mains electricity, water and private drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///sizzled.streetcar.humid

Directions

From Louth travel south on the A16 for about 10 miles and on reaching the Ulceby Cross roundabout, take the second exit along the A1028 towards Skegness. After several miles, at the Gunby Roundabout, proceed past the two first exits and then go past the entrance to Gunby Hall and Gardens, and take the final exit along the A158 towards Candlesby. Upon approaching the village, the entrance to Rectory Cottage will be found on the left.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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