



# The Old Rectory

Candlesby

**M A S O N S**  
— SINCE 1850 —

# The Old Rectory

Gunby Road, Candlesby,  
PE23 5SB



Grade II Listed country rectory in 1.8 acres (sts)

Adjacent 7 acre (sts) paddock available by  
separate negotiation

Six bedrooms, two bathrooms and two  
shower rooms

Elegant period features including sash windows  
and fireplaces

Impressive 50ft courtyard-style conservatory

Farmhouse-style dining kitchen with Rangemaster

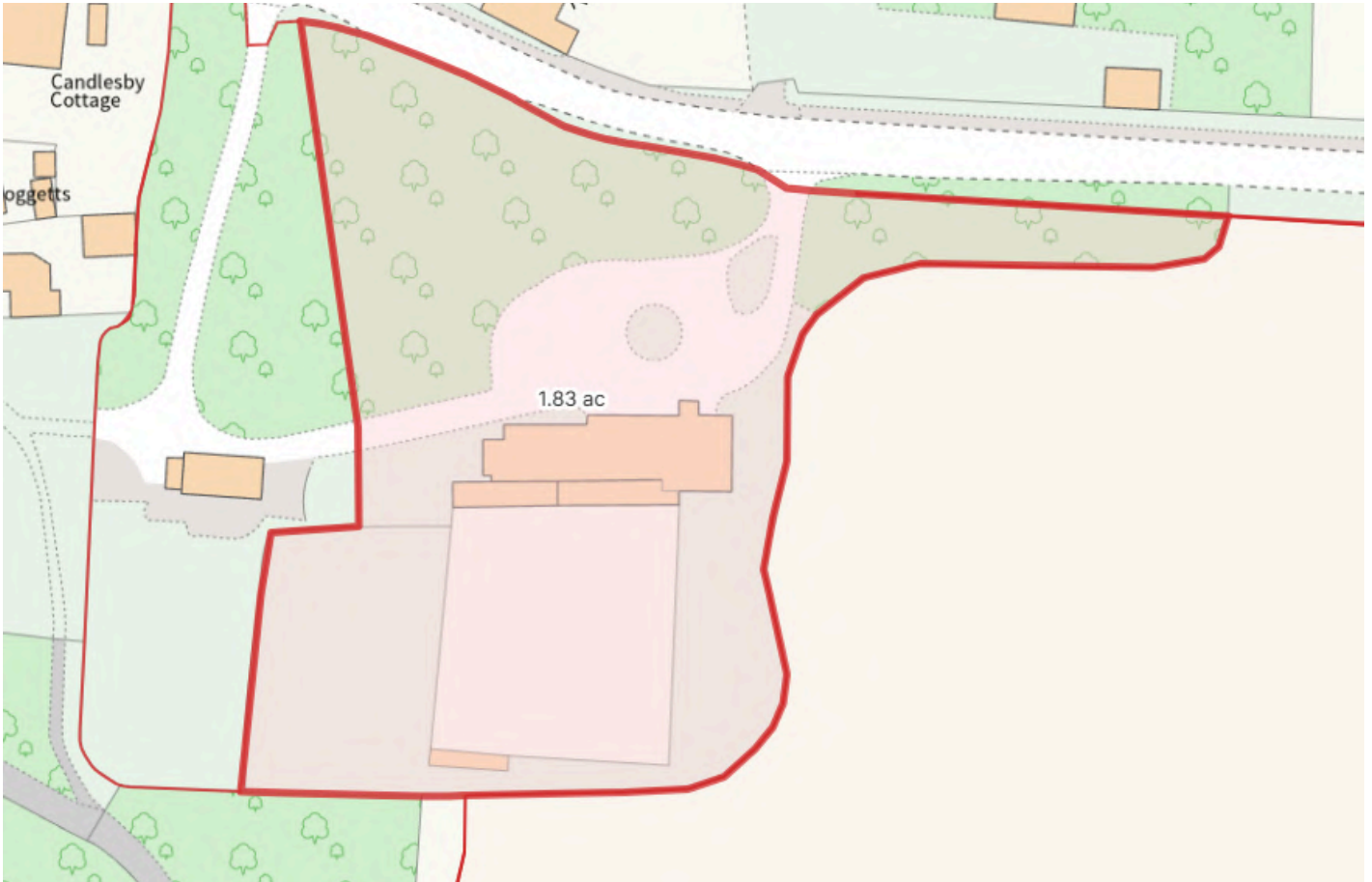
South-facing walled garden with sun terrace  
and greenhouse

Double garage with workshop, hobbies rooms  
and ample parking

A handsome detached Grade II Listed country rectory set within mature grounds of 1.83 acres (sts), featuring a south-facing walled rear garden, a spacious parking forecourt and a high degree of privacy. Offering elegant and characterful accommodation, the property provides up to six bedrooms, two bathrooms and two shower rooms, alongside a farmhouse-style dining kitchen, a striking 50ft courtyard-conservatory, and a garden room with glazed bay. Two beautifully proportioned principal reception rooms, a welcoming hallway with shaped archways, and two feature staircases enhance the sense of space and period charm.

Dating back to 1810 with a mid-19th century addition, the house retains many original features including red brick Flemish bond elevations, slate roofing, sash windows with working shutters and refined architectural detailing throughout. A sympathetically designed modern double garage wing incorporates workshop, hobbies rooms, storage and utility areas. The property benefits from gas central heating with a condensing boiler. The area included is bordered red on the aerial image with additional land available separately bordered blue. All plans are subject to survey and for guidance only.

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## Ground Floor

The property is entered via a pillared front entrance with lanterns and a wide six-panel moulded door beneath a glazed fanlight, opening into an entrance porch with large sash windows and double doors leading into a spacious entrance hall. This impressive space features hardwood block flooring, wide pine boards, a cast-iron fireplace, decorative mouldings, dado panelling and archways leading to further areas.

The drawing room is an elegant, generously proportioned space with a feature fireplace, sash windows with shutters and a deep bay window overlooking the rear garden. The dining room is similarly well-proportioned, with sash windows, a briquette fireplace and built-in display cabinets.

An inner hall with a feature staircase leads to a central hallway providing access to a study with fitted cabinetry, a utility room with adjoining cloakroom/WC, and a rear hallway with a second staircase.









The courtyard-conservatory is a particularly impressive space with slate flooring, glazed roof, exposed brickwork, chandelier lighting and bi-folding doors opening onto the south-facing garden. This area connects to a garden room with glazed bay, a gymnasium and a storeroom, all finished to complement the main house.

The farmhouse-style dining kitchen is fitted with pine units, granite work surfaces and a central island, complemented by a Rangemaster cooker set within a feature surround. A dresser unit, ceramic sink and ample storage complete the space, along with a boiler and airing cupboard.

A side lobby leads to the workshop/utility area and into the garage wing, which includes a hobbies room, a double garage with timber doors, additional workshop/storage space and internal access to the conservatory.







## First Floor

The first floor is accessed via two staircases leading to east and west landings. The east landing features a gallery overlooking the stairwell and provides access to the principal bedrooms and a modern shower room.

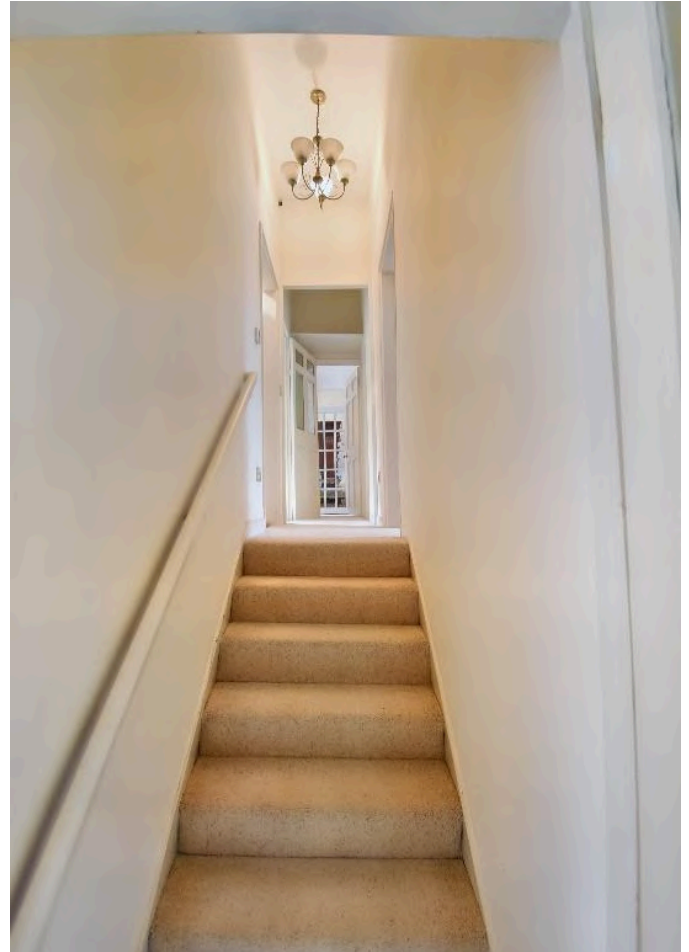
Bedroom one is a large, light-filled double room with dual aspect sash windows and a bay, enjoying far-reaching views, while bedroom two is another spacious double with fitted wardrobes and an adjoining dressing room/bedroom five. A contemporary shower room with high-quality fittings and underfloor heating serves this area, alongside a second shower room. Bedroom six provides additional accommodation as a smaller double or generous single.





The west landing leads to further bedrooms and the family bathroom. Bedroom four is a well-sized double with built-in cupboards, while bedroom three (guest bedroom) features period detailing and access to an en-suite bathroom with roll-top bath and separate shower.

The family bathroom is fitted in a period style with a freestanding bath, vanity unit and underfloor heating, completing the well-appointed first floor.







## Outside

The property is approached via a sweeping gravel driveway forming a large forecourt with ample parking and access to the double garage. The front garden is enclosed by mature trees and hedging, providing privacy and a well-established setting, with shaped borders and planting.

To the rear, the formal south-facing walled garden enjoys a sunny and sheltered aspect, featuring a large lawn, established planting, pathways and a substantial paved sun terrace with raised pond and trelliswork—ideal for outdoor dining and entertaining.

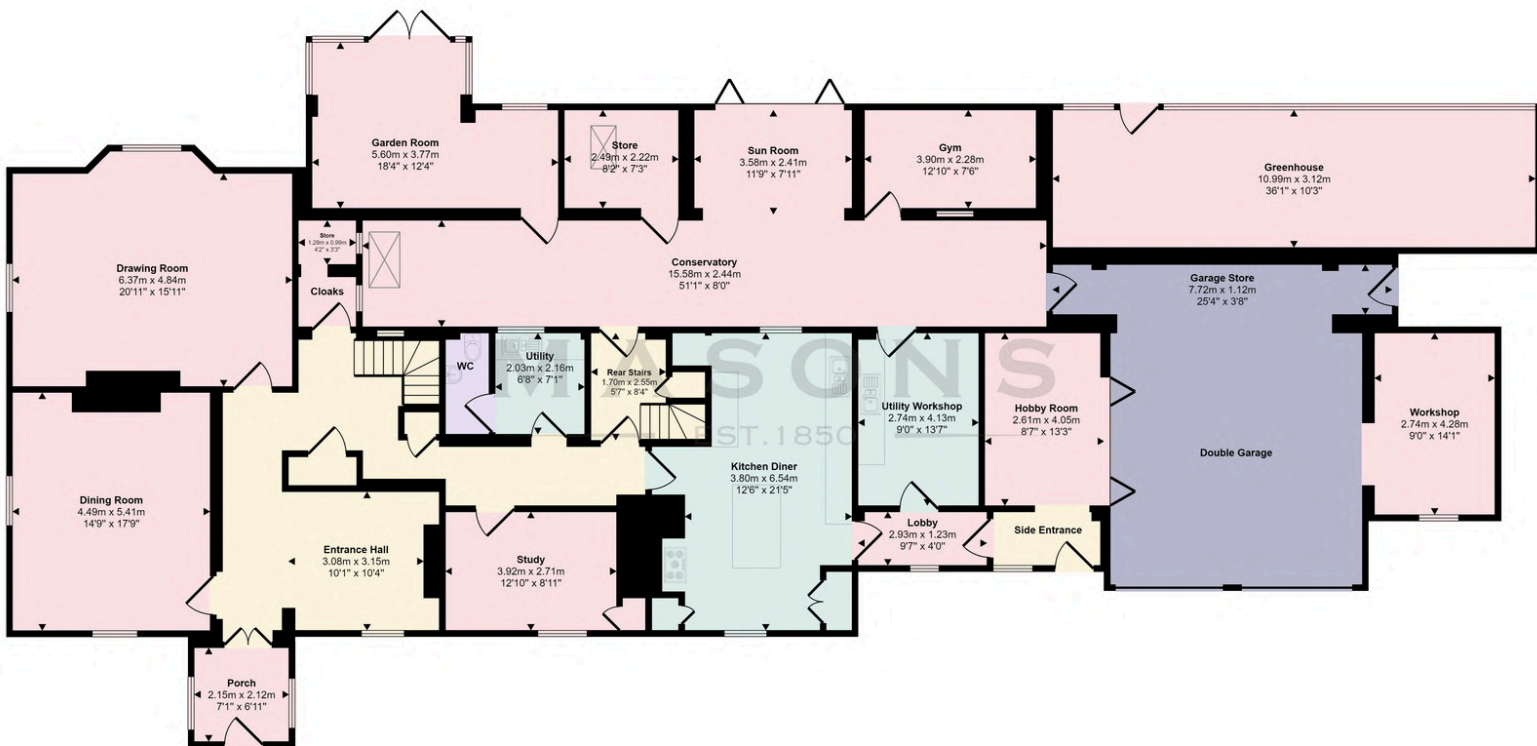
Additional garden areas extend around the house, including a lawned section to the east and a more natural garden area to the west, offering flexibility for further landscaping if desired.

A period-style greenhouse with lean-to glazed roof, brick pathways and planting beds is positioned along the south-facing wall, and there are numerous external lighting features including wall lanterns and sensor floodlights.









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 F

## Services Connected

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

## Tenure

Freehold

## Location

What3words: ///remarking.squad.hillsides

## 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 The Old Rectory will be found on the left.

## Agent's Note

Material information is available on request or from the website listing.

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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