



The Hayloft

Main Road | Deeping St. Nicholas | Lincolnshire | PE11

 FINE & COUNTRY

KEY FEATURES

- *An Attractive Conversion of a Former Stable Block, Once Part of St Nicholas House*
- *Thoughtfully Extended and Upgraded to Provide Predominantly Lateral Modern Living*
- *Entrance Hall Leading to a Light-Filled Open-Plan Kitchen/Dining/Family Room*
- *Two Ground Floor Double Bedrooms, Each with Their Own En Suite Facilities*
- *Additional Bedroom or Games Room Above Utility Room and Downstairs Shower Room*
- *Separate Guest Wing with Three En Suite Double Bedrooms Are Currently Operating as Rental Accommodation*
- *Enclosed Courtyard-Style Terrace, Generous Gravel Parking and a Well-Proportioned Lawn Garden*
- *Total Accommodation Extends to Approximately 2,381 Sq. Ft (Main House) and 1,061 Sq. Ft (Guest Wing)*



Set behind an attractive traditional brick courtyard frontage on Main Road, The Hayloft forms part of the historic St Nicholas House setting and represents a thoughtful transformation of early nineteenth century agricultural buildings into a flexible and characterful modern home. Originally constructed in 1812 as the stable block and cowsheds serving the Georgian farmhouse, the buildings have evolved over time into a distinctive single storey residence combining generous open plan living with a suite of independent guest accommodation and gardens backing directly onto open countryside.

Approached across a wide gravelled forecourt with extensive parking and access from three separate driveways, the property immediately presents a strong sense of arrival. The central covered archway reflects the working origins of the building while framing the courtyard elevation and reinforcing the architectural symmetry of the frontage. The retained brickwork and proportions of the former stable range continue to define the character of the house today and establish a connection with its early nineteenth century past.

The main living accommodation is arranged and centred around a substantial open plan kitchen dining living room that forms the heart of the house. Completed in 2020, this later extension was designed to create a bright and sociable open plan living space with direct access to the rear patio and garden.



Sliding doors and a roof lantern bring light deep into the space and create a strong visual relationship between inside and outside, making this a particularly comfortable area for both everyday living and entertaining.

The scale of the room allows distinct areas for cooking, dining and relaxing without losing the sense of openness that defines the space. From here the accommodation flows naturally into a generous principal bedroom suite with its own shower room, alongside a further double bedroom also served by ensuite facilities.

Practical spaces including a utility room, additional shower room and garden store support the main accommodation and contribute to the ease with which the property works as a full-time home. A further first floor room above the utility provides additional flexibility and is currently arranged as a bedroom or games room.

Elements of the building's working past remain visible within the older section of the property, including a fireplace once used for shoeing horses which has been retained as a character feature. The wider St Nicholas House site itself also carries an unusual historical association, having been used during and after the First World War as an equine hospital treating horses returning from service. This layered history contributes significantly to the atmosphere of the property and explains the generous footprint and courtyard arrangement that continue to shape the house today.











GUEST WING

A particularly distinctive aspect of The Hayloft is the presence of three further bedroom suites arranged within the original stable range along the gravelled forecourt frontage. These rooms were rebuilt in 2005 as guest accommodation when the property formed part of a boutique hotel business operated alongside St Nicholas House. Each retains details that reflect the earlier use of the buildings, including stable doors and the proportions typical of converted agricultural structures, while providing comfortable independent accommodation with ensuite shower rooms.

Today these rooms offer exceptional flexibility. They work equally well for visiting family and friends, multi-generational living or continued use as guest accommodation and short stay letting if desired. The current owners successfully operate four of these suites as Airbnb rooms, demonstrating the practical adaptability of the layout and the ongoing appeal of the setting.









To the rear, the gardens open directly onto fields and create a particularly attractive rural outlook. This relationship with the surrounding landscape is one of the qualities the current owners have most enjoyed during their time here. A greenhouse supports a productive kitchen garden providing fresh tomatoes, fruit and vegetables through the summer months, while the patio offers a sheltered position for sitting out and enjoying the open views beyond. Keeping chickens has been another small pleasure of daily life here, adding both character and practicality to the setting.

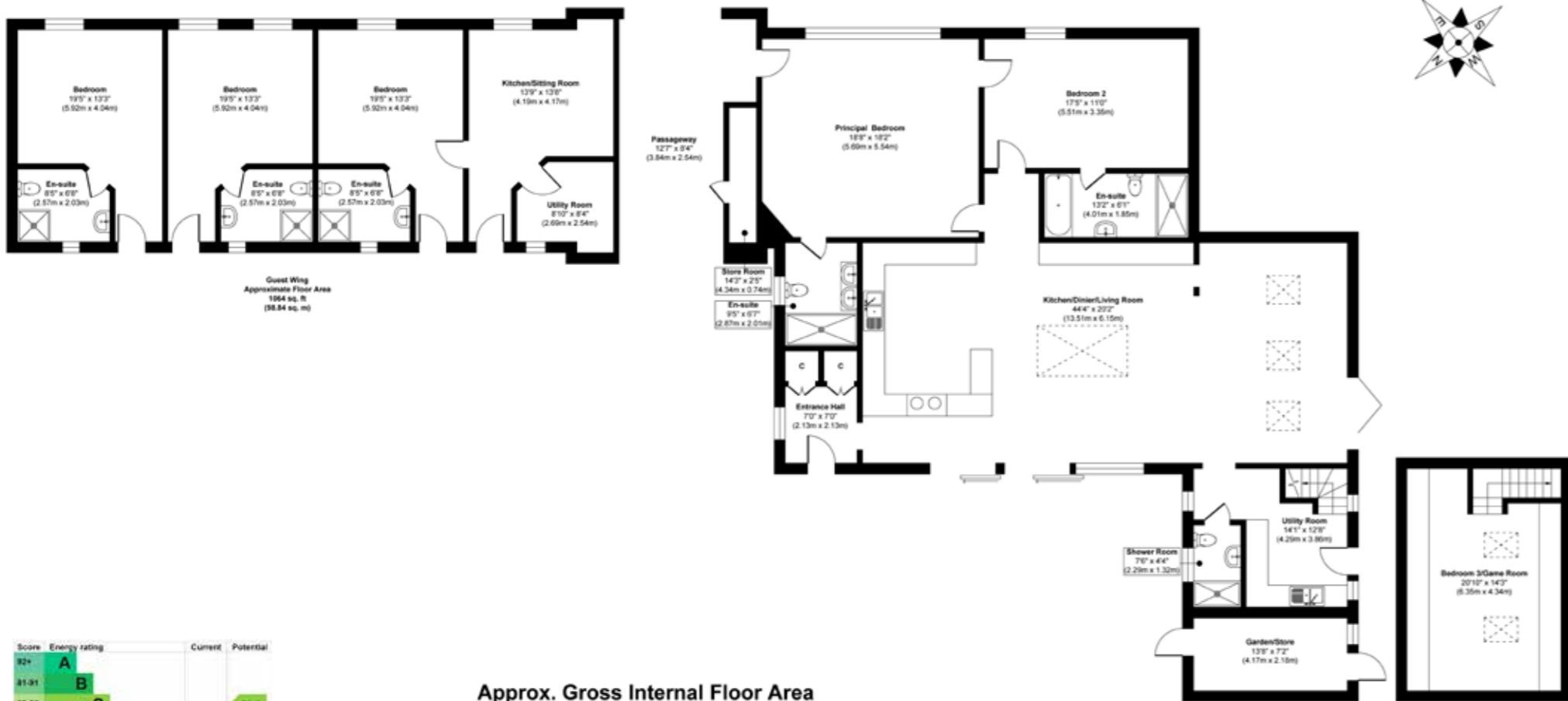
Wildlife is regularly present along the field boundaries and reinforces the sense of living within a calm and established rural environment, while the property remains well connected to surrounding towns and services. Bus routes link the village with Spalding, Market Deeping and Stamford, and the wider area provides access to destinations such as Burghley House, Sandringham and the North Norfolk coast. Walks along the River Welland nearby offer further opportunities to enjoy the landscape that defines this part of the Lincolnshire countryside.

Deeping St Nicholas itself sits within easy reach of both market town amenities and wider transport

connections, allowing the property to combine countryside surroundings with practical accessibility for everyday life.

Over time The Hayloft has evolved from working agricultural buildings into guest accommodation and then into a spacious private residence with flexible ancillary suites. Throughout these changes careful attention has been paid to retaining the character of the original structures, including the cleaning and reuse of historic bricks during later works carried out with listed building approval. The result is a house that feels both established and adaptable, combining architectural continuity with the requirements of contemporary living.

With its courtyard frontage, generous internal layout and gardens backing onto open fields, The Hayloft offers a rare combination of historical character and modern flexibility. Whether arranged as a substantial private residence, a home with independent guest accommodation or a property capable of supporting continued hospitality use, it provides a distinctive and adaptable setting shaped by both its agricultural origins and its more recent evolution into a comfortable and well-connected Lincolnshire home.

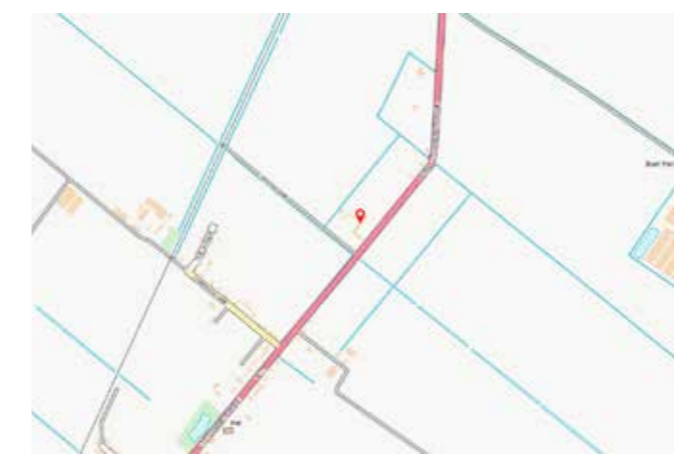


Approx. Gross Internal Floor Area
Main House = 2381 sq. ft / 221.20 sq. m
Guest Wing = 1064 sq. ft / 98.84 sq. m
Total = 3445 sq. ft / 320.04 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Agents notes:
 The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or their agent. © Unauthorised reproduction prohibited.



LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Water and Electricity, Septic Tank and Oil Fired Central Heating

The water supply is shared with St Nicholas House, and the bill is split, which means The Hayloft does not have a water meter installed.

TENURE: Freehold

COUNCIL TAX BAND: A

AGENT'S NOTES
 Accounts for the income from the three letting units are available upon request.

DISCLAIMER:
 These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fine & Country or Rutland Country Properties has the authority to make or give any representation or warranty in respect of the property.

We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

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