



The Old Rectory

The Old Rectory is an exceptional Grade II Listed former rectory occupying an utterly breathtaking position in the rural hamlet of Asterby in the very heart of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty renowned for its rolling countryside, ancient woodland and unspoilt landscapes. Asterby is an appealing balance of countryside living and accessibility, making it ideal for those seeking a quieter pace of life without feeling isolated. Set within approximately ten acres of beautifully established grounds to include a six and a half acre paddock, this truly unique country residence enjoys spectacular views from every window across open fields, mature trees and its own gardens.

Approached via an impressive private driveway which sweeps through the grounds and around the property, The Old Rectory immediately delivers an outstanding sense of arrival and grandeur. Rich in character and period charm throughout, there are attractive fireplaces to most rooms. The property offers substantial and versatile accommodation extending to 4500 sqft, including four characterful reception rooms, a farmhouse style dining kitchen complete with Aga, together with a wealth of practical ancillary spaces including a cellar, scullery, walk-in pantry and boot room. To the first floor are five generous double bedrooms, all enjoying stunning countryside outlooks, creating a superb family home of both distinction and comfort. Further enhancing the appeal of this remarkable home is a former coach house and adjoining stable outbuildings which offer excellent potential for a variety of future uses, subject to the necessary planning permissions. One of the buildings is currently utilised as an office, demonstrating the versatility of the accommodation on offer.

Perhaps the most unique and enchanting feature of all is the inclusion of the small, beautiful Church of St. Peter. No longer in active use since the early 1980s, the church remains an incredibly picturesque and historically significant addition to what is already one of the region's most extraordinary residential offerings.

The Old Rectory represents a rare opportunity to acquire a historic country home of immense character, set within one of Lincolnshire's most sought-after and scenic locations, yet only a short drive to the thriving market towns of Louth and Horncastle, renowned for their independent shops, cafes, restaurants and weekly markets.









Entrance Hall – Entrance via an attractive stained-glass front door beneath a traditional brick storm porch. Featuring patterned quarry tiled flooring, cast-iron radiators, staircase rising to the first floor and access to the **Storage cellar** retaining considerable period character. **Ground Floor Cloakroom** - Featuring a high-level cistern, wash basin and stone fireplace along with fitted shelving and cupboards.

Scullery /Utility Room – 10'7" x 12'4" (3.22m x 3.77m) A highly practical room with views over the driveway, worktop with ceramic sink, plumbing for laundry appliances, fitted shelving and generous built-in larder cupboards.

Dining Room – 14'7" x 17'9" (4.45m x 5.42m) A beautifully proportioned reception room with windows to two elevations fitted with shutters, exposed floorboards and an ornate stone fireplace incorporating a cast-iron grate suitable for an open fire. Currently utilised as a formal dining room due to its generous dimensions.

Sitting Room – 14'4" x 16'11" (4.38m x 5.15m) An elegant principal reception room enjoying delightful views across the gardens through sash windows with shutters. Exposed floorboards, cast-iron radiators and a handsome stone fireplace with cast-iron grate create a comfortable atmosphere.

Snug – 11'11" x 14'5" (3.61m x 4.40m) A charming and inviting room featuring two sliding sash windows opening fully onto the gardens to reveal steps down into the garden, exposed floorboards, cast-iron radiators and an attractive stone fireplace with cast-iron grate.

Kitchen / Breakfast Room – 24'5" x 14'5" (7.44m x 4.40m) The heart of the home, this superb farmhouse-style kitchen enjoys three sash windows overlooking the gardens and open countryside beyond. Beautifully appointed with handcrafted painted cabinetry, extensive work surfaces, a glazed china cabinet and a reconditioned four-door electric Aga installed in 2025. Twin stainless-steel sinks, space for a dishwasher and a combination of quarry tiled and parquet flooring complete this outstanding family space.

Back Hall / Boot Room – Convenient ancillary storage accessed from the rear hall and service wing. Providing access to the 'back stairs' to the first floor, the hall has a part glazed door on to the driveway, a store, second cloakroom and a walk-in pantry with shelving.

First Floor Landing A spacious landing illuminated by an impressive stained-glass arched window positioned on the return of the principal staircase, creating a striking focal point.

Bedroom One – 14'7" x 19'10" (4.45m x 6.04m) A magnificent principal bedroom enjoying glorious panoramic views across the surrounding countryside from multiple windows. Features include painted timber flooring, fireplace, radiators and built-in storage. The four-poster bed is available by separate negotiation.

Jack and Jill Bathroom – 14'7" x 14'0" (4.45m x 4.26m) A luxurious bathroom serving both the principal bedroom and landing. Appointed with a freestanding cast-iron claw-foot bath, double vanity unit, shower area, low-level WC, cast-iron radiators, fireplace surround and useful linen storage.

Bedroom Two – 10'10" x 16'11" (3.29m x 5.16m) A spacious double bedroom featuring two windows, a cast-iron radiator and an attractive stone fireplace. An interconnecting door leads to Bedroom Five if desired.

Bedroom Three – 12'0" x 14'5" (3.65m x 4.39m) A well-proportioned double bedroom with side-facing windows, cast-iron radiators and a stone fireplace with cast-iron interior.

Bedroom Four – 14'10" x 11'1" (4.51m x 3.37m) A charming bedroom enjoying wonderful views across the gardens and countryside, complete with two cast-iron radiators, fitted wardrobe and an original stone fireplace with cast-iron insert.

Bedroom Five – 8'11" x 14'4" (2.71m x 4.38m) Accessed either from the landing or via Bedroom Two, this versatile room offers excellent guest accommodation, nursery or dressing room potential. Features include a stone fireplace, built-in double wardrobe and views over the driveway.



Family Bathroom – 9'1" x 10'8" (2.78m x 3.25m) A beautifully traditional bathroom fitted with a cast-iron bath, high-level WC, wash basin with storage cupboard beneath, radiator and feature fireplace.

The property stands proudly within approximately 10 acres of mature, beautifully established grounds which have been lovingly cultivated over many years and include a 6.5 acre paddock which has been organically maintained for the last 20 years. Expansive lawns surround the house, interspersed with an impressive collection of mature trees and specimen planting that ensure an ever-changing outlook from every room. A perfectly positioned bench provides an idyllic spot from which to enjoy the far-reaching views across the Lincolnshire Wolds countryside and a small lake has an attractive stone water feature to add the sound of babbling water to this idyllic scene. The grounds are further enhanced by an abundance of productive fruit trees and bushes including apples, pears, plums, gooseberries and damsons, while the rear wall of the former coach house supports a thriving collection of kitchen herbs. The property is approached via a sweeping driveway which winds through the grounds before continuing around the house to a generous parking area, creating a truly impressive arrival.

A substantial **Former Coach House** provides an exceptional range of outbuildings offering tremendous flexibility for storage, workshops, hobby space, home working or future conversion opportunities, subject to any necessary consents.

Double doors to **Office – 10'0" x 15'1" (3.06m x 4.59m)** Formerly utilised as office with excellent and versatile potential. **Double doors to Garden Store – 6'0" x 14'3" (1.84m x 4.35m)** Useful secure storage area. **Adjoining former stables and milking parlour** with original features and attached dog kennels.







Adding a unique historical dimension to this remarkable estate, the grounds also encompass the former St Peter's Church, an enchanting and highly picturesque building which has remained unused since the early 1980s, whilst the churchyard, owned and maintained by the parochial church council, continues to serve the local community. Together, the house, grounds, outbuildings and historic setting combine to create a truly exceptional country home of rare distinction.

EPC – Exempt due to Grade Two Listing

Drainage – Private System

Council Tax Band - G





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22 Dolphin Lane, Boston
 Lincolnshire PE21 6EU
 T| 01205 336122
 E| sales@fairweather-estateagents.co.uk

