



Steeped in history and charm, Easthorpe Court is an incredible Grade II Listed family home that has been cherished by the same family for over half a century. Nestled in a semi-rural setting on the edge of the village of Wigtoft, the property enjoys views over countryside, offering an idyllic backdrop for family life.

This remarkable Georgian home that dates back to 1804 is brimming with original character features, including elegant stained glass windows, deep coved cornicing, ornate ceiling roses, and beautiful fireplaces – all of which tell the story of its rich heritage. Internally, the property includes four generous reception rooms, perfect for entertaining or ensuring even larger families have enough with family.

Upstairs, five spacious double bedrooms provide ample first floor accommodation, and a pull-down ladder from the expansive landing also leads to two further rooms within the attic space. These additional rooms lend themselves perfectly as home offices, creative studios, or hobbies spaces.

Set within a generous and private plot, the gardens are framed by mature, established trees that create a true sense of seclusion and tranquillity. Adding even more appeal, a detached coach house offers exciting potential for conversion into an annex or guest accommodation (subject to the necessary planning consents).

Easthorpe Court is a rare opportunity to acquire a timeless family home in a beautiful countryside setting, with scope to create something truly special for generations to come.

EPC – Exempt

Council Tax Band ‘E’

Oil Fired Central Heating

Septic Tank







A C20 door with traceried over-light and stained-glass panels opens into an **Entrance Porch** - With quarry tiled floor and an additional door through to the **Reception Hallway** – Having panelling to the walls, radiator, parquet flooring and picture rail. Doors are arranged off to:

**Lounge 6.12 m x 5.07 m (20'0 x 16'7)** - Has a three-window bay to the front aspect and further window to the side aspect. An ornate plaster fire surround has a solid marble back panel and hearth and a built-in shelving to one side of the chimney breast. There is a radiator, picture rail and ornate coving to the ceiling.

**Drawing Room 6.12 m x 4.89 m (20'0 x 16'0)** - Has a three-window bay to the front aspect with original shutters, radiator and a combination of wall and ceiling light points. A cast iron log burner was fitted in 2021 and has an attractive wooden fire surround and York Stone hearth. There is decorative coved cornice to the ceiling and a ceiling rose.

**Dining Room 5.47 m x 3.67 m (17'11 x 12'0)** – Has a box bay window to the side aspect, two illuminated built-in glass fronted China cabinets with shelving, radiator and a fireplace.

**Breakfast Kitchen 6.87 m in total by 3.69 m (22'6 x 12'1)** – Has windows to the rear aspect, fully tiled floor and radiator. There is panelling to the walls in the breakfast area and the kitchen comprises a range of work surfaces with drawer and cupboard units at both base eye level including glass fronted display cupboards. There is space and point for an American style fridge freezer as well as space and point for the Belling electric cooking range with extractor fan over. A ceramic sink has a mixer tap/hose and space and plumbing beneath for a dishwasher. A separate cupboard houses the space and plumbing for a washing machine. The kitchen was fitted by Oldrids approximately six years ago.

**Scullery/Boot Room 4.27 m x 2.37 m (14'0 x 7'9)** - Has a range of fitted units and glass fronted display cupboards, with built in seating and a window to the side aspect.

**Cloakroom** – Has fully tiled walls and floor and fitted to include a pedestal wash handbasin and separate low level WC.

First floor accommodation, a large landing area - Has a feature stained glass window to the rear aspect and to the front aspect, a door opens into a small **'Reading Room'** with a picture-perfect view over fields to the front aspect. The landing has a pull-down wooden staircase with handrail which leads to rooms within the attic space.

**Bedroom One 5.11 m x 4.75 m (16'9 x 15'7)** – Has a window to the front aspect and a radiator.

**Bedroom Two 4.69 m x 4.14 m (15'4 x 13'7)** – Has window to the front aspect, radiator, built in wardrobes with hanging rails and shelving and fitted drawers.

**Bedroom Three 3.70 m x 2.96 m (12'1 x 9'8)** - Has window to the side aspect and a radiator.

**Bedroom Four 4.10 m x 2.78 m (13'5 x 9'1)** - Has a window to the side aspect and a radiator.

**Bedroom Five 3.34 m x 3.27 m (10'11 x 10'8)** - Has a window to the side aspect and a radiator.

**Bathroom** – Has been totally refurbished with fully tiled walls and flooring, two windows to the side aspect and a towel rail. The bathroom comprises a three piece suite of wash basin with cupboard beneath, freestanding bath with ball and claw feet and a large walk-in shower enclosure.

A separate cloakroom has a window to the rear aspect and low-level WC.







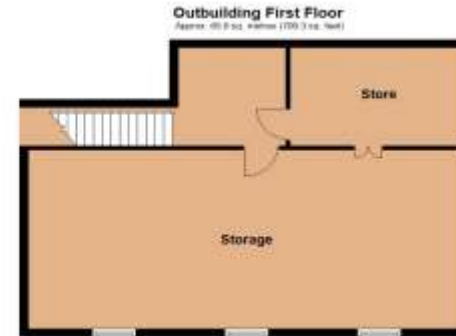


**Attic Room One 5.19 m x 4.44 m (17'0 x 14'6) maximum dimensions** – Has a window to the side aspect and restricted headroom in part due to sloping ceilings.

**Attic Room Two 5.16 m x 4.36 m (16'11 x 14'3)** - Has window to the rear aspect and restricted headroom as before.

**Outside** - Easthorpe Court enjoys mature, secluded and well-established grounds with wrought iron railings and gates to the front aspect that open onto a generous driveway providing ample off-road parking and hardstanding for several vehicles. The extensive garden continues to the side and rear of the property and is mainly laid to lawn with a host of flowering plants and shrubs and a generous decking area with outdoor kitchen. At the bottom of the garden, an old summer house has been refurbished into a garden room/bar for summer afternoons and family parties and is steeped in history, being originally used after church to divide portions of meat to the village.

**Detached Coach House / Garaging** – Which is listed under a separate listing currently provides useful storage in the form of three main rooms to the ground floor accessed via two double sets of coach house doors and a personnel door. These rooms have lights and power and windows to the front aspect. Stone steps to the rear of the coach house provide access to the room above **measuring 10'0 m x 4.53 m (32'9 x 14'10)** It has three windows to the front aspect and a window to the side.



Total area: approx. 454.6 sq. metres (4893.2 sq. feet)

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