



The Old Rectory, Lincoln Road, Boothby Graffoe, LN5 0LB

Guide Price £749,950

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The Old Rectory

Lincoln Road, Boothby Graffoe, LN5 0LB

Exceptional four-bedroom detached home on 3 acres in Boothby Graffoe, with stables, barn, paddock, flexible living space, and privacy. Near amenities, schools, and transport links.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Established detached family home set within grounds of over 3 acres STS
- Four large bedrooms, including a principal bedroom with en-suite
- Multiple reception rooms offering flexible family living
- 32ft living room overlooking the beautifully established rear garden
- Generous driveway parking and garage
- Impressive gardens with mature planting, no immediate neighbours affording the owners a high degree of privacy
- Scope to modernise and extend, subject to the relevant consents
- Equestrian property, with stables, yard and paddock totalling 2.5 acres STS

Entrance Hall

A spacious and welcoming entrance hall filled with natural light from two windows, featuring library-style book-shelving that adds both character and practical storage.

Dining Room

17' 6" x 13' 3" (5.33m x 4.03m)

A spacious dining room with plenty of room for a family dining table and additional furniture. Patio doors open directly onto a secluded patio area, while a side window fills the room with natural light, creating a bright and welcoming space.

Living Room

18' 4" x 11' 10" (5.60m x 3.61m)

A welcoming living room centred around an open fire, flowing seamlessly into the adjoining garden room, which enjoys delightful views across the mature garden. Together, these rooms create a superb living and entertaining space, with the garden room providing direct access to the side patio.

Garden Room

13' 11" x 11' 2" (4.24m x 3.41m)

A bright and spacious garden room enjoying panoramic views across the mature garden. With direct access to the side patio, it provides a peaceful space to relax while seamlessly connecting the home with the outdoors.

Study

13' 1" x 11' 1" (4.00m x 3.39m)

A versatile study that could also be used as a playroom or fifth bedroom, benefiting from easy access to the ground floor shower room.

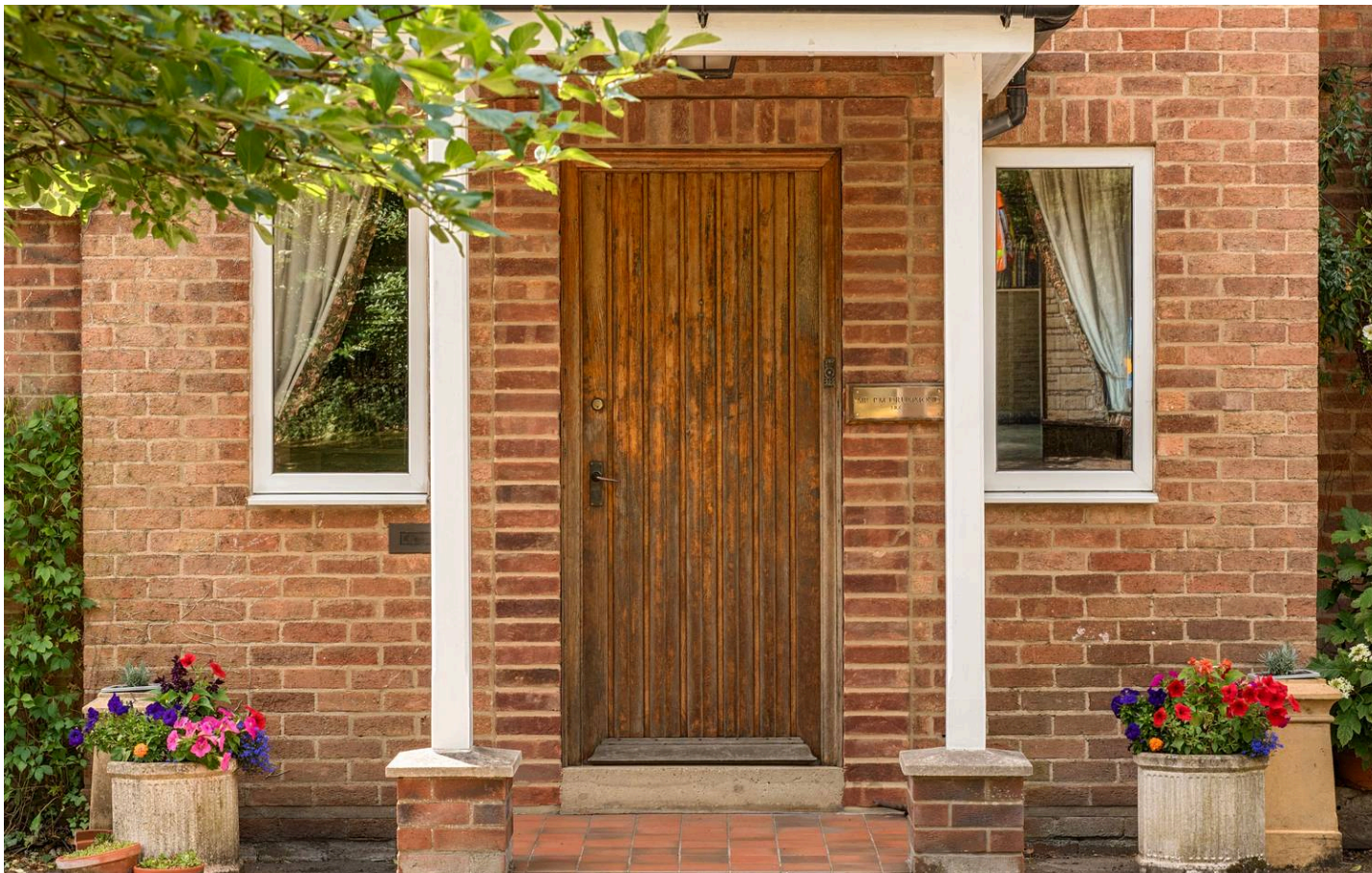
Kitchen / Dining Room

20' 8" x 16' 1" (6.30m x 4.89m)

A spacious kitchen dining room fitted with an Aga, offering ample space for family dining. Conveniently positioned with direct access to the utility room and adjoining shower room.







Utility Room

9' 9" x 7' 5" (2.97m x 2.25m)

A practical utility room with space for a washing machine or tumble dryer, a large range of storage cupboards, and a double sink.

Shower Room

A well-appointed shower room fitted with a shower, basin and toilet.

Landing

A spacious open landing with ample room for occasional furniture, providing access to the large boarded loft. Subject to the necessary planning permissions and building regulations, the loft offers potential to create two additional bedrooms.

Bedroom One

16' 8" x 9' 11" (5.07m x 3.03m)

Large principal bedroom, with dual aspect windows. This bedroom further benefits from access to an en-suite.

Bedroom One En-Suite

En-suite with toilet, basin and shower.

Bedroom Two

15' 7" x 12' 10" (4.74m x 3.92m)

Large double bedroom, with dual aspect windows. This bedroom further benefits from built-in wardrobes and hand basin.

Family Bathroom

Large family bathroom fitted with a bath featuring a shower over, basin and toilet.

Bedroom Three

15' 3" x 12' 10" (4.64m x 3.92m)

Large double bedroom, with dual aspect windows. This bedroom further benefits from built-in wardrobes and hand basin.



Bedroom Four

12' 10" x 11' 10" (3.91m x 3.61m)

Large double bedroom, with built-in wardrobe and shelving.

Boiler Room

8' 4" x 6' 6" (2.54m x 1.99m)

A useful boiler room providing handy additional storage, housing a boiler that is less than 18 months old.

Garage

17' 4" x 10' 6" (5.29m x 3.20m)

A large garage featuring the original side-sliding door, a side access door, high ceilings and a rear window, offering excellent storage or workshop potential.

Stables - Store

9' 9" x 6' 11" (2.97m x 2.11m)

A useful store room, ideal for keeping garden equipment, tools and outdoor essentials neatly organised.

Stables - Stable One

13' 3" x 11' 1" (4.03m x 3.37m)

A well-sized stable providing excellent space for housing horses or additional storage for equestrian equipment and supplies.

Stables - Stables Two

13' 4" x 11' 1" (4.06m x 3.37m)

A well-sized stable providing excellent space for housing horses or additional storage for equestrian equipment and supplies.

Stables - Tack Room

11' 1" x 7' 11" (3.37m x 2.42m)

A practical tack room providing useful storage for saddles, bridles, riding equipment and other equestrian essentials.

Stables - Barn

23' 6" x 11' 6" (7.16m x 3.50m)

A substantial barn offering excellent storage space with potential for a variety of uses, subject to any necessary consents.





GARDEN

The property is set within extensive wraparound gardens, with a generous front lawn featuring an orchard and mature trees. The beautifully maintained rear gardens include a wildlife pond and extend around the property to the stable yard and paddock, with convenient access to the paddock from the driveway, rear garden and stable yard.

DRIVEWAY

10 Parking Spaces

A large carriage driveway provides extensive off-road parking and easy access to the property, garage and paddock.

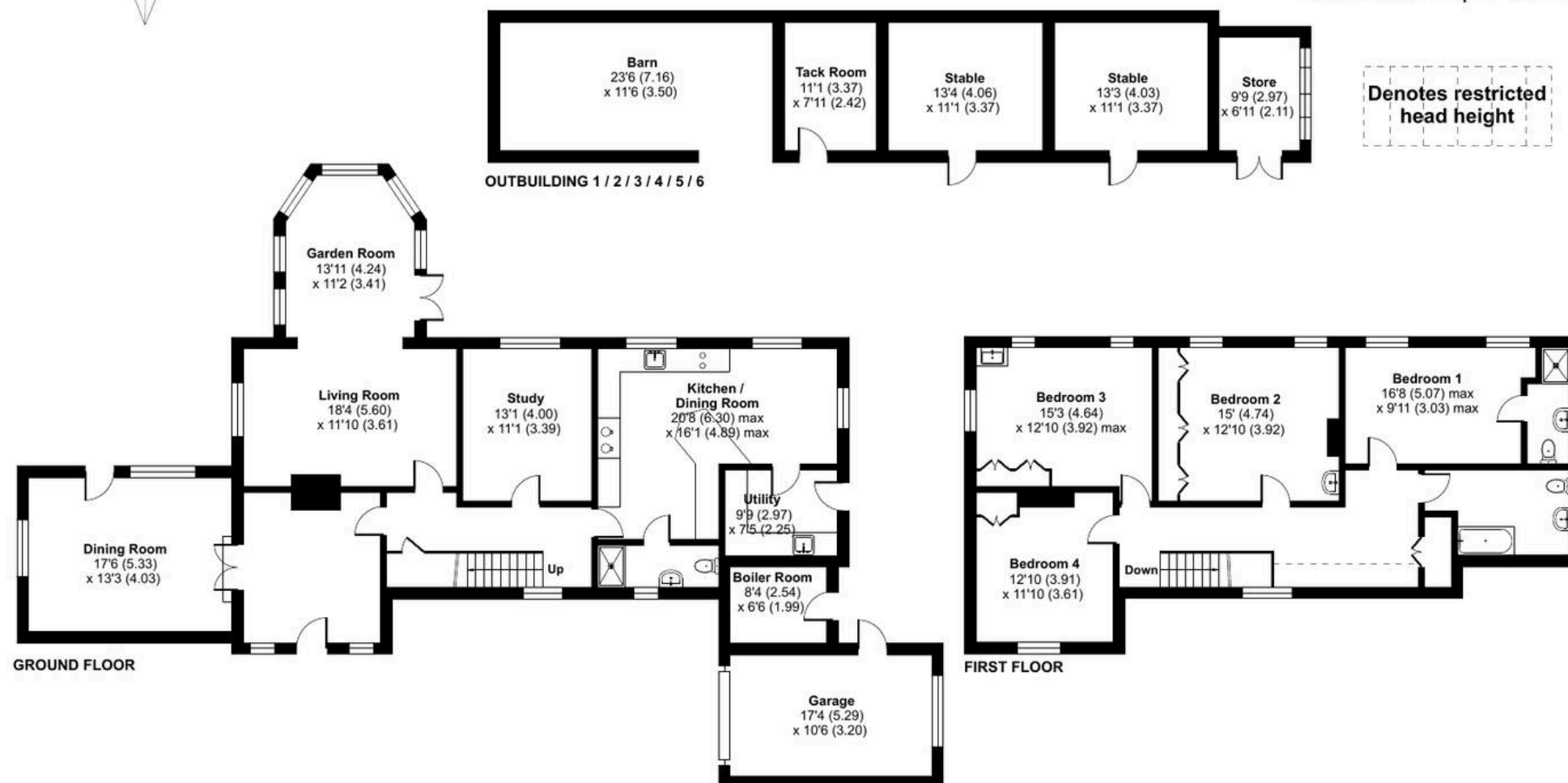




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Approximate Area = 2529 sq ft / 234.9 sq m
Including Limited Use Area(s) = 24 sq ft / 2.2 sq m
Garage = 182 sq ft / 16.9 sq m
Outbuilding = 762 sq ft / 70.7 sq m
Total = 3497 sq ft / 324.7 sq m





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