



The Old School
Church Street | Dawsmere | Lincolnshire | PE12 9NL

 FINE & COUNTRY

KEY FEATURES

- *Victorian Former School Converted Into a Sizeable Accommodation*
- *Set Within a Picturesque Hamlet on the South Lincolnshire Marshes*
- *Sympathetically Refurbished by the Current Owners*
- *Dining Room, Reception Room, Kitchen/Breakfast Room and Study*
- *Five Double Bedrooms, Three En Suite and a Family Bathroom*
- *Secluded Predominantly Lawn Garden Bordered by Mature Trees*
- *Spacious Flagstone Terrace with Outside Bar and BBQ Area*
- *Expansive Gravel Driveway Providing Parking for Several Vehicles*
- *Occupying a Plot of Approximately One Third of an Acre (STMS)*
- *Total Accommodation Extends to Approximately 3175 Sq.Ft.*







The Old School is a home with a story woven into both its architecture and its setting. Standing within the peaceful conservation hamlet of Dawsmere and surrounded by open countryside, this substantial former school building combines Victorian origins with generous family accommodation extending to over 3,100 square feet. Over time it has evolved into an individual and highly adaptable home, carefully shaped to suit modern life while retaining a strong sense of identity.

Dawsmere itself has an intriguing history. The village was created around 1855 by politician Edward Cardwell and his brother as a planned settlement serving labourers working on the surrounding farmland. The Old School formed part of that original vision and today remains a reminder of the hamlet's Victorian beginnings. Converted into a residential property during the 1960s and subsequently extended and sympathetically redecorated, the house has become the spacious family home seen today.

For the current owners, it was not simply the property itself that first captured their attention. They were immediately attracted by the combination of extensive accommodation and the surrounding landscape. The house offered sufficient space to create multiple office areas without sacrificing family living or bedroom accommodation, while the peaceful rural setting appealed equally strongly. Being

situated within a conservation area also provided reassurance that the immediate surroundings were unlikely to change significantly over time.

Approached along a picturesque tree-lined road, the setting immediately establishes the tone. The countryside around Dawsmere feels wonderfully open, with expansive skies stretching across the landscape and creating a feeling of space that the owners have particularly enjoyed. Wildlife thrives here too, with birds regularly visiting the gardens and nearby countryside populated by hare, deer, pheasant and partridge.

The handsome brick elevations give little indication of quite how much accommodation lies within. Stepping inside, an entrance hall creates a welcoming first impression and introduces the generous proportions that continue throughout.

The principal reception spaces form the heart of the house. The dining room is a particularly impressive room, extending beyond twenty feet in length and creating an ideal setting for family life and larger occasions alike. Over the years it has played host to many memorable Christmas celebrations, with family gathered around the table and a warm atmosphere created by the adjoining living spaces.

Beyond, the reception room extends to over twenty-eight feet in length and is one of the most impressive rooms in the house. Large bay windows bring excellent levels of natural light into the space while also framing views across the gardens. The owners particularly enjoy the relationship between the reception room and dining room, connected by an attractive feature archway which creates openness while still preserving the character of each individual space. The reception room fireplace forms another much-loved focal point and contributes significantly to the room's atmosphere. Together these rooms create spaces that work equally well for everyday family life and larger social occasions.

The kitchen sits separately and offers a more informal setting within the home. Fitted in a classic style with painted cabinetry and timber work surfaces, it also features a central island arrangement and exposed ceiling beams which introduce warmth and character. There is a comfortable, established feel here which reflects the wider personality of the house.









Beyond the kitchen, the practical accommodation has clearly been carefully considered. A generous boot room creates an excellent everyday entrance and links naturally with the laundry room, utility room and cloakroom facilities. This area provides a practical buffer between country living and the principal accommodation, particularly valuable after muddy countryside walks or time spent outdoors.

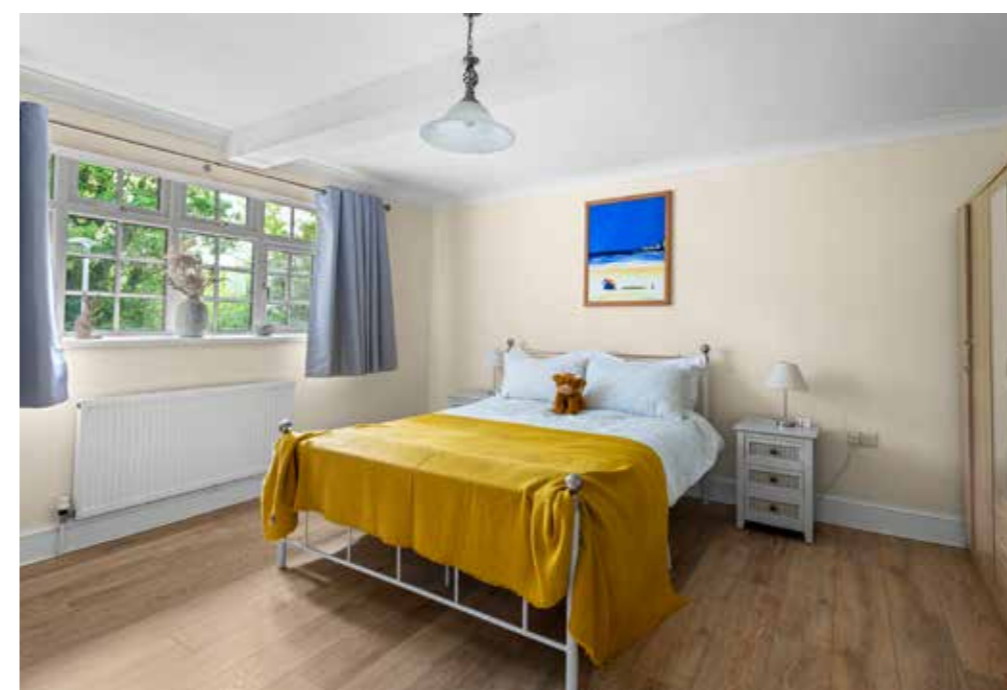
Positioned between here and the reception room sits the substantial study/snug. This is an exceptionally versatile room and one which reflects the owners' original requirement for flexibility. It has provided valuable additional space during their ownership and could equally serve a variety of purposes according to individual needs.

The sense of space continues upstairs where five bedrooms are arranged around an impressively long landing. The principal bedroom benefits from its own en suite bathroom, while second and third bedrooms are both generously proportioned double rooms.

The fourth and fifth bedrooms each benefit from en suite facilities, both of which have been recently upgraded, bringing a fresh contemporary finish to these spaces. A separate family bathroom serves the remaining accommodation, while useful eaves storage off the fourth bedroom provides additional practicality.

One of the owners' favourite aspects of the house is the outlook from the bedrooms. Views extend across surrounding countryside in every direction, creating a changing seasonal backdrop and reinforcing the property's connection to its landscape.













Outside, considerable work has been undertaken to enhance the grounds. In 2022 the gardens were fully re-landscaped, creating outdoor spaces that are both attractive and highly usable. A particularly notable addition is the substantial terrace area of approximately 100 square metres, designed to form a natural extension of the house itself. Incorporating a covered bar and barbecue area together with a wood-fired oven, it has become a much-used part of daily life. The owners speak fondly of relaxed weekend breakfasts outdoors listening to birdsong, while the space has also proved ideal for summer dining and spending time with family and friends.

Beyond the terrace, the grounds provide a pleasing balance of open lawn and established mature planting, creating privacy and a green backdrop to the house. The area is rich in wildlife and the owners regularly enjoy visits from numerous bird species, with the surrounding countryside also home to hare, deer, pheasant and partridge.

A large gravelled driveway extends alongside the house and provides substantial off-road parking for multiple vehicles, together with access to the detached outbuilding. The generous turning and parking area adds a practical element often difficult to find in period properties, while the additional outbuilding space further enhances the property's flexibility.

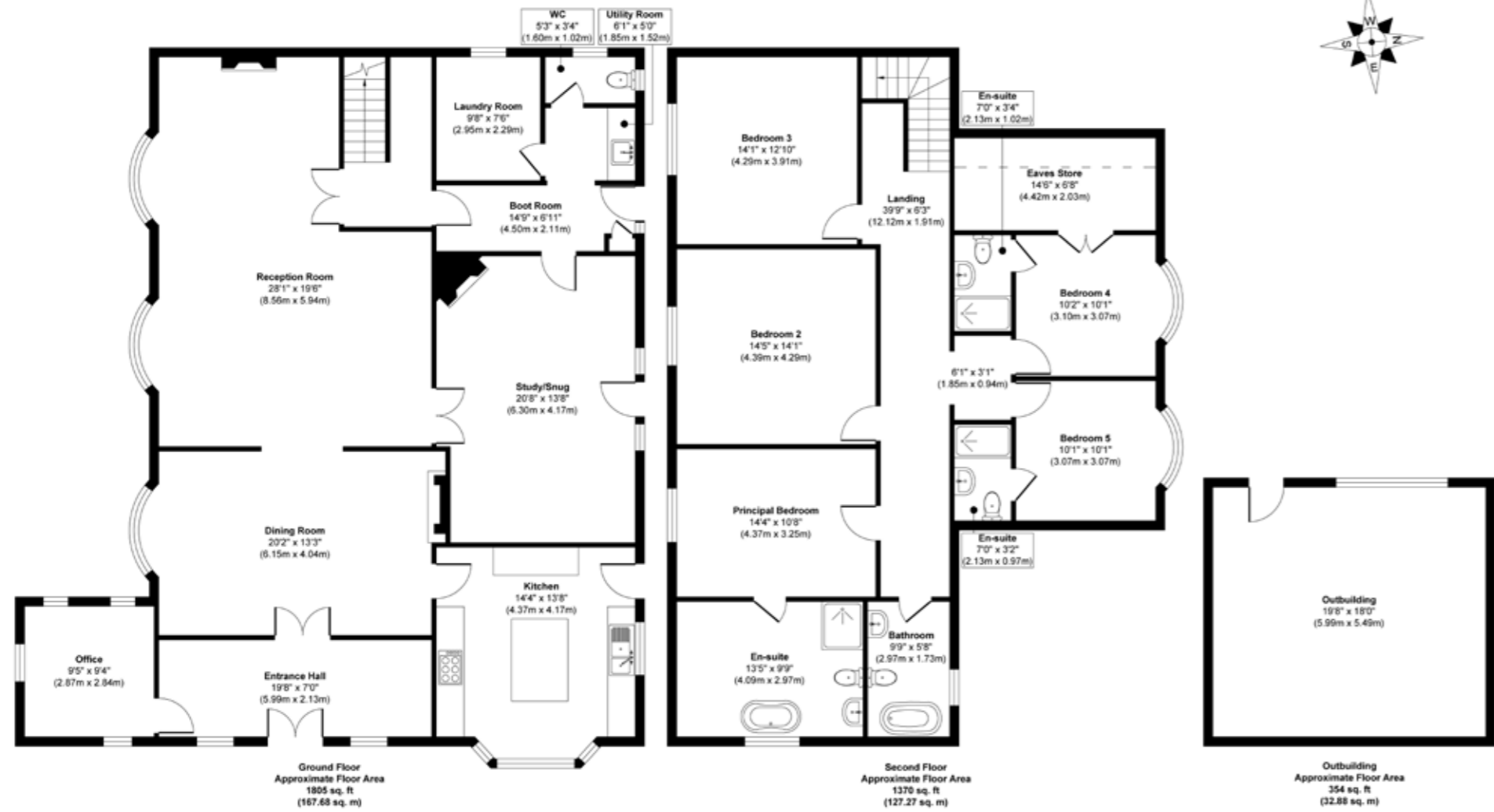
Another aspect of life here that the owners have especially valued is direct access to the surrounding landscape. Footpaths through open countryside can be reached immediately nearby, providing miles of

walking routes quite literally on the doorstep. For those who appreciate wildlife and open spaces, the setting creates a genuine sense of escape while remaining connected to surrounding villages and amenities.

The market towns of Long Sutton and Sutton Bridge are both within easy reach and offer a range of independent shops, everyday amenities, and weekly markets, while nearby Holbeach provides further facilities and services. Approximately 16 miles to the west is the larger town of Spalding, which offers supermarkets, retail outlets, and well-regarded schooling, including Spalding High School, Spalding Grammar School, and Ayscoughfee Hall School.

The location is also well placed for commuting and travel. The nearby A17 provides convenient access towards Norfolk and the North Norfolk coast, renowned for its sandy beaches and nature reserves. Rail services to London King's Cross are available from both Peterborough and King's Lynn stations, making the property well suited to those seeking a balance between rural living and connectivity.

What ultimately makes The Old School memorable is the way its various elements combine. Its Victorian origins, substantial proportions and peaceful conservation setting each contribute something individually, but together they create a home with genuine character and presence. It is a property that has adapted over the years without losing its individuality and one that offers not only extensive accommodation but also an increasingly rare sense of space, calm and connection to the countryside.



Approx. Gross Internal Floor Area 3175 sq. ft / 294.95 sq. m
Approx. Gross Outbuilding Internal Floor Area 354 sq. ft / 32.88 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

TENURE: Freehold

COUNCIL TAX BAND: C

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