



Rural and Equestrian



Tathwell Hall
Tathwell LN11 9SR

M A S O N S
RURAL & EQUESTRIAN



*View from
the Balcony*

Tathwell Hall

Tathwell, Louth, Lincolnshire LN11 9SR

A substantial and imposing detached country residence set in secluded, private grounds of just over 16 acres (sts) to include formal gardens, pasture land, woodland, outbuildings and "Butlers House" – a derelict cottage adjoining the walled garden. For sale as a whole or in two Lots.

- Superb elevated setting on the fringe of a picturesque Wolds village near Louth market town
- Sweeping tree-lined entrance drive with pillared and gated entrance
- Elegant, beautifully proportioned accommodation potentially providing 7 bedrooms and 4 reception rooms
- Impressive dining hallway and large gallery landing with wrought-iron and hardwood balustrade
- Large mature lawned gardens with a backdrop of tall trees and superb views from the balcony
- Agricultural pasture land with potential for equestrian use (stp)
- Courtyard with outbuildings providing scope for conversion subject to obtaining the necessary consent
- Lot 1 comprising Tathwell Hall with 13.5 acre grounds (sts)
- Lot 2 comprising Butlers House with grounds of 2.51 acres (sts)

Sole Agents:

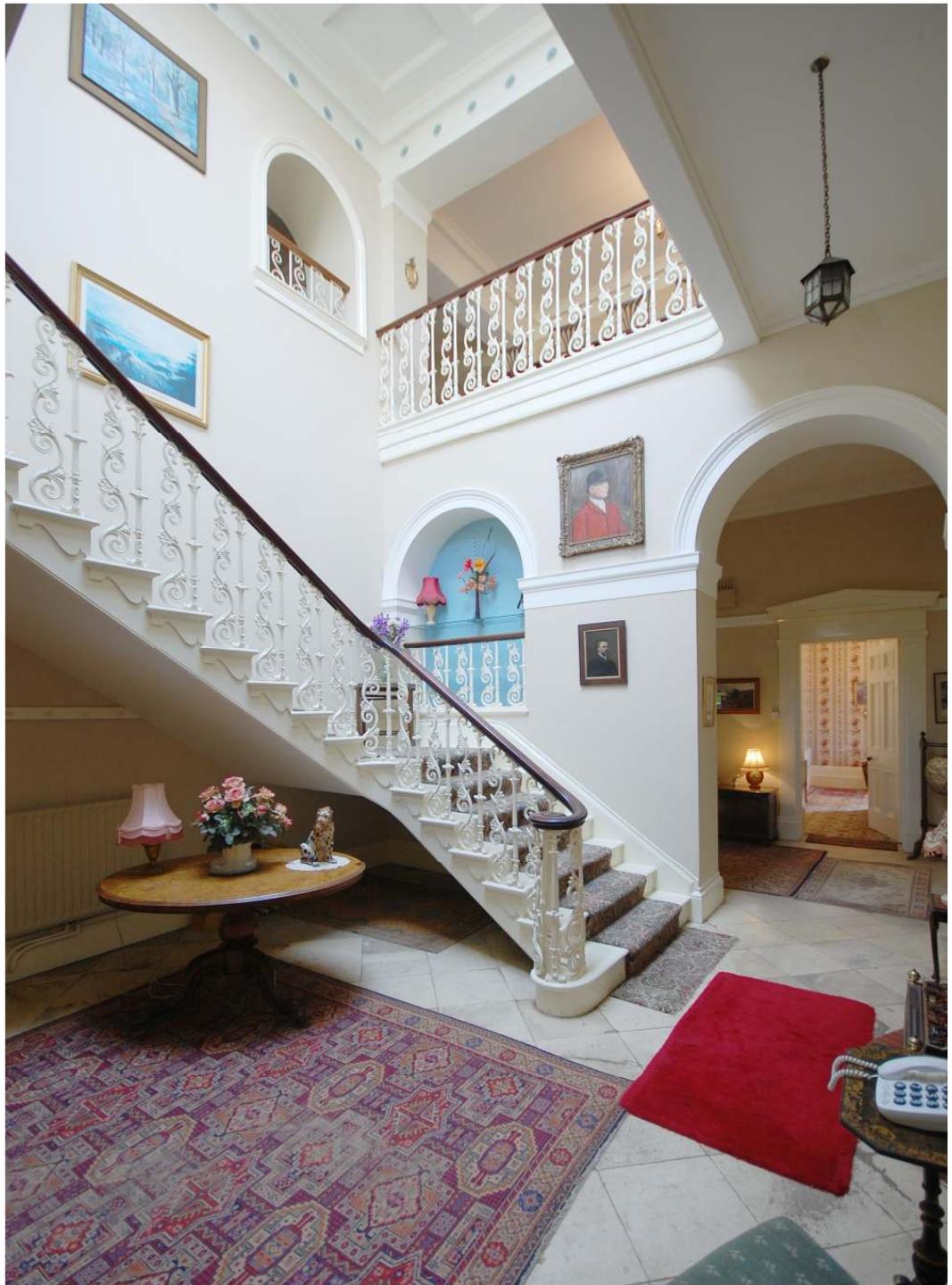


Cornmarket, Louth,
Lincolnshire LN11 9QD

T 01507 350500

enquiries@masons-surveyors.co.uk





Directions

From St. James church travel south on Upgate and keep ahead at the traffic lights, follow the road to the roundabout and take the second exit along the A16. After a short distance take the first right turn and follow the lane to the village of Tathwell. Proceed through the village onto New Lane and after passing the speed de-restriction signs the pillared entrance is the next on the right.

The Property

This substantial detached Grade II Listed country hall built in the Grecian style occupies an elevated setting and is described in the Listing record as dating back to 1842. The present building replaced an earlier Hall built in the 17th Century, of vernacular style and which was the seat of the Chaplin family a branch of the Chaplin family of Baronets of Blankney who served as MP's for Lincolnshire and who were descended from Sir Francis Chaplin, Lord Mayor of London in 1677.

Most of the windows in the property are timber-framed, single-glazed and of sliding sash type with some later metal-framed windows and some casements. There is a central heating system with radiators to the majority of the accommodation (excluding the two main reception rooms) and provided by an oil-fired boiler. In recent years a sitting room and kitchen were formed on the first floor but generally the property is ripe for modernisation and re-creation of the original 7 double bedroom layout. The Hall is offered for sale with the gardens, woodland, pasture land and outbuildings shown edged in red on the Promap on page 9 of this brochure.

Butlers House is a derelict cottage in need of total restoration and offered for sale with the walled garden now comprising a large wooded area and a pasture paddock on the south side, all shown edged in blue on the Promap. The access to the Butlers House is via a right of way described in the title documents across the neighbouring farmyard and shown on the Promap coloured pink. The purchaser of Tathwell Hall will retain a right of access across the same right of way for agricultural purposes and across a small area to the field gate in the south east corner of the field immediately to the north of Lot 2.

Lot 1 - Tathwell Hall

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

Handsome Ashlar stone pillared front entrance porch with balustrade to balcony above and large moulded six-panel front door with glazed fanlight and tall window to either side into the:

Entrance Lobby with stone tiled floor, angled corner cupboard with double doors and electricity consumer unit above. Part-glazed door to the: -

Reception Hall

With feature moulded frames to the entrance door and the two doors into the principle reception rooms. Picture rail, moulded coving and stone tiled floor extending through a tall shaped archway into the: -

Dining Hall

An extremely impressive room with a magnificent staircase having an ornate wrought iron balustrade supporting a moulded hardwood handrail and leading via a quarter landing with arched shaped alcove up to a large gallery landing above. Brick arched fire surround with curved hearth and heavy six-panel side door to the side entrance lobby.

Drawing Room

An elegant room with tall ceiling, deep skirting boards, deep moulded coving and dual aspect sash windows. Ceramic tiled fireplace and hearth with open grate. A pair of moulded double doors some ten feet in height and set into an ornate frame with double-folding hinges open to the: -

Billiards Room

A further very spacious and elegant room flooded by light from three tall sash windows and also having an intricately moulded coved ceiling with frieze panel and a substantial Minster stone fireplace and hearth with cast iron grate and canopy inset.

Sitting Room

A reception room of more modest proportions with a brick fireplace having an arched tiled surround to a sealed open grate. Built-in recessed book shelves to each side and wall alcove with display shelving. Sash window overlooking the main approach to The Hall.





kitchen and there is a coloured, internal ornamental window to the side hall.

Breakfast Kitchen

With base cupboard and drawer units, work surfaces, single drainer stainless steel sink unit, electric cooker and dishwasher. Ceramic tiled splash-backs, tiled floor and two high sash windows. Positioned high on the rear wall is the original servants bell pull indicator system. Door to walk-in pantry with shelving.

Side Hall

L-shaped with rear door and window on each side to the garden, coat hooks, arched alcove with coloured window to side lobby as previously mentioned and inset shelf. Understairs storage cupboard beneath the servants' staircase leading to the first floor and further door to the:

Cloakroom/WC

With flagstone floor, high-level WC and corner wash hand basin in white; connecting door to **Shower Room** adjacent with shower cubicle having mixer unit.

From the entrance and dining halls there are long lobbies on either side of the main kitchen, one having high metal-framed French doors and steps onto the main garden and the other lobby having a built-in range of dressers comprising wall cupboards over base cupboards and drawers; opposite are high-level windows to the



Utility Kitchen

Approached via the side hall and having the Camray 2 oil-fire central heating boiler located to the fire surround with built-in full height single and double cupboards to each side. Large casement window, connecting door to the shower room and further door to the:

Freezer and Laundry Room

With plumbing for washing machine, ample space for chest and upright freezers/dryer etc., quarry tiled floor and electric wall heater. Six-panel door to outside.

First Floor Gallery Landing



An exceptional feature of the property with balustrade extending around the large stairwell, two deep arched openings with miniature balustrade to the inner landing and deep coving to the panelled ceilings. The staircase is flooded with light from a large roof lantern and the main landing is presently arranged as a dining area adjoining the kitchen and sitting room which has been formed in former bedrooms adjacent. Framed four-panel doors lead off to the bedrooms and from the upper quarter landing there is a door into the

Cloakroom/WC which has a coloured low-level WC and small bracket wash basin with splash-back. Trap access to the roof void.

First Floor Sitting Room (formerly a large double bedroom)

Enjoying a dual aspect with two large sash windows and metal-framed French doors opening onto the balcony from which there are stunning views across the Lincolnshire Wolds countryside. Marble tiled corner fireplace and hearth set into a painted surround, built-in bookshelves with base cupboards and serving hatch with double doors from the kitchen adjacent.



Breakfast Kitchen (formerly a smaller double bedroom or large single bedroom)

Presently fitted with built-in full height cupboards and drawers to one wall, a range of units to the opposite side, work surface with double drainer stainless steel sink unit and electric cooker. Fine views from the window on the front elevation.

Master Bedroom – a beautifully proportioned double room with dual aspect sash windows, built-in range of two double wardrobes and chest of drawers with mirrors over and cupboards above. Connecting door to:



En Suite Bathroom – an excellent size with a coloured suite of panelled enamel bath, bidet, low-level WC and pedestal wash hand basin set into an arched surround with mirror and lights. Airing cupboard containing a copper hot water cylinder with immersion heater and linen cupboards with four drawers adjacent.

Bedroom 2



A spacious double bedroom with window on the side elevation overlooking the main approach to the hall. Recessed cupboard with shelving.



Bedroom 3



A good sized double room with sash window overlooking the main garden.

Bedroom 3 is accessed from the **Inner Landing** which overlooks the main staircase through the twin arched openings with miniature balustrade and there is a further door with steps down to the:

Lower Side Landing

With screen to the second staircase from below and double doors to a corner cupboard containing a second copper hot water cylinder with immersion heater.



Window on the front elevation presenting fine open views and doors off the Lower Landing to the fourth and fifth bedrooms and to the:

Second Bathroom



White suite comprising panelled bath with shower fittings to the tap and glazed shower screen at the side, high-level WC and bracket wash hand basin with vitrolite splash-back and mirror over. Sash window on the rear elevation.

Bedroom 4

A double room with ceramic tiled fireplace and hearth having a tall cupboard to one side whilst on the opposite side is a built-in base cupboard with an arched mirror-backed alcove and display shelving. Casement and sash windows on the front elevation.



Bedroom 5

A further double room with trap access to the roof void and rear sash window.

Attached Outbuildings

Constructed in brick beneath a slate roof and comprising a recessed lobby with door to an **Outside Toilet**, having a high-level WC and further door to a **Coal Store** with light. Adjacent is a further **Store** with heavy timber floor panels which can be removed in order to give access to a **Cellar** beneath.

Further **Store** which was formerly the **Wash House** and still has the corner brick surround for the copper in which the clothes used to be washed. To the rear of the house there is a further **Attached Store** ideal for deck chairs and other garden furniture.

Courtyard Outbuildings

The main driveway continues past The Hall through tall hedges to a five-bar gate which opens into an enclosed courtyard with a further range of outbuildings.



Two Brick-built Stables

Now having a mono-pitched, corrugated roof covering and each with stable door. The stables floors are brick and partly cobbled. The stables are attached to a two-storey yellow, brick-built

Coach House comprising a **Garage** with double doors and internal connecting doors to a room known as the

Chicken House on the left which would make an ideal workshop and into a wide arched recess on the right with one door onto a staircase to the first floor and a further door with windows to the:

Saddle House

With wall panelling, saddle rack, pegs and concealed fireplace with side alcoves. This room also has a brick floor. The first floor of this building has one **Large Store Room** onto which the staircase opens with window to the front elevation, brick pier to the rear and a

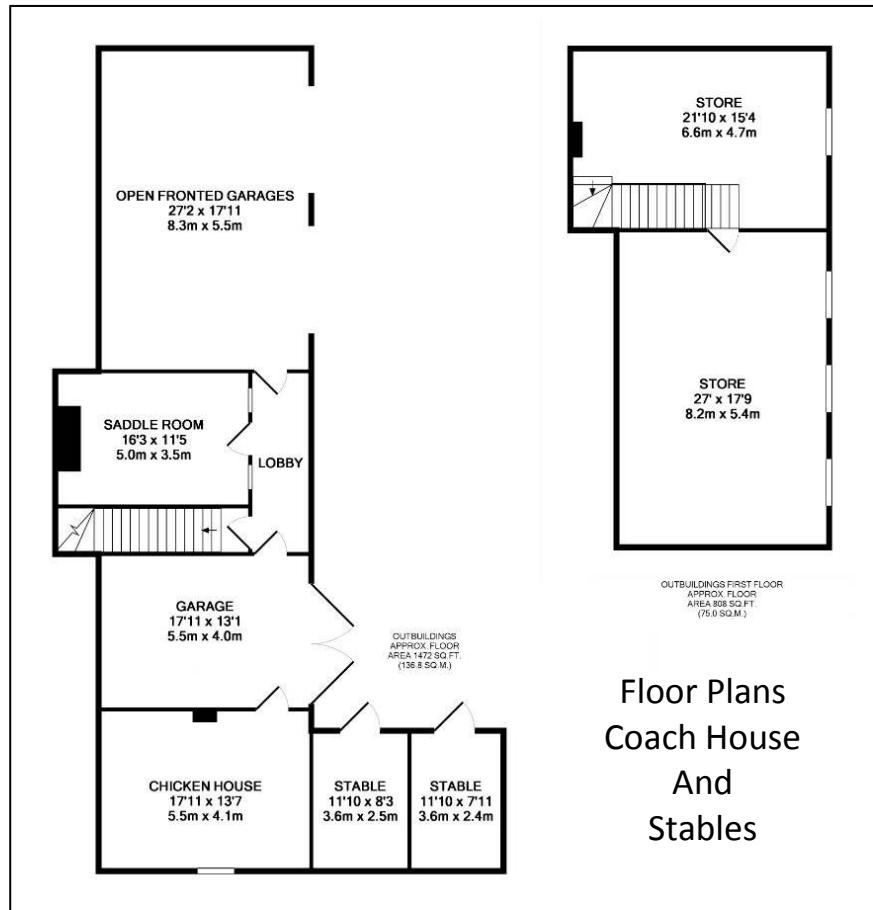
connecting door to a larger **First Floor Store Room** with three windows on the front elevation.

Attached is an open-fronted, **Double Garage** of generous proportions with a corrugated roof and concrete floor. Also accessed from the courtyard is a timber-built **Garage/Store** and a brick and corrugated lean-to **Garden Store**.

The coach house building provides tremendous potential for conversion into ancillary accommodation, annexe, studio or holiday cottage – all subject to obtaining the necessary consents.

The Grounds

Tathwell Hall is approached through a grand entrance with substantial Listed limestone ashlar pillars and ornate wrought-iron gates opening onto a long, sweeping tarmac driveway which leads through established trees before opening onto a spacious parking forecourt in front of the hall. The driveway continues as previously



described, to the coach house courtyard providing additional ample parking space and then onto the land beyond. The house and formal gardens are fully screened from the road by mature trees within the grounds but there are extensive lawns sloping in part to the south and east of the main residence with pampas grasses and fencing with a back drop of woodland beyond through which there are some lovely walks in dappled light. The trees are currently a haven for wildlife and include some breathtaking Redwood trees which dominate the landscape.

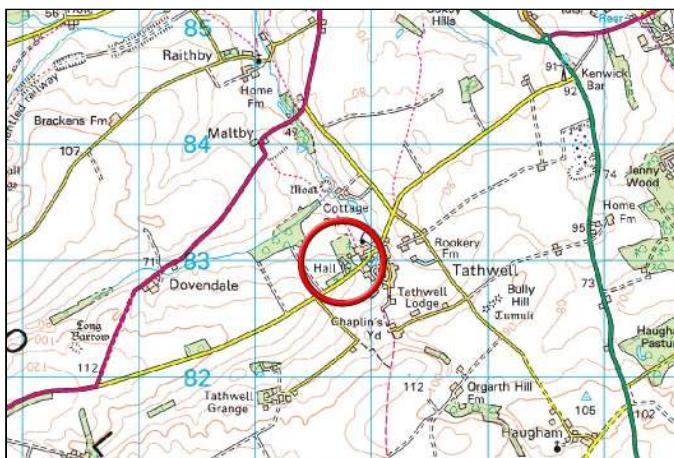
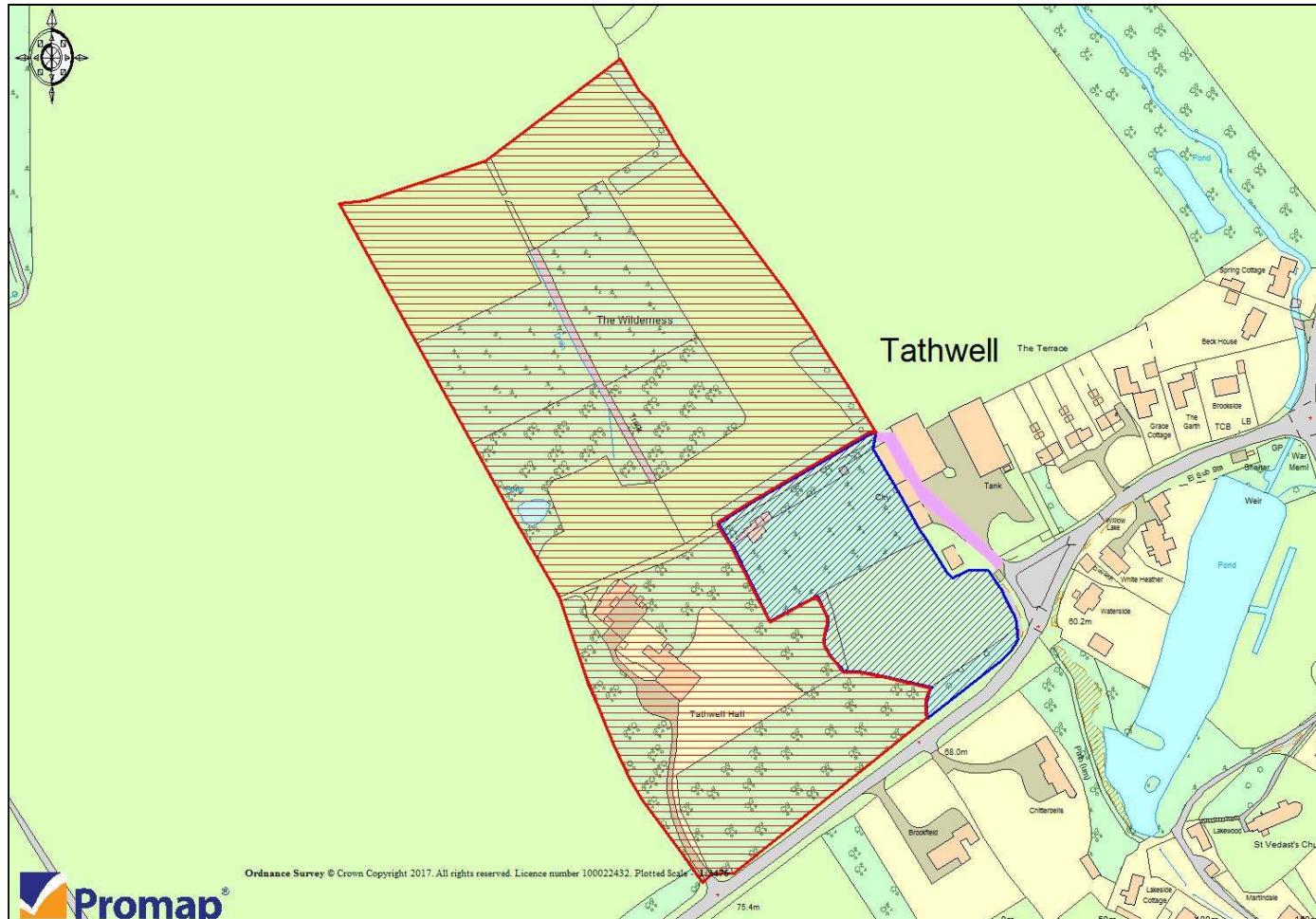


There are climbing plants to some of the external elevations together with shrubberies nearby and a screen hedge on the north side. Adjoining the side wing of the Hall there is a walled courtyard with a paved floor, low brick wall to a kitchen garden beyond with fruit trees, vegetable growing areas together with a metal-framed **Greenhouse**.

Beyond the formal gardens the land comprises established woodland in enclosures to the north side of the Hall within which is a large pond, together with pasture paddocks with gated access arranged initially in an L-shape with an opening on the far north side to further grass pasture land. The grass is presently let on a summer grazing agreement.

Lot 2

Butler's House is a derelict, detached cottage located adjacent to the large walled garden and is offered for sale as a restoration project with the walled garden (now full of dense trees and bushes) and an attractive grass paddock on the south side with established trees. There is an independent access via a right of way through the farmyard adjacent. The property affords the potential to create a character country residence within a unique sylvan setting and the chance to restore the substantial walled garden adjacent, all subject to obtaining appropriate consents from the Local Authority, taking account of the position within the grounds of a Listed building. Any services connected to The Hall are to be disconnected by the purchasers immediately following completion and the purchasers



should satisfy themselves as to the position and accessibility of services for independent connection and construction of appropriate drainage systems. Alternatively the owners of The Hall may agree to a sub-metering arrangement if appropriate.

Lot 1 comprising Tathwell Hall, formal gardens, woodland and paddocks as shown edged in red on the Promap extends to approximately 13.5 acres (subject to survey), whilst Lot 2 comprising Butler's House, former walled garden and paddock to the south extends to approximately 2.5 acres (subject to survey).

OVERAGE The seller and her beneficiaries reserve a 20% share of any uplift in value realised within 50 years of sale by obtaining planning consent for new residential or commercial development within the grounds of each Lot. This excludes conversion/restoration of the current buildings and the construction of extensions or outbuildings ancillary to the current dwellings.

Location

Tathwell is undoubtedly one of the most sought-after country villages close to the market town of Louth and is surrounded by particularly scenic, rolling countryside which is designated an area of outstanding natural beauty forming part of the Lincolnshire Wolds. The village contains an interesting variety of character homes and a privately owned, tree-lined lake close to the centre. There are some excellent walks up onto the hills surrounding the village and Louth is just 3 ½ miles away or 8 minutes by car.

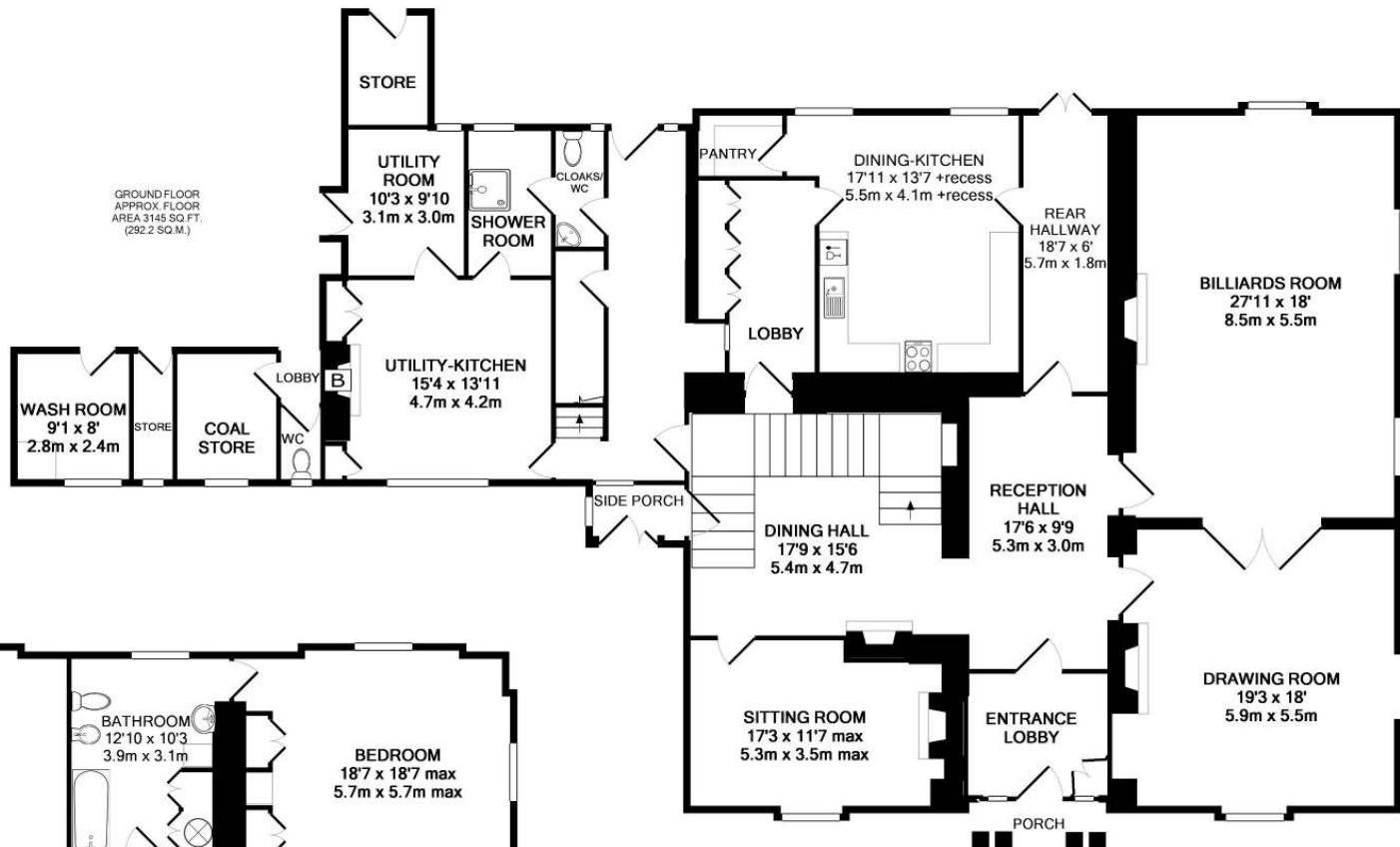
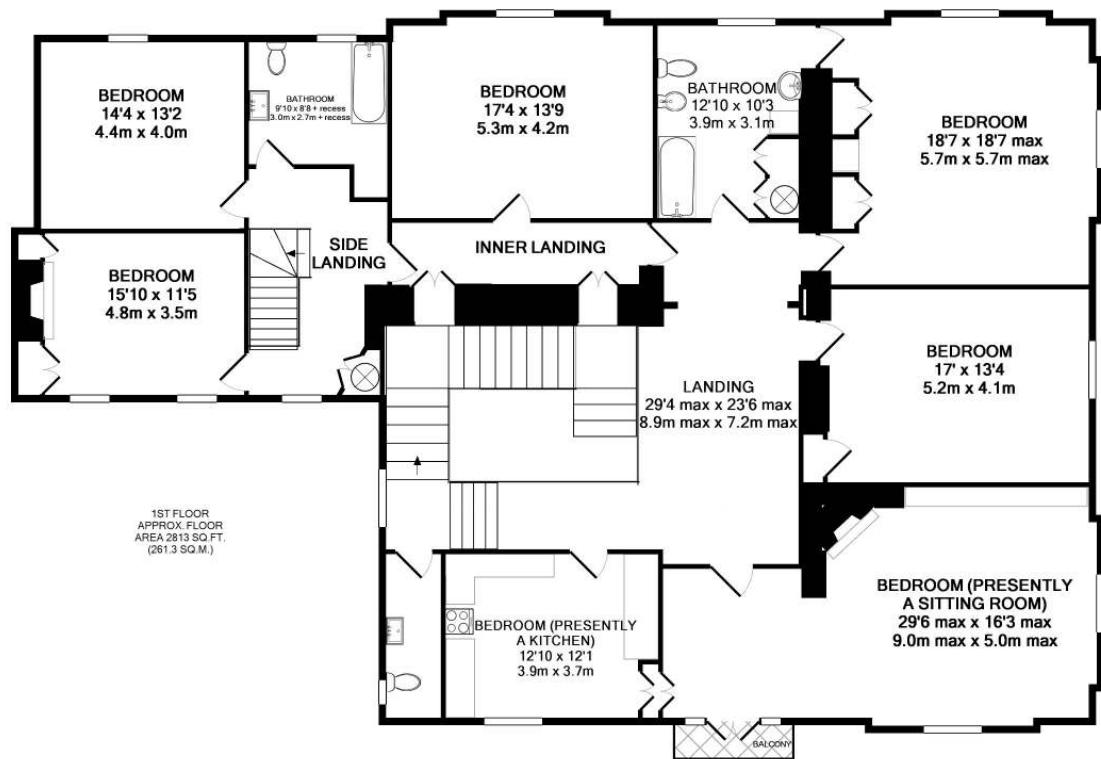
The market town of Louth is known as the capital of the Wolds and has an interesting central conservation area with individual shops, small supermarkets, many cafes, restaurants and bars, excellent schools including the King Edward VI grammar school and a number of recreational facilities. There is a well-supported theatre, a cinema, tennis academy, Meridian sports centre with swimming pool, golf club and on the outskirts is the Kenwick Park leisure centre with a further golf course and an equestrian complex. Main business centres are in Lincoln (approximately 25 miles) and Grimsby (approximately 20 miles).

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity and water whilst drainage for The Hall is to a private system. No information can be provided in respect of the services to Butler's House and applicants are requested to make their own enquiries from the relevant utility companies. The property is in Council Tax band F.

Floor Plans

Tathwell Hall





Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500 F 01507 600561

Important Notice

Messrs. Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:
(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs. Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

M A S O N S
RURAL & EQUESTRIAN