



The Old Rectory,  
West Torrington, Lincolnshire

**BROWN & CO** JH Walter







# The Old Rectory, West Torrington, Lincolnshire

Lincoln – 13 Miles (Direct Daily Trains to London Kings Cross)

Situated in the idyllic hamlet of West Torrington, The Old Rectory is a fine six bedroom Grade II Listed country residence, set in mature south facing gardens of around 1.25 acres (sts) with open field views. Believed to date back to 1850, the property is arranged over two floors and provides versatile accommodation of around 3,345 sq.ft with an array of useful outbuildings, which are ideal for conversion, and includes a unique integral chapel with stained glass windows and ample period features which have been retained throughout.

In more detail, the accommodation comprises two entrance halls, kitchen with large pantry, reception room, drawing room, dining room, former chapel, boot room and shower room to the ground floor with six bedrooms, two bathrooms and a WC to the first floor and cellar which is accessed from the main house.

Outside, The Old Rectory stands in mature and private grounds with an array of useful outbuildings and former stable block, with garaging, ample parking and attractive gardens which include an orchard, vegetable garden, wooded area and private beech hedged rose garden with Victorian garden room which could be used as a home office or games room.



## ACCOMMODATION

### Front Entrance Porch

With external gabled porch, Minton tiled flooring and part glazed inner door.

### Front Entrance Hall

Solid wood ornate glazed door. With stairs rising to first floor landing and door leading down to cellar.

### Dining Room

Glazed windows to front and side elevations with working shutters. With marble fireplace housing cast iron stove and tiled hearth.

### Drawing Room

Walk-in bay window with working shutters. With ornate fireplace housing cast iron fire with hood and tiled hearth, deep coving and decorative ceiling.

### Reception Room

Glazed window to front with working shutters. With ornate open brick fireplace housing oil fired stove and flue with stone hearth and wooden mantle, built-in bookcase and exposed oak beam.

### Kitchen

Glazed windows to front and side. A range of wall and base units with worktops, sink and drainer with mixer tap, two stove AGA with two ovens, integrated AEG oven and grill with extractive over, oak beam and tiled flooring. Leading to:

### Pantry

Glazed windows to side elevations. Comprising a range of wall and base units with worktops, stainless steel sink and mixer tap, space for fridges, freezers and white goods with tiled flooring.

### Rear Hallway

Solid wood glazed door to rear with glazed window. Tiled flooring.

### Shower Room

Obscure glazed window to rear. Fully tiled, comprising shower, low level WC, wash hand basin in vanity unit and tiled flooring.

### Boot Room

Obscure glazed window to rear. Comprising a range of full height wall and base cupboards.

### East Hallway

With secondary staircase rising to first floor landing and access through to Chapel with solid wood door leading to the side gardens and tessellated tiled flooring.

### Chapel

A unique feature to the property is this five sided decorative chapel with exposed brickwork, stone surround stained glass windows to two sides with fireplace housing oil fired cast iron stove.

### First Floor Landing

With original staircase and ornate ceiling light.

### Bedroom One

Glazed window to front. Built-in wardrobes.

### Dressing Room

Glazed window to front. With built-in cupboards.

### Bedroom Two

Glazed window to front. With two built-in wardrobes and dressing area base units with concealed ornate fireplace.







### Bathroom

Glazed window to rear. Comprising bath with separate shower attachment, low level WC, wash hand basin, bidet and radiator.

### Bedroom Three

Glazed window to front. Ornate open fireplace.

### Bedroom Four

Glazed window to rear. With built-in cupboards with concealed ornate fireplace.

### Bedroom Five

Glazed window to side. Ornate fireplace.

### Bathroom

Glazed window to rear. Low level WC, wash hand basin in vanity shower cubicle and airing cupboard housing Sadia hot water cylinder.

### WC

Ornate obscure glazed window rear. Low level WC.

### Bedroom Six

Glazed window to rear. With ornate fireplace.

### OUTSIDE

The property is approached from the road via a gated entrance with driveway leading up to the main house, which is flanked by hedging with ample parking area to the side.

To the rear is a large detached garage with up and over door

and a secondary double gated access to a courtyard area, with access to the rear and outbuildings leading off.

To the front of the main house are attractive south facing gardens with are principally laid to lawn, with open field views, a wooded area with pergola, an array of planted beds, a seating area and garden room which is ideal for summer entertaining and provides power and lighting.

The gardens wrap around the property with pretty pathways navigating to the west, where there is a separate garden area with an array of specimen trees including ancient Irish Yew trees, Lime, Copper Beech, Mulberry and Quince, an orchard with pond, BBQ area and private beech hedged rose garden.

To the south west corner of the gardens, a pathway runs down to a timber framed and slate roof Victorian garden room, with vaulted ceiling and stained glass windows, ideal for use as a gym, games area or home office.

### OUTBUILDINGS

Two Stall Stable 15' 9" x 12' 5" (4.8m x 3.78m)

Original fittings and floor, Belfast sink, electric metre location, including 3 phase supply.

Coal & Log Store 15' 9" x 8' 2" (4.82m x 2.51m)

With brick floor and electric supply.

Workshop 15' 9" x 8' 5" (4.82m x 2.57m)

With full height double doored access, window to rear and electric supply.

Dairy 15' 6" x 9' 5" (4.73m X 2.89m)

With electric supply.

Modern Attached Garage 22' 2" x 15' 11" (6.77m x 4.87m)

With up and over vehicle access door and pedestrian door to rear land area, electric supply.

### MODERN RANGE OF STABLES

- Three sections of 10' 0" x 9' 4" (3.05m x 2.84m)

Brick and slate, electric supply. Potential for annexe conversion.

### HISTORY

The Old Rectory dates back to 1850 with chapel extension dating 1863 of red brick design with slate roofs and three ridge stacks of two storey design with four bay fronts with right hand bay projecting with gable and cross finial. The chapel extension being two storey polygonal chapel of 1863, attached to the East wall with decorated eaves, two ashlar dressed windows each of two pointed lights with plate traceried quatrefoil above, with fine Victorian glass including the initials of Thomas Wimberley Mossman.

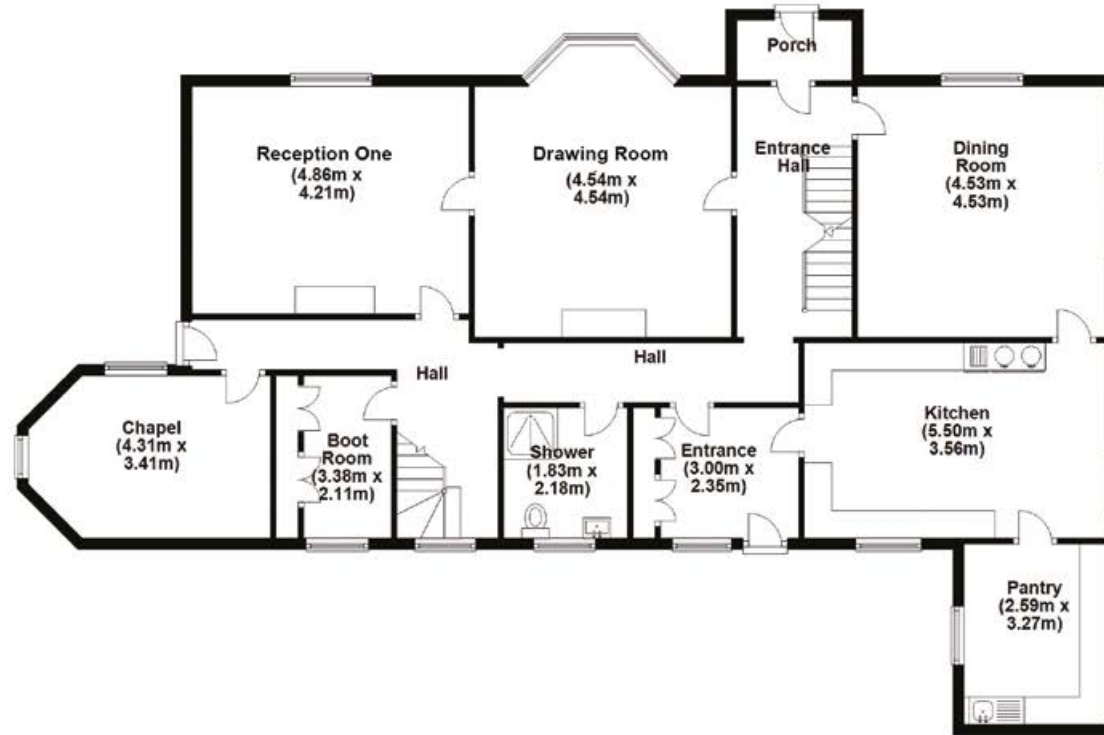
The Chapel interior being of brick with decorated eaves. Thomas Mossman who built it was the vicar of West Torrington from 1859 - 1885 and was an important controversial figure in the Oxford movement correspondent with Cardinal Newman founder of the Brotherhood training poor men for the priesthood.

This information has been provided by Historic England



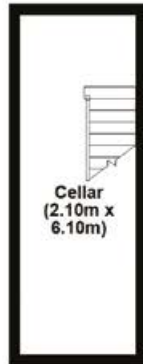
### Ground Floor

Approx. 155.0 sq. metres (1668.1 sq. feet)



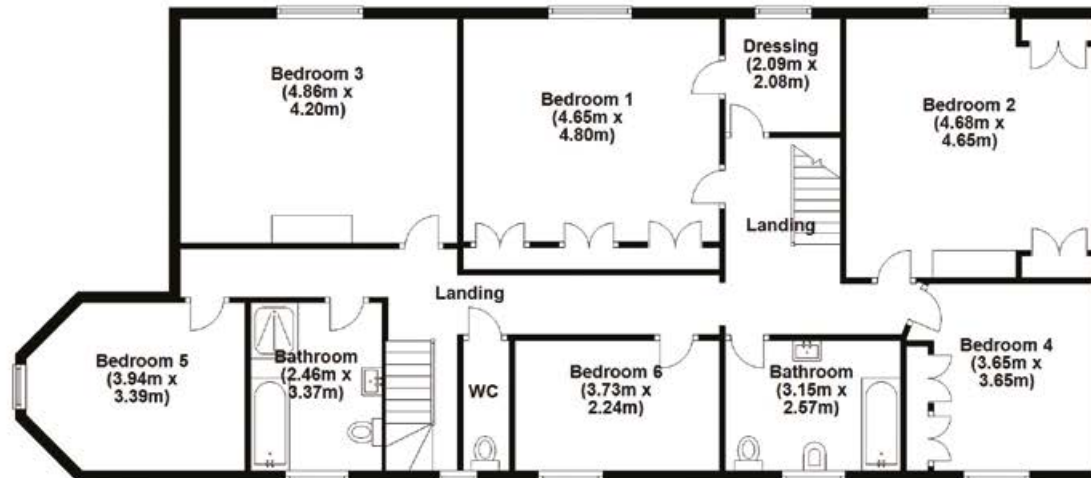
### Basement

Approx. 12.8 sq. metres (138.0 sq. feet)



### First Floor

Approx. 143.0 sq. metres (1539.1 sq. feet)



Total area: approx. 310.8 sq. metres (3345.2 sq. feet)

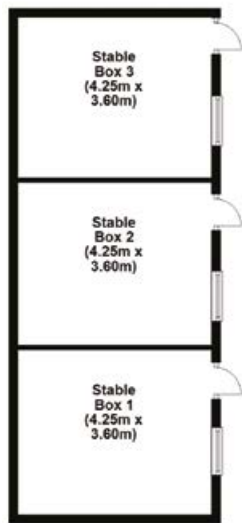




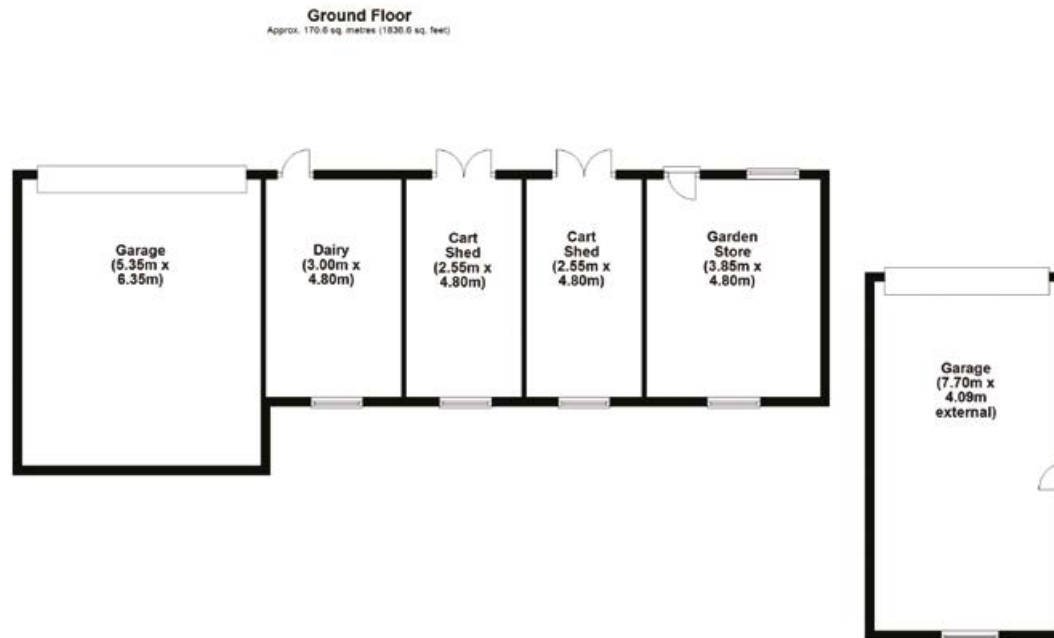








## OUTBUILDINGS



### SITUATION

The Old Rectory is situated in the pretty hamlet of West Torrington on a quiet and rural lane with open field views.

The thriving market town of Horncastle, with its attractive market square and numerous antique shops, is situated about 13 miles from West Torrington on the edge of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty. The town itself has an excellent range of amenities as well as the schools including the renowned Queen Elizabeth Grammar School and OFSTED “Outstanding” Horncastle Infant & Primary School. Grammar Schools are also situated in the nearby towns of Caistor and Louth.

Market Rasen is located 5 miles from the property and offers a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and provides various restaurants, public houses, health care providers and good local schooling; Primary Schooling - Market Rasen C of E Primary (Ofsted Graded ‘Good’), Secondary Schooling - De Aston School (Ofsted Graded ‘Good’).

The historic Cathedral City of Lincoln is located around 25 minutes away and offers the highly regarded Lincoln Minster School, Cathedral Quarter, Cultural Quarter, Bailgate, Steep Hill, the attractive Brayford Waterside area, Eastgate Tennis Club and Lincoln County Hospital all within easily accessible.

Lincoln is a vibrant University City offering a variety of facilities including an excellent choice of schools in both the public and private sectors, colleges, shops, restaurants, public houses and leisure activities and provides daily direct trains to London Kings Cross, with additional regular connections to London via Newark-on-Trent in approximately 1 hour 20 minutes. There are very good roads links via the A46, A158, A15, A1 and A17.

The popular east coast beaches and nature reserves are about 40 minutes away by car.

The location has an excellent choice of several airports including East Midlands, Robin Hood Doncaster, Hull Humberside and slightly further afield Leeds Bradford, Birmingham and Manchester.

### TENURE

Freehold. For sale by private treaty. With no onward chain.

### SERVICES

Mains water and electricity with oil and 3 Phase to the outbuildings.

### FIXTURES & FITTINGS

Certain items may be available for purchase by separate negotiation.

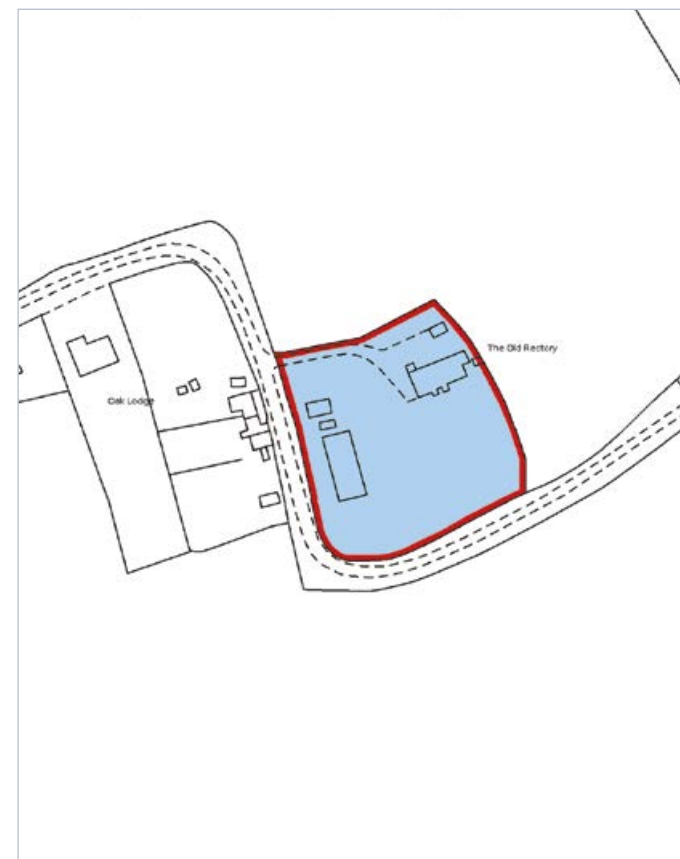
### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.









POSTCODE: LN8 5SQ

#### LOCAL AUTHORITY

East Lindsey District Council: 01507 601111

#### USEFUL NUMBER

Lincolnshire County Council: 01522 552222

#### COUNCIL TAX

The property is in Council Tax Band G.

#### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team.

#### AGENT

Ben Kendall

01522 504304

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