



## 2.36 Acres - The Old Rectory, Main Road

| Benniworth, Market Rasen | LN8 6JW

£1,100,000



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



# 2.36 Acres - The Old Rectory

Main Road |

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Designed by renowned Victorian church architect James Fowler, it was built in 1871. This Exceptional Former Rectory sits in Beautifully Landscaped Grounds of approximately 2.36 Acres. Located in a peaceful village nestled on the edge of the Lincolnshire Wolds, Area of Outstanding Natural Beauty it is surrounded by scenic walking, riding out, cycle routes and is all under open skies with no light pollution, making it a truly beautiful place to live. Ideally positioned for Louth, Market Rasen and Horncastle which offer between them Grammar Schooling, Independent Shopping and Leisure amenities plus Railway links for anyone wanting to travel further afield.

Lovingly owned by the same family for over fifty years and two generations, the house has undergone a comprehensive restoration including a new roof, boiler, and sewage management system. It offers a rare blend of period character and modern comfort. Arranged over three floors it has generous and well balanced living space including: Entrance Vestibule, Reception Hall with Minton Tiled Floor, Gothic Arches and Decorative Ceiling Dome over the Imposing Staircase. Living Room, Formal Dining Room, Study, Snug, Handmade Kitchen with Aga opening to Breakfast Room, Library, Utility Room, Boot Room and a Ground Floor Guest Suite of Bedroom, En-Suite and Sitting Room/Occasional Bedroom. Over the First and Second Floors there are Six Further Bedrooms (Main Bedroom with En-Suite), a Shower Room plus Jack & Jill Bathroom and Gymnasium.

Outside the established grounds of approximately 2.35 Acres include a Fernery Courtyard Garden, Woodland Garden and mature double borders. Previously opened as part of the National Garden Scheme, the gardens are stunning. It also benefits from Three Interlinking Garages and Ample Parking.

- Magnificent & Imposing Former Rectory
- Stunning Edge of Wolds Village
- Architect Designed by James Fowler
- Five Reception Rooms
- Glorious Gardens Surrounding
- Set in Grounds Approaching 2.5 Acres
- Cherished Family Home for Over Fifty Years
- Sympathetically Restored
- Seven Bedrooms, Four Bathrooms
- Triple Garage and Parking

## Entrance Vestibule

Approached through double opening wood panelled doors. Minton tiled floor. Windows to both sides. Panelled inner door to:-

## Imposing Reception Hall

21'10 x 13'10 - ceiling height measuring 10'5. (6.65m x 4.22m - ceiling height measuring 3.18m.)

Minton tiled floor. Dado rail. Coving. Window to front. Dog-Leg Staircase to First Floor Galleried Landing with ornate carved spindles and wood banister. Four ceiling roses.

## Living Room

21'10 into bay x 14'11 (6.65m into bay x 4.55m)

Ornate mantelpiece with wood burner, slate hearth and mirror over. Three windows overlooking the terrace and grounds beyond. High moulded skirting boards. Double radiator. Coving. Oak floor.







### Dining Room

19'11 x 14'11 (6.07m x 4.55m)

Fireplace with circular marble features and tiled hearth. Oak floor. Ceiling rose. Coving. High moulded skirting boards. Double radiator. Windows overlooking the terrace and grounds.

### Study

11'9 min x 12'7 min (3.58m min x 3.84m min)

Chimney recesses with fitted cupboards and shelving. Stone mantelpiece. Window overlooking the terrace and grounds. Ceiling rose. Coving. Double radiator.

### Inner Hall

Terracotta tiled floor. Coving. Double radiator. Door to terrace and grounds.

### Cloakroom

Terracotta tiled floor. White tiling to embossed dado tile. Large 'trough' sink in vanity unit with double cupboard under. Low level w.c. Window. Chrome heated towel rail. Coving.

### Snug

11'9 x 10'11 (3.58m x 3.33m)

Terracotta tiled floor. Window overlooking circular patio feature. Coving. Ceiling rose. Double radiator.

### Hand-Made Kitchen

14'11 x 13'11 (4.55m x 4.24m)

Finished in navy blue, this is a bespoke hand-made fitted kitchen which has panelled wall and base units, wall units having pelmets. Tall shelf unit. Matching 'Dresser' style unit with wooden surface. Central island with granite surface inset electric hob with 'hanging pot rack' over incorporating extractor hood. Oil fired Aga. Built-in microwave plus fitted oven. Additional run of units with granite surface. Display shelving. Coving. Terracotta tiled floor. Tiled splashbacks. Double radiator. Door to Utility. Window overlooking 'Fernery Courtyard Garden'. Double squared arch to:-

### Breakfast Room

15'4 into bay x 8'10 (4.67m into bay x 2.69m)

Three windows overlooking the front garden and driveway. Terracotta tiled floor. Double radiator. Coving. Double squared arch to:-

### Library

14'10 x 10'9 (4.52m x 3.28m)

Terracotta tiled floor. Hand-made fitted storage cupboards and shelving. Window to front overlooking the front garden and driveway. Double radiator.

### Utility Room

13'9 x 8'4 (4.19m x 2.54m)

Contrasting hand-made cream coloured wall and base units, wall units with pelmets, matching larder units and wood work-surfacers. Double wooden drainer with large inset white enamel Belfast sink. Window overlooking the 'Fernery Courtyard' Garden. Opening to Lobby and door to:-

### Boot Room

9'11 x 11'11 plus depth of cupboards (3.02m x 3.63m plus depth of cupboards)

Matching cream coloured hand-made larder cupboards. Double wooden drainer with Belfast sink. Matching wall and base units. Second staircase to First Floor. Sealed unit double glazed window and door opening to garden.

### Lobby Area

Terracotta tiled floor. Half double glazed door to 'Fernery and Tranquility Garden'. Door to Cellar: Which is under the Kitchen and the same size. Coving. Door to:-











#### Ground Floor Guest Suite Bedroom

12'10 x 14'4 (3.91m x 4.37m)

Terracotta tiled floor. Part vaulted ceiling. Built-in wardrobe. Double radiator. Double glazed, double doors opening to the 'Fernery Courtyard Gardenn'. Doors to Guest Suite Sitting Room/Occasional Bedroom plus En-Suite Bathroom.

#### En-Suite Bathroom

White suite of 'P' shaped bath with shower and screen over. Wash hand basin in white high-gloss vanity unit with cupboard and drawers under, matching wall mounted storage and illuminated mirror over. Terracotta tiled floor. Tiling to water sensitive areas with mosaic effect border tile. Low level w.c. Coving. Double radiator.

#### Guest Suite Sitting Room/Occasional Bedroom

14'3 x 9'5 (4.34m x 2.87m)

Terracotta tiled floor. Part vaulted ceiling. Double radiator. Window overlooking 'Fernery Courtyard Garden'.

#### Galleried First Floor Landing

Ornate moulded ceiling dome feature over the staircase. Four ceiling roses. Wooden banister. Dado rail. Coving.

#### Main Bedroom

22'20 into bay x 15'1 (6.71m into bay x 4.60m)

Three sash windows in the bay overlooking the grounds, additional window to side. Range of handmade bedroom furniture including four double wardrobes, one gentleman's compactum with drawers. Oak floor. Coving. Two double radiators. Door to:-

#### En-Suite Bathroom

12'10 x 5'6 (3.91m x 1.68m)

White suite of panelled bath. Double shower enclosure with 'rain' shower. Trough style sink in grey vanity unit with chrome handles. Low level w.c. 'Metro' style tiling. White heated towel rail. Two windows.

#### Bedroom Two

20'0 x 14'11 (6.10m x 4.55m)

Oak flooring. Handmade vanity unit finished in a cream colour with cupboards, drawers and a wooden surfaces with inset 'trough' style sink. Tiled splashbacks. Two windows overlooking grounds. Coving. Ceiling rose. Double radiator.

#### Bedroom Three

11'11 x 12'10 (3.63m x 3.91m)

Window overlooking the grounds. Wash hand basin in vanity unit finished in white high-gloss and having storage cupboards. Coving. Ceiling rose. Oak floor. Fitted cupboard. Double radiator.

#### Bedroom Four

13'10 x 12'5 (4.22m x 3.78m)

Oak floor. Handmade furniture including two gent's compactums, knee-hole dressing table, two book shelves and storage cupboards. Additional walk-in wardrobe. Two windows. Radiator in decorative cover. Door to 'Jack and Jill' Bathroom.

#### Bedroom Five

11'10 x 10'11 (3.61m x 3.33m)

Oak floor. Double radiator. Coving. Window. Opening to Dressing Area with double wardrobe. Coving. Window. Door to 'Jack and Jill' Bathroom

#### 'Jack and Jill' Bathroom

13'10 x 9'9 (4.22m x 2.97m)

White suite of large walk-in shower enclosure. Low level w.c. Wash hand basin in vanity with illuminated mirror over, white high-gloss finish cupboards and drawers under. Tiling to picture rail height. Coving. Double radiator. Window. Walk-in airing cupboard with hot water tank and shelving. Door to:-

#### Gymnasium

7'5 x 10'9 (2.26m x 3.28m)

Radiator. Two Velux rooflights. Sloping ceiling. Door to rear/second staircase.



Shower Room

White suite of large shower enclosure having 'rain' shower. Low level w.c. Tiling and 'mermaid' style boarding to water sensitive areas. Contrasting tiled floor. Heated towel rail. Window.

Second Floor Landing

Fitted cupboards. Access to eaves.

Attic Bedroom Six

12'5 max x 15'11 (3.78m max x 4.85m)

Sloping ceiling. Wood floor. Window overlooking grounds. Double radiator.

Surrounding Grounds & Gardens Approaching 2.5 Acre

Breathtaking gardens which have been part of the National Garden Scheme and open to the public to raise money for the British Red Cross, Riding for the Disabled and also the village church. Approached via a sweeping gravelled driveway with turning circle an parking for numerous cars. Undulating and sculptured lawns with Spring and Wildflower areas. Mature trees including a rare Weeping Ash and Indian Catalpa (Bean) Tree, Acer, Peony Trees plus a restful Woodland Area with cottage style planting and a 'Bandstand' seating area. Large wrap around terrace, a perfect spot for entertaining friends and family. Pergola walkway with climbing plants including clematis and aromatic honeysuckle and a a gorgeous Wisteria. Stunning Iris's and Alliums give stunning splashes of colour to borders. Cottage Garden with dazzling shows of colour from various flowering plants that leads to a Pergola and Seating Area, affectionately nicknamed the 'bus shelter' by the family. Fernery Courtyard with three pools and babbling water features give a zen feeling right outside your home with contrasting greens of the various ferns together with white Clematis flowers. Vegetable Garden with raised beds plus large Soft Fruit Garden. Robinsons Greenhouse plus Hartley Botanical Greenhouse. Irrigation system supplied by rainwater tanks with pump.

Hartley Botanical Greenhouse

10'8 x 17'2 (3.25m x 5.23m)

Housing two Apricot Trees, Nectarine Tree, Peach Tree and Two Fig Trees.

Three Interlinked Garages - Garage One

20'1 in length (6.12m in length)

Electric Charge Point. Electric up and over door. Light. Door to:-

Garage Two

14'0 x 14'1 (4.27m x 4.29m)

Up and over door. Fitted shelving. Boarded loft. Opening to Potting Shed/Tack Room and door to:-

Garage Three

14'1 x 14'1 (4.29m x 4.29m)

Electric up an over door. Light and electric.

Potting Shed/Tack Room

14'0 x 8'0 (4.27m x 2.44m)

Door to garden

Mower Store/Workshop

22'8 x 11'4 (6.91m x 3.45m)

Light and electric.

Additional Information

Tenure: Freehold

Services: Mains Water and Electric. No Gas. Private Drainage.

Energy Performance Rating: T.B.C.

Council Tax Band: G - East Lindsey











### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**Agents Note:**  
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.