



PAGET HALL, TYDD ST. GILES, CAMBRIDGESHIRE

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SMITHSGORE



# PAGET HALL

HOCKLAND ROAD, TYDD ST. GILES, CAMBRIDGESHIRE PE13 5LF

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A recreational lifestyle to aspire to in the countryside: A former rectory, designed by Sir George Gilbert Scott, set in secluded grounds of over 6.5 acres offering ample opportunities to nurture a growing family enjoying outdoor activities.

## Approximate mileages

Wisbech 6 miles • King's Lynn train station 16 miles (direct trains to King's Cross from 1hr 46 mins)

Peterborough train station 25 miles (direct trains to King's Cross from 50 mins) • Cambridge city centre 45 miles  
(Times and distances approximate)

## Accommodation in brief

**Ground floor:** Reception hall, sitting room, morning room, dining room/study, kitchen/breakfast/family room, butler's pantry, cold store pantry, laundry, scullery, freezer room and cloakroom.

**First floor:** Galleried landing, master bedroom suite with walk-in dressing room and spacious bathroom, six further double bedrooms (one with a shower), a shower room and a bathroom with separate WC and front and back staircases.

**Former Coach House:** garaging for three cars, former groom's room and first floor games/party room.

**Outbuildings:** Pump room, pool changing room, gardener's WC, log store, clear-span portal frame barn, two stables, a greenhouse and dog kennel.

Swimming pool, hard tennis court, wood fired pizza oven, fully fenced secluded grounds, mature trees, paddock, principal drive and secondary vehicular access, ample parking to the front and rear of the house. In all approximately 6.55 acres (2.65 ha).

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### Situation

Paget Hall is approached via a gravelled driveway through an avenue of mature trees and is situated in the centre of the sought after village of Tydd St Giles, on the Cambridgeshire/Lincolnshire border. Within the village is the first-class Tydd St Giles Golf and Leisure complex, with 18 hole golf course, leisure suite, fishing lake, bar and restaurant. There is also a church and the Kinderley community primary school (ages 4-11). The village is about 6 miles north of Wisbech and 5 miles to Long Sutton for shopping, with the larger centres of King's Lynn, Peterborough and

Cambridge within easy reach. The Virgin East Coast main line train service from Peterborough (about 25 miles) to King's Cross takes from 50 minutes (direct).

Wisbech Grammar School is a well-regarded Independent Day School for ages 5-18. Alternatively the Lincolnshire education system includes state Boys' Grammar and Girls' High Schools in Spalding with a bus running to both schools from the centre of the village.

### Historical Note

Paget Hall was designed by the architect, Sir George Gilbert Scott, who is famed for designing the iconic Grand Hotel at St. Pancras station London on behalf of the owners of the Midlands Railway Station, to dwarf the nearby hotel at King's Cross and signal their arrival in London. Scott's works also include the Albert Memorial in Hyde Park London and the Foreign Office.

The Rectory, as it was then known, was built in 1868 for Scott's brother, Canon John Scott who was rector in the village at the time. It incorporates many elements of his design for the hotel, to include the natural ingress of light, elegant galleried staircase hall, diaper patterned brickwork, ornate chimneys and carved stone arches.







## Accommodation

Paget Hall is an impressive family house both on first approach from the tree-lined avenue and from within. The elegant reception rooms to the southern end of the house all have high ceilings and magnificent views. In keeping with tradition, the service rooms are to the north and east. Scott created a light and airy house through a multitude of large casement and bay windows and high ceilings. Originally, it is believed that the front door was on the western elevation into the existing sitting room through its more ornate brick arch but was later altered to bring the front door straight into the breath-taking reception hall with galleried landing and the staircase, which is so distinctive of Scott's architectural design.

The current owner bought the Hall in 1997 and carried out an extensive renovation programme during 1998; so often needed with houses of this era. Modern heating systems were installed and a programme of rewiring, re-plumbing, roofing works, insulation to the lofts, timber treatment and damp proofing were all carried out where necessary, and these improvements remain in keeping with the original features of the house.

The kitchen/family room might be considered the heart of any modern home and this is no exception. The kitchen is fitted with bespoke painted units and timber worktops incorporating mainly NEFF appliances and an oil-fired 2-door Aga. It opens to the family room with a central open fireplace. Windows and doors lead out onto the swimming pool and covered dining terrace, extending to views over the garden. Ample service rooms accompany this kitchen so storage is well catered for.

To the first floor, which is accessed by one of two staircases, there are seven spacious double bedrooms. The master suite occupies the east and southern corner of the house and is notably spacious, both in the bedroom and ensuite bathroom with bay window. The remaining six bedrooms have the use of one bathroom with separate WC and a large shower room. Bedroom 7 also has a shower cubicle, as this room has been used as a gym in the past.

In all the accommodation extends to approximately 511.9 sq m (5510 sq ft).

## Gardens and paddock

The house is centred in the middle of its grounds measuring approximately 6.55 acres (2.65 ha) with landscaped gardens surrounding all sides. To the front of the house is a low maintenance lawn interspersed with mature parkland trees and a pond stocked with carp. To the north-east of the house is a stocked vegetable garden with raised beds and a greenhouse with power and water connected. There are a multitude of Spring bulbs throughout the grounds and especially in the northern belt of trees edging the boundary with the Shire Drain. Closer to the house the swimming pool and patio area has pleasant flower beds and clipped hedges. The paddock lies to the west of the house and can be accessed via the secondary drive if desired.

## Outbuildings and facilities

The Coach House now comprises parking for three cars and a store room on the ground floor, with an impressive L-shaped party room in the tall eaves with mezzanine to the first floor, creating the perfect place for children's parties and a teenagers' hideaway. Alternatively it would convert well to separate accommodation (subject to planning and listed building consent). An integral range of outbuildings to the house comprises a log store, gardener's WC, pool changing groom and the pump room accommodating the three boilers. Located away from the house is the double timber stable range enclosed with post and rail fencing and a modern clear-span portal frame storage barn.

The swimming pool is located outside the kitchen/family room and is flanked by two dining terraces; one being covered and accommodating "The Stone Bake" pizza oven which provides days of al fresco cooking and dining. Nearby is the hard tennis court with floodlighting for extending playing hours.

In summary; this property offers fantastic facilities for anyone looking for a superior lifestyle far from the madding crowd, yet still within daily commuting distance of London.



**Paget Hall, Tydd St Giles, PE13 5LF**  
**GROSS INTERNAL FLOOR AREA 512 SQ METRES 5510 SQ FT**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



## Outbuildings at Paget Hall, Tydd St Giles, PE13 5LF

GROSS INTERNAL FLOOR AREA 264.8 SQ METRES 2850 SQ FT

Denotes restricted head height



### General Information

#### Services

Mains water and electricity are connected. Drainage is to a septic tank. Oil-fired boilers and air source heat pumps provide dual heating for the house and swimming pool. The AGA is oil-fired.

#### Rights of Way, Easements & Wayleaves

The agents do not believe there to be any public rights of way crossing the property.

#### Planning

The property is Grade II listed but is not within a conservation area.

### Restrictive Covenants

The property is not permitted to use the word "Rectory" in its name and alcohol cannot be sold from the property.

### Agents' Notes

Please note that we are required to give notice under the Estate Agents Act 1979 that the vendor is related to a Partner of Maxey Grounds & Co LLP.

### Overage

A development overage covenant will be imposed on the sale reserving 33% of any value resulting from planning consent for additional dwellings within the property, or commercial use involving extension of the property for a 33 year period triggered by the

grant of consent and payable on implementation or sale following consent, whichever is first triggered. Conversion of the Hall to commercial use or the coach house to an annex or the addition of minor ancillary buildings would not trigger payment under the covenant.

### Local Authority

Fenland District Council, March, Cambs.

Tel: 01354 654321.

Council tax band: G with £2,785.48 payable for the 2015/16 tax year.

### Tenure

The property is for sale by private treaty with freehold tenure and vacant possession on completion.

### Fixtures and Fittings

All curtains, light fittings, pool/garden machinery and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

### Energy Performance Certificate (EPC)

EPC rating: exempt.

### Post Code and Directions

The post code for the property is PE13 5LF. From Wisbech, head north towards Long Sutton on the A1101. Then take the left turn onto the B1165 signed to Newton. Continue through Newton village and out to Tydd St. Giles. On entering the village, pass the school and continue down Church Lane. Pass the Church and bear around the left corner into Hockland Road. Just after the right turn to Cats Lane is the entrance to Paget Hall on the right hand side.

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills incorporating Smiths Gore. T 01780 484696 or Maxey Grounds & Co. T 01945 583123.

### Date of Information

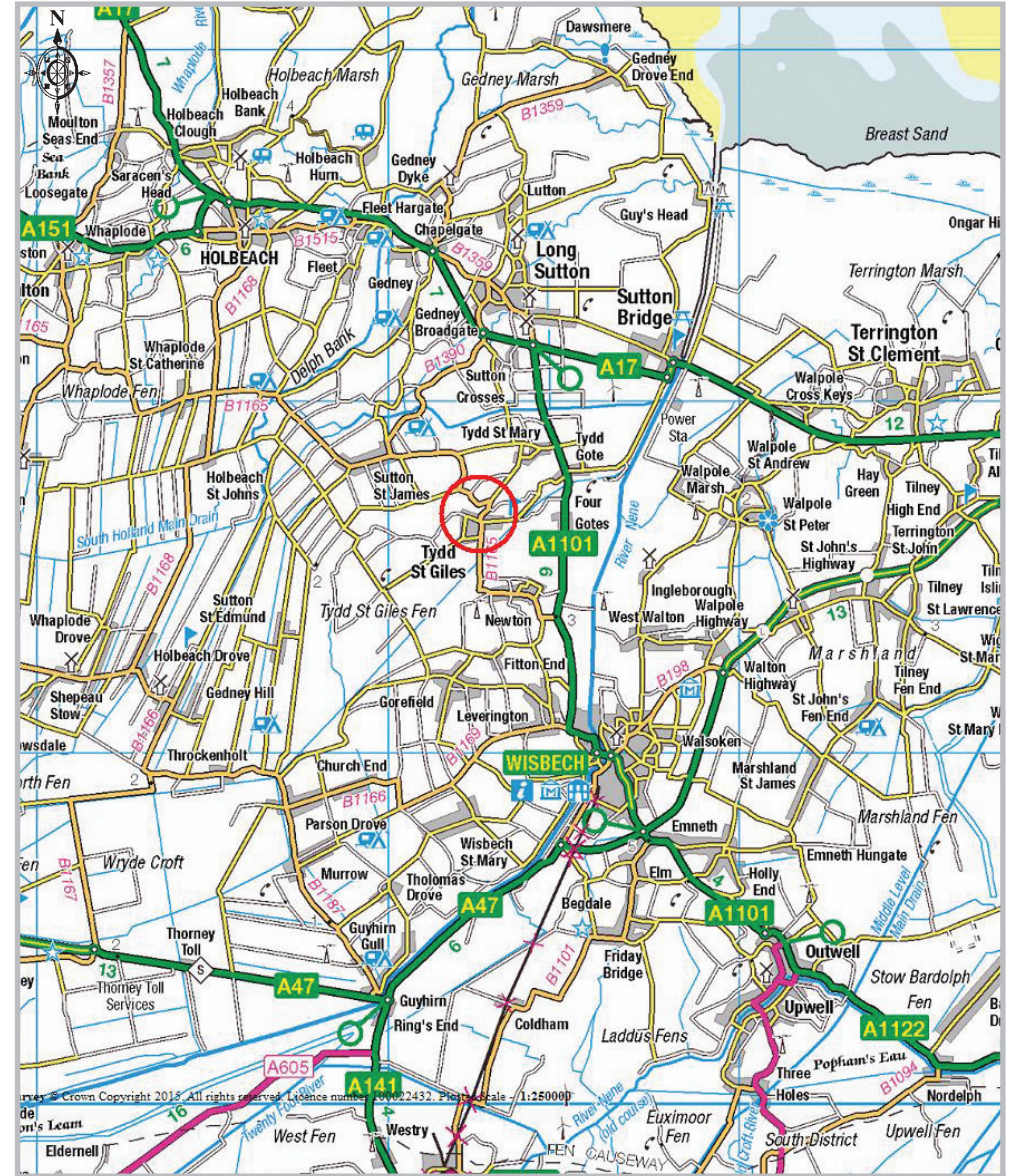
Particulars prepared – July 2015

Photographs taken – June 2015





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