



Asgarby Hall
Asgarby, Near Spilsby, Lincolnshire, PE23 4HX



Asgarby Hall

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An extremely rare opportunity to restore a superb property to its former glory. Extending to currently 3,945 sq. ft. (approx.) this is a very impressive detached six bedroom Period Hall with its own seven acres (sts) of land, in an elevated location commanding spectacular far reaching views of the Wolds

- Handsome brick built dwelling, part of which is believed to date back to the Georgian era with a pair of bay windows on the front facade and a traditional configuration with elegantly proportioned rooms throughout
- A six bedroom dwelling to include a large master bedroom suite and 5 further double rooms, 4 reception rooms and a large Farmhouse style Kitchen
- A pair of impressive formal reception rooms with a large central reception hall and study
- Land adjacent extending to approximately seven acres (sts) with great potential to recreate a grass parkland setting with a sweeping driveway direct from the main road.
- There is the possibility of extending the existing dwelling (stp)
- Quiet Wolds location, set well back from the lane with uninterrupted views over grazing land
- The vendors anticipate that the Hall will be restored having regard to its historical importance.

Sole Agents:

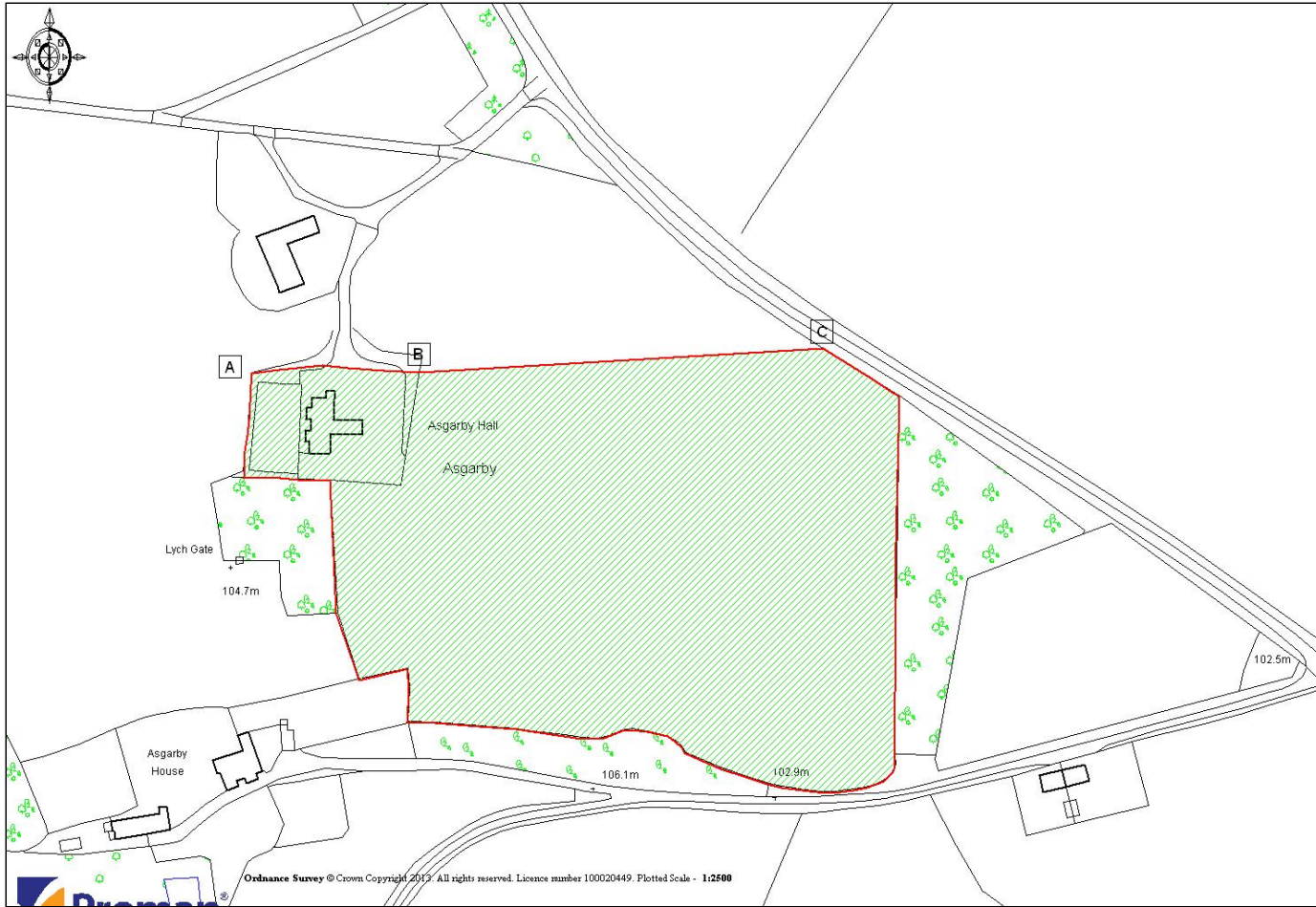
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Situation and Directions

To travel to the Hall from Horncastle take the A158 towards Spilsby, travel out of the town for around 3 miles to Scrayfield Top. Turn right onto the B1195 and proceed to Winceby and take the right hand turning signposted Asgarby. For the purposes of viewing the house, the Hall is to be accessed via the driveway of the neighbouring property called The Bungalow which is located just before the village of Asgarby, approx. 1 mile from the Winceby turnoff. The turning to The Bungalow is the 2nd driveway on the right hand side.

Asgarby is a delightful hamlet which is nestled on the edge of a steep valley giving a distinctly rural and old world feel. The market towns of Spilsby and Horncastle are within 6 miles, with Primary and Secondary schooling at Horncastle including Bannovallum Comprehensive and Queen Elizabeth's Grammar School. Both towns have supermarkets and a range of small independent shops, cafes and restaurants. The area is excellent for equestrian activities with miles of quiet lanes, wide verges for hacking and a number of large equestrian centres nearby including Sheepgate near Boston and LRAC at Louth.

The area offers a number of leisure opportunities to include National Hunt racing at Market Rasen, Motor Racing at Cadwell Park and the sandy east coast beaches

The Property

This imposing and elegant Hall has an elevated position giving spectacular views of the surrounding countryside. The house offers an exciting project to restore a fabulous property to its former glory, in a beautiful setting with views over a grassed valley with a lake and on to miles of open countryside. The rooms are of excellent proportions with high ceilings and period features to include bay windows, a large gallery landing and a wide reception hall. The plot and surrounding land extends to 7 acres allowing the creation of a long driveway (STP) leading from the lane to the Hall, giving great potential for an equestrian setup, parkland setting and/or a smallholding. A number of outbuildings have been demolished in previous years as clear from the historic photograph on page 3, but some concrete bases remain. The Hall, which is thought to date back to the Georgian era has undergone restoration work to its slate roof and gutters within the last 4 years. The T shaped building is seated on a good sized plot which offers an opportunity to landscape into delightful gardens of manageable size. The plot is presently protected on three sides with high hedging and the land is presently laid to grass.

Accommodation (the enclosed floorplans are indicative of room layout with approximate room dimensions, for identification purposes only and not to specific scale)

A timber doorway leads to the attractive **Entrance Lobby** with a quarry tiled floor, a large arched window and a part glazed (presently boarded) door leading to;



Entrance Hall

With some of the quarry tiled floor still intact this wide and impressive central hallway leads from one end of the house to the other and features a wide staircase which rises to the first floor gallery landing. Doorways lead to;

Study

A character rich, double aspect room which features a bay window, a fireplace with a tiled surround and a recessed alcove with shelving.

Reception Hall

A fabulous hallway of impressive proportions with an archway branching onto the central hallway and a floor to ceiling stained glass window to the front of the house.

Drawing Room

A large room of elegant proportions with a wide bay window and views to the front over the lake, valley and surrounding countryside.

Dining Room

Another large room of good proportions and a bay window to mirror that of the drawing room and a fireplace (without a surround).

Accessed from the central hallway an archway leads to the **Rear Passage** with doorways to;

Kitchen

This spacious room has the scale of a traditional country house Kitchen giving ample space to create a modern dining/kitchen featuring a double aspect, a doorway to the outside and a large fireplace (no surround) with chimney breast. Much of the quarry tiled floor is still intact and there are bacon hooks to the ceiling..

Utility Room/Pantry

Adjacent to the Kitchen with a quarry tiled floor, original meat hooks in the ceiling and a north facing window.

A doorway leads from the central hallway to the **Side Passage** which forms a good sized space ideal for a Cloakroom, there is an attractive arched window and a doorway to;

Side Lobby

With a window to the rear and an attractive arched door to the outside.

Sitting Room

With a window to the front taking in the views, an open fire (no surround) with chimney breast.

A door leads from the central hallway to the **cellars** (which have not been inspected) we understand that there are 2 cellars underneath the main reception rooms.

Outside (please refer to the enclosed site plan)

The Hall is presently accessed along a driveway which runs past the neighbouring property which is occupied by the present owner. The Hall is situated well back from the lane giving potential to create a parkland setting with a driveway through the grounds before arriving at the property. The land was

formerly subject to agricultural rotation but has now been laid to grass. The garden area immediately surrounding the house was originally laid to lawns and kitchen gardens and will ideally be restored to create a delightful setting for the hall. Historically there were a number of outbuildings situated within the curtilage of the house which could be re-instated (STP) upon the exiting concrete pads (see photo of former glory). The property will be sold with vacant possession on completion.

Conditions of Sale

It will be a condition of sale that the purchaser erects and forever after maintains a stock proof post and four-rail fence along the boundaries marked A, B and C on the enclosed plan within 3 months of completion. Restrictive covenants will be imposed not to a) cause any nuisance or disturbance to the seller's retained land, b) use Asgarby Hall for any purpose other than as a single private residential dwelling, c) develop, extend or alter the property without the seller's prior approval, such approval not to be unreasonably withheld or delayed, d) install any windows in Asgarby Hall or erect other structures on the property which overlook Hall Farm Bungalow e) use the land and gardens included in the sale for any purpose other than as agricultural, equestrian, horticultural or amenity land ancillary to the use of Asgarby Hall as a single private residence or f) use the property for any business purposes. The Hall will be sold subject to matters referred to in a 1962 Conveyance and a copy is available from the selling agent on request. The property will be sold subject to all existing rights, covenants, easements and wayleaves etc.

The property will be sold subject to a personal right of pre-emption for the benefit of the lifetimes of the Seller and his wife, who are to have the right to purchase the property or any part back at market value before the freehold ownership of the property or any part can be transferred to third parties

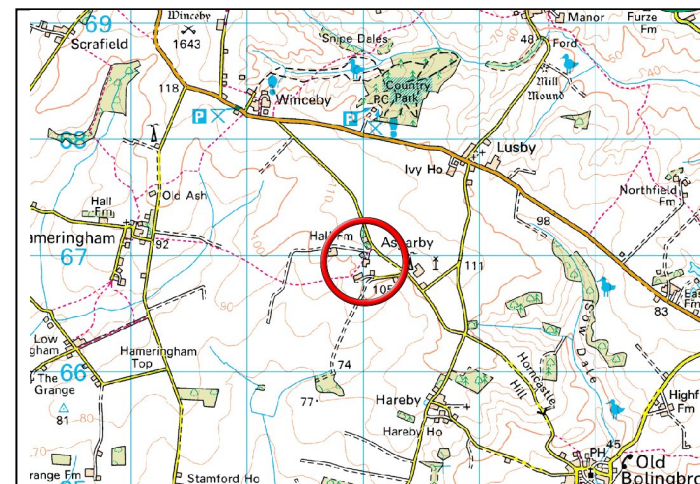
Viewing

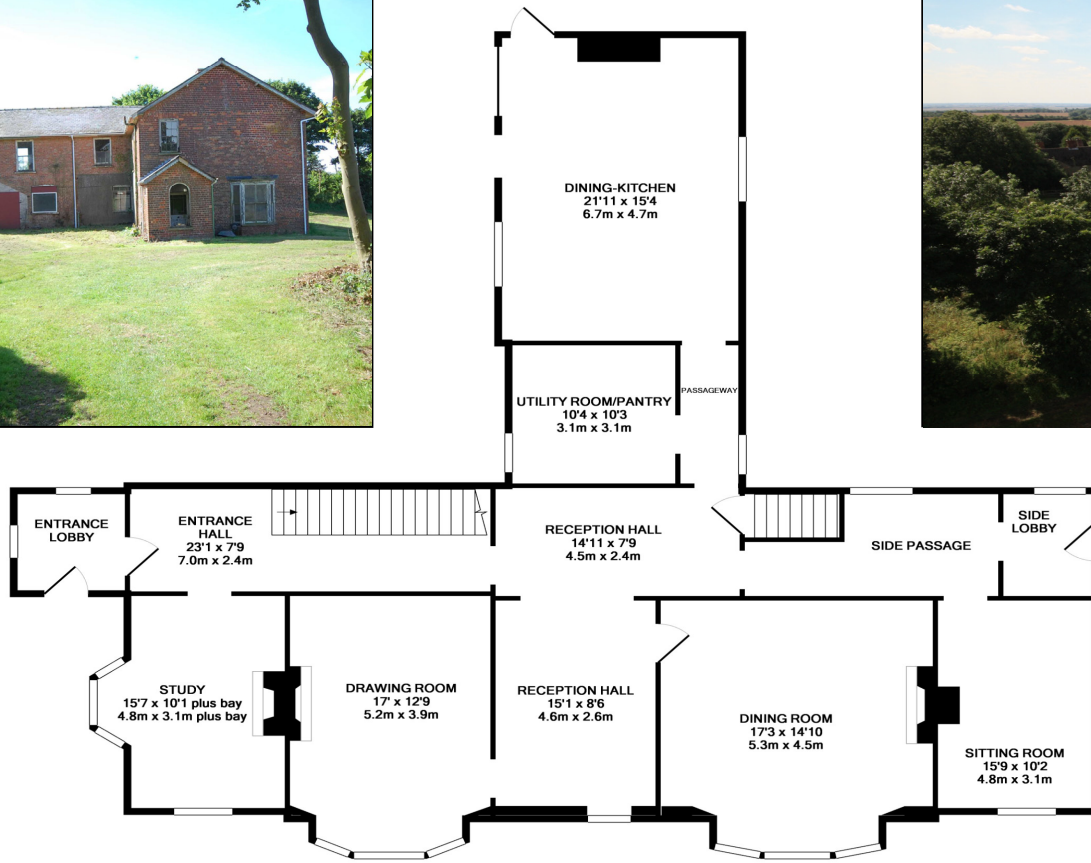
Strictly by appointment through the selling agent.

The building is in need of extensive restoration and repair and therefore potential buyers enter the structure entirely AT THEIR OWN RISK and any children attending a viewing should be kept under strict supervision.

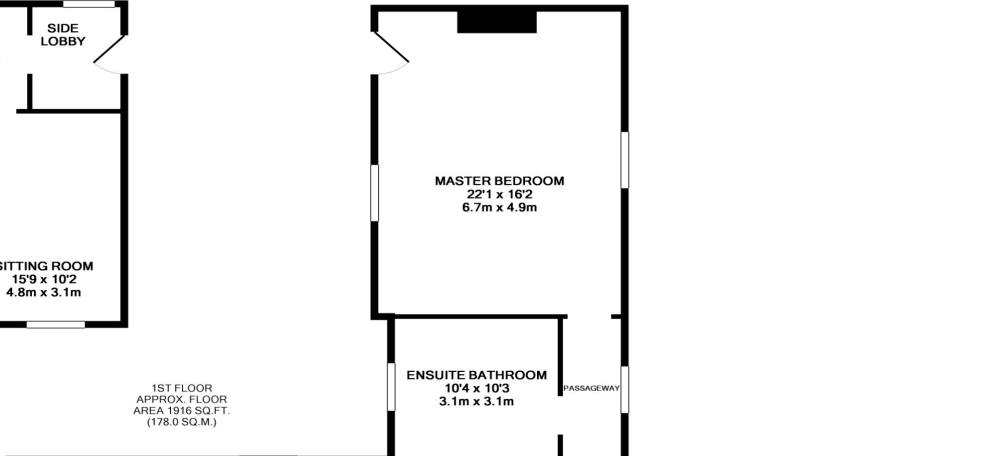
Important information

The purchaser will need to apply for a new mains water supply to be connected across the purchased land and for mains electricity to be connected. A new private drainage system will also be required. The extent of the land is described in accordance with copy land registry plans supplied by the seller and should be verified at sale stage. Maps and plans shown are not to scale and for identification purposes only.





GROUND FLOOR
APPROX. FLOOR
AREA 2029 SQ. FT.
(188.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1916 SQ. FT.
(178.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 3945 SQ. FT. (366.5 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floor Plans





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Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

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- (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.

