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ST LAMBERT'S HALL

Hallgate, Weston, Spalding, South Lincolnshire, PE12 6RH

LOT 1 – £985,000 Freehold

Country House set in private grounds, with parkland, garages and extensive outbuildings
Approximately 10.34 Acres (4.18 Hectares)

LOT 2 – £450,000 Freehold

Grade 1 Arable land adjoining LOT 1
Approximately 32.03 ACRES (12.96 Hectares)

SUBJECT TO CONTRACT

SPALDING 01775 765531 BOURNE 01778 420406



DESCRIPTION

LOT 1

The opportunity to acquire a property such as St Lambert's Hall is a rare occurrence in South Lincolnshire, particularly with a significant house which is set in secluded and very extensive grounds with mature trees and woodland.

There is potential to develop the two ranges of extensive buildings (subject to planning), all of this extends to 10.34 Acres (4.18 Hectares).

LOT 2 is the adjacent arable land, which is also available, being Grade 1 arable silt, and extending to 32.03 Acres (12.96 Hectares). The position of the property not only offers seclusion, (there is a working farmyard close by) but it is also conveniently located within easy reach of centres in South Lincolnshire, being only a few minutes' drive to Spalding and about half an hour from the expansion city of Peterborough.

The property and the immediate area has a rich history, and an early viewing opportunity is recommended. St Lambert's Hall (house) was (we believe), built in the early 1900's – The original St Lambert's Hall having been demolished in 1959 was located a little further into the 3rd party farmyard property adjacent to the north side.

Subsequently, the most recent owners extended the house in the early 2000's effectively doubling it in size. It has the benefit of Thermal Solar Panels, Central Heating, Double Glazing and is extremely well appointed.



LOT 1 - ACCOMMODATION

GROUND FLOOR

FRONT ENTRANCE PORCH

1.57m X 2m

RECEPTION HALL

13.7m x 1.8m Staircase off:

With majority ornate tiled floor. 2 radiators.

DRAWING ROOM (Right Hand Side)

5.99m (into bay) x 5.44m (max)

An elegant bay window to the front elevation floods the room with natural light, enhancing its fine period proportions.

Decorative coved cornicing and an ornate ceiling rose with pendant light fitting provide architectural detail, complemented by a picture rail that runs around the room. A decorative carved wooden fireplace surround houses a substantial Clearview Log Burning Stove which is a distinguished focal point, 2 radiators.

SECOND RECEPTION ROOM (Left Hand Side)

6.01m (into bay) x 4.39m (max)

With an elegant bay window to the front elevation, and further windows giving triple-aspect views of the property. Gas Fire with Period Style sculpted fire surround, High Ceiling, decorative coved cornice, ceiling rose, picture rail around the circumference of the room and an impressive antique period style centre light fitting, 2 radiators.

DINING ROOM (Rear Left-Hand Side)

5.62m x 4.47m (max)

Across the beautiful Victorian style tiled hallway from the kitchen and sun/garden room, lies the formal dining room with elegant decorative ceiling rose and chandelier detail and high ceilings. 2 radiators.

This ample sized room offers dual aspect views of the gardens and is well positioned to cater for formal occasions.

STUDY

2.48m (max) x 3.05m

Located at the rear of the house with views of the rear garden and paddocks this room is where the telephone/internet connections for the house are located. Radiator, and a large storage shelving unit.



THE KITCHEN/BREAKFAST ROOM

3.15m x 5.10m

The well-equipped kitchen has integrated appliances including microwave, full length fridge, range style cooker, (with extractor hood). There is an island breakfast bar area, and the room is open plan to the sun/garden room. There are recessed spotlights in the ceiling, wooden flooring and attractive natural stone-style worktops.

There is also a good-sized walk-in Pantry which offers extensive shelved storage.

From the kitchen there is access to a Utility Room (noted on page 5).

From this room there is access to the side patio area with feature BBQ/Firepit for outside entertaining

GARDEN ROOM/SITTING AREA

(Overlooking the rear garden and paddocks)

5.16m x 4.66m (max)

This is a beautiful light filled room leading off the kitchen and providing access directly to the rear gardens and paddocks. This delightful room has high ceilings with recessed spotlights and a centre ceiling fan. Radiator and two low level under window radiators.

The solid wood flooring continues through into this relaxing space, sash windows all around the feature bay designed room provide views and access to all aspects of the garden and the paddocks beyond.



UTILITY ROOM

2.69m x 2.52m (max)

With Victorian style tiled floor it is accessed from the kitchen and offers a further sink unit (stainless steel) with single mixer tap and cupboard under.

There is a further work surface with space for washing machine and tumble dryer with water and waste supply.

There is a tall built in storage unit located in this space.

Side external access door.

CLOAKROOM

Centrally located in the property on the ground floor accessed from the Reception Hall, the Cloakroom features a wall-hung hand basin with period architectural brackets, low-level WC, and radiator.

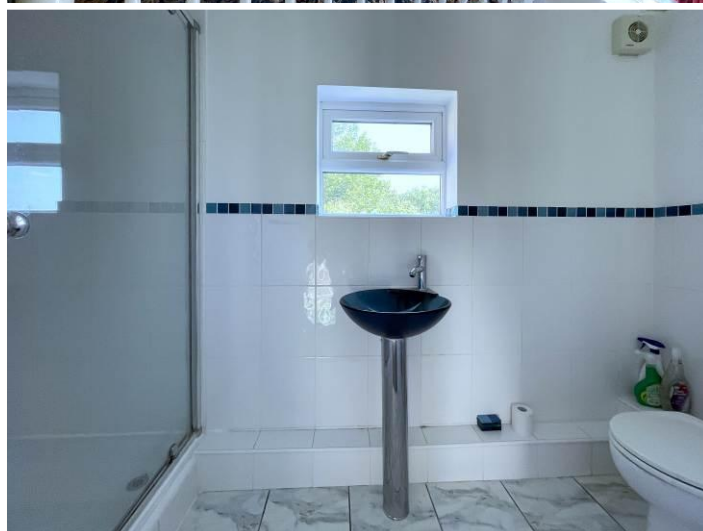
BOILER ROOM

3.2m x 1.16m

Access from the central Reception Hallway, the Boiler Room provides access to the side garden which affords privacy for clothes drying. The bunded oil storage tank is located a short distance from the house.

This room houses the oil-fired boiler and water softener, ornate glazed mahogany door with cat flap.

Property security alarm panel located in hallway next to door of Boiler Room.



STAIRS TO FIRST FLOOR ACCOMMODATION

An attractive feature return staircase leads to the first-floor landings.

Large open landing area with built in Airing Cupboard and further cupboard for linens, this cupboard also houses the hot water heating equipment which is connected to the Solar Panels.

Split level landing affording access to bedrooms at the front and rear of the house.

Fully carpeted to stairs and landing, 3 radiators, ornate light fitting over the stairs.

SHOWER ROOM

3.1m x 1.09m

Conveniently positioned on the landing to principally serve the front bedrooms, the Shower Room is fitted with half tiled walls and tiled flooring. It features a built-in fully tiled shower enclosure, wash hand basin and a low-level WC, vertical heated towel rail — all presented in a contemporary style.

FAMILY BATHROOM

1.78m x 3.26m

Half tiled walls to part, tiled flooring, full sized panelled bath, single pedestal wash hand basin and low-level W/C.

Wall mounted heated towel rail positioned above the bath, shaver point and coving, with views of the side garden.



PRINCIPAL BEDROOM No. 1 (Rear Right-Hand Side)

5.85m x 4.64m

An impressive principal bedroom suite with elegant wall lights and generous bay window area with delightful views over the grounds.

There are three radiators in this room. There is a central ceiling fan.

The full-length windows in the bay flood the room with natural light and provide views to all aspects of the garden and the paddocks beyond.

The room leads through to a Dressing Area and an en-suite Bathroom



DRESSING AREA

2.08m x 2m (max)

From the Principal Bedroom, an archway leads through to the Dressing Area, which is fitted with both double and single built-in wardrobes. A window to the side aspect provides natural light to this practical and elegant space



ENSUITE BATHROOM

2.5m x 2.68m

From the Dressing Area, you enter the bathroom, which features a traditional rimmed freestanding bath, pedestal wash hand basin, recessed spotlight fittings and a vertical heated towel rail. There is a separate w/c off with low level w/c, radiator and part tiled walls.



BEDROOM No. 2 (Front Right-Hand Side)

5.11m x 4.97m (max)

Bedroom No. 2 is a generously proportioned double room, enjoying views to both the front and side aspects. Two off set ceiling pendant light fittings. It is fitted with built-in, mirror-fronted double wardrobes, combining practicality with style. 2 Radiators.



BEDROOM No. 3 (Front Left-Hand Side)

5.15m x 3.40m

Bedroom No. 3 is a well-proportioned double room, with pleasant views to both the front and side aspects.

Centre spotlight fitting and radiator.



BEDROOM No. 4 (Centre Front)

4.58m x 3.45m

Bedroom No. 4 is a large single/small double room, fitted with double built-in wardrobes and providing access to the roof space via a hatch. It has a centre ceiling light pendant and radiator.



BEDROOM No. 5 (Rear Left-Hand Side)

L-Shaped room double bedroom

5.43m x 3.39m (max)

Bedroom No. 5 is an L-shaped double room at the rear of the house, featuring full-length picture windows that overlook the rear garden, with additional views of the side garden. 2 radiators.



BEDROOM No. 6 (Rear Centre)

2.68m x 3.73m (max)

Bedroom No. 6 is a single or small double room, enjoying extensive views over the rear garden, grounds and paddock.



OUTSIDE

Extensive grounds and structures including:-

Extremely well stocked borders, extensive lawn area and mixed mature trees. There is also an established pond area.

OUTDOOR BBQ/PIZZA OVEN

3.2m x 7.35m

An impressive garden folly provides a delightful focal point, enclosed by a low brick wall and finished with attractive floor tiling. At its heart stands a brick-built barbecue and pizza oven — the perfect setting for relaxed outdoor entertaining throughout the summer months. It also has a canopy to provide a degree of protection to the changes in weather.



GARDEN ROOM/SUMMER HOUSE

3.37m x 3.2m

Located to the right-hand side of the garden, this charming, well-appointed summer house offers a delightful outlook back towards the main residence. Built of timber with brick foundations, it features elegant double doors to the front, opening onto a smart paved terrace — an ideal spot to sit and enjoy the garden “in full bloom.”



BRICK BUILT GARDEN STORE

4.5m x 3.03m

Located at the side of the property there is a brick-built garden store, useful for storing gardening tools, materials and equipment.

More extensive paddock areas beyond the rear garden and to the side of the property leads down the tree lined avenue to further outbuildings.



PROPERTY FRONTAGE

A sweeping half-moon driveway leads to the front of the property, flanked by extensive lawns and amenity areas that form part of the beautifully kept formal gardens. This impressive approach culminates at the entrance to this distinguished country residence.





RANGE OF OUTBUILDINGS

(Including the old Blacksmith's Shop)

BUILDING No. 1

17m x 8.25m

With roller shutter doors, sliding door, trussed roof, brick built.

BUILDING No. 2 (attached)

17m x 6.5m

With steel trussed and glazed roof and constructed of brick. (including Alvan Blanch old Dressing Equipment)



REAR LEAN-TO/WOODSTORE No. 3

3.75m x 15.3m

Open fronted structure of steel and corrugated iron.

FODDER STORE No. 4

13.4m x 9m

Of timber and asbestos construction with external livestock collecting area.

(Access from this area to the paddocks).

ST LAMBERT'S HALL WORKSHOPS/GARAGES

WORKSHOP No. 1 (Left Hand Side)

6.90m x 6.10m

WORKSHOP No. 2 (Middle)

6.92m x 6.11m

WORKSHOP No. 3 (Right Hand Side)

6.85m x 5.7m (approx.)

Together with additional rear accommodation



FRONT CANOPY COVERED WASHDOWN AREA

19.5m x 7.5m

STORE BUILDING

9.25m x 3.5m (Gross External Measurements)

The range of buildings have quite recently had a renewed steel profile roof fitted.

Note

There is an underground tank connected to a disused oil pump. We understand that the tank is empty and has not been used by the current occupiers. To our knowledge, the tank has not been decommissioned.





ARABLE LAND (LOT 2)

Access to the arable land that lies mainly to the east and south-east of LOT 1. It is accessed through two entrances from Hallgate. The Land extends to approximately 32.03 Acres (12.96 Hectares) and comprises of two arable enclosures. Details as follows:

- A) TENURE/POSSESSION
The land has the benefit of Freehold Tenure and is available with Vacant Possession after 30th November 2025.
- B) LAND GRADE
This is Grade 1 according to the Land Classification Map of England and Wales
- C) SOILS TYPE
The land lies on the boundary of this Wisbech and Wallasea 2 series and is capable of growing a wide range of arable and horticultural crops.
- D) UNDER DRAINAGE
We are not aware that the land has recently been under drained.
- E) PILLBOX
There is a Pillbox in the north-west corner of the land, details of which we refer to later in these Particulars.
- F) ENVIRONMENTAL SCHEMES
The land has in part been entered into an Environmental Scheme, but this comes to an end on 30th November 2025
- G) DELINKED PAYMENTS
The Delinked payments for the years 2026/2027 will be retained by the outgoing tenant.

PAST CROPPING 2025

NORTH FIELD	SOUTH FIELD
2025 Onions	2025 Wheat
2024 Wheat	2024 Potatoes
2023 Sweet Williams	2023 Sweet Williams
2022 Sunflowers	2022 Sunflowers
2021 Winter Barley	2021 Winter Barley
2020 Gladioli	2020 Gladioli





At the time of inspection, we will advise as to the extent/end point of the public roadway (Hallgate). The roadway continues through the property and is owned with St Lamberts Hall, the subject of this sale – It is subject to a permanent Right of Way for the benefit of the adjacent Farm/Farmyard and buildings. In addition, this property has the benefit of a Right of Way over a short length of roadway beyond the metal gate leading to the right which gives access to the range of outbuildings including the Old Blacksmiths shop. The Right of Way is shown on the plan below hatched black and to the south end of paddock for house and LOT 2.

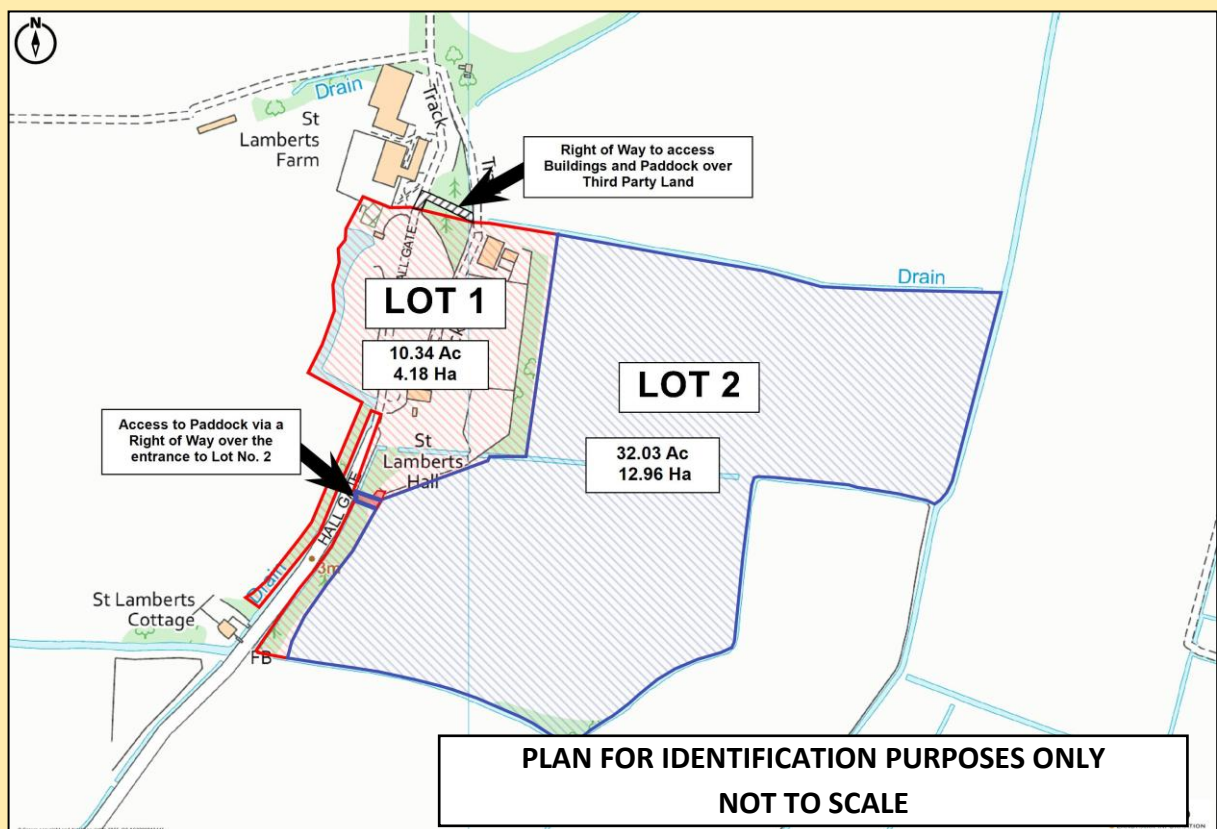
CLAUSE:

There has been notification in the area that National Grid are considering upgrading and reinforcing the network by way of additional pylon lines in the Weston Marsh area. Interested parties must make their own specific enquiries as to these proposals. It is part of a project that involves the construction of approximately 140 km of new overhead transmission lines from Grimsby to Walpole and associated new sub stations in the vicinity of Spalding in the South Holland District and Walpole together with other locations.

PLANNING:

HISTORICAL NOTE:

The original St Lamberts Hall was demolished (we believe in the 1960's) and the present St Lamberts Hall was acquired by the late Mr and Mrs Gordon Mills in the early 2000's following which they significantly extended the house with a substantial addition to the rear.



FLOOR PLAN

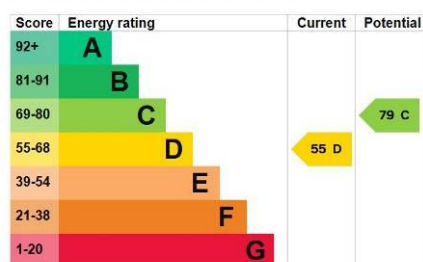


EPC RATING

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

TENURE Freehold

Vacant Possession available upon completion for LOT 1

Vacant Possession available after 30th November 2025 for LOT 2

SERVICES

Mains water and electricity are connected to the house.

Foul Drainage for the house is to a Private Drainage System.

Oil fired central heating. No mains gas available.

The outbuildings benefit from their own domestic electricity supply meter.

COUNCIL TAX BAND: D

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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VIEWING

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: S11770 (Oct 2025)

Note these particulars were prepared in September/October 2025

Photographs of the property were taken during the summer of 2025

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