



The Rookery
Hemingby, Lincolnshire







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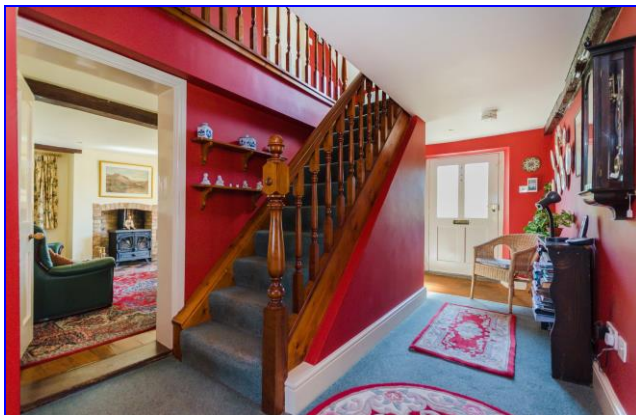
The Rookery is a genuinely outstanding Grade II listed detached residence with origins c. 1700, of considerable charm and character in a very appealing location that enjoys quality country views over the River Bain and Wolds countryside beyond.

The property stands on a plot extending to approx. 3 acres (sts) on Coalmore Road in the sought after village of Hemingby. The property sits in an attractive formal garden and has an extensive range of outbuildings offering huge potential subject to the necessary consents and has an adjacent 2 acre (sts) paddock to the rear.

The internal accommodation comprises: entrance hall, sitting room, dining room, music room, conservatory, study, kitchen, utility room and cloakroom to the ground floor with master bedroom suite, three further bedrooms and family bathroom to the first floor.

The property has a two bedroom cottage, The Stables, studio with mezzanine, large two storey barn, four workshops and eight open barns surrounding a courtyard offering potential for further accommodation or business development subject to the necessary consents. The studio and workshops have been in business use in the past

Hemingby is a popular village benefiting from an active community. At the heart of the village is St Margaret's Church. There is a also a village hall, Coach & Horses public house and children's play area. Hemingby is located a five minute drive away from the Georgian market of Horncastle with its range of shopping and social facilities.





Ground Floor

Hallway

Having exposed ceiling beams and phone point.

Sitting Room

Having multi fuel stove inset to feature brick fireplace, pine flooring and window shutters, exposed ceiling beams and tv point.

Dining Room

Having fire grate inset to stone fireplace, oak flooring and window shutters and exposed ceiling beams.

Music Room

Having electric stove inset to stone fireplace (having open chimney), exposed ceiling beams and double doors to the:

Orangery

Having underfloor heating and bespoke sun blinds to the roof panels.

Study

Having built-in cupboards to fire opening and one alcove, shelving to other alcove and phone point.\

Kitchen

Having a good range of base and wall cupboards and one and a half ceramic sink plus drainer inset to roll edge worktop. Aga range cooker, ceramic hob with fitted extractor hood over, built-in eye level combination oven and dishwasher and space and connection for fridge freezer. Stone floor and phone point.

Utility Room

Having sink inset to worktop, floor standing boiler, space and connection for washing machine and tumble dryer and stone floor.

Cloakroom

Having low level wc, wash hand basin and stone floor.

Galleried Landing

Having double storage cupboard and access to loft space

Bedroom Suite

Having **bedroom** with exposed wall timbers and part sloping ceilings opening into the **rear landing area** with exposed wall timbers and part sloping ceilings. **Dressing area** having built-in dressing unit, wooden floor and part sloping ceilings. **Bathroom** having corner bath, shower cubicle, low level wc, wash hand basin and wooden flooring.

Bedroom Two

Having exposed wall timbers and part sloping ceilings.





Bedroom Three

Having Victorian style fireplace and part sloping ceilings.

Bedroom Four

Having Victorian style fireplace and part sloping ceilings.

The Stables

Kitchen
Cloakroom
Sitting Room
Study
Galleried Landing
Two bedrooms
Bathroom
Shower Room

The Studio

Having living/kitchen/dining area and cloakroom downstairs with mezzanine bedroom above.

Outbuildings

Two Storey Barn 37' 7 x 26' 4 (11.76m x 4.98m)

Workshop 1 14' 2 x 7' 4 (4.32m x 2.23m)

Workshop 2 14' 1 x 9' 9 (4.29m x 2.97m)

Workshop 3 14' 2 x 13' 2 (4.32m x 4.01m)

Workshop 4 14 x 16' 1 (4.90m x 4.27m)

Open Barns – a bank of 5 open fronted barns 14' 7 x 10' 2 (4.44m x 3.10m) each

Open Barns – a bank of 3 open fronted barns 15' 9 x 8' (4.80m x 2.44m) each

Outside

The property is approached through a pair of 5-bar gates onto the driveway to the side of the property and leads to the courtyard that is surrounded by The Stables, the Studio, the barns and the workshops. Continuing through the yard is a second access gateway and gravel area to the paddock.

The rear garden is paved alongside the property and immediately to the rear creating a beautiful seating area making the most of the extensive open views across the Bain Valley and Wolds countryside beyond. The rear garden is predominantly laid to lawn with mature trees and shrubbery beds inset. A trellis fence separates the lawn area from a formal vegetable garden with pathways, cold frame and greenhouse. There is also an area of mature trees and a shed and summerhouse. The boundary to the front and one side is mixed high hedging and mature trees inset. The boundary to the rear is low post and rail fencing and low mature hedging to maximise the open views over the adjacent paddock and beyond.

The grass paddock has a feature circular pond and well maintained post and rail fencing and hedging to boundaries.







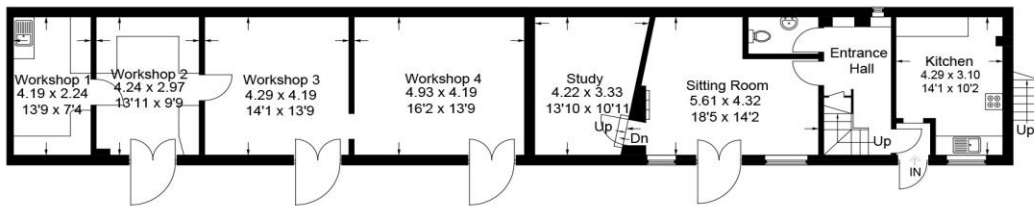
Utilities: Mains water and electricity with drainage to a private system. Oil fired central heating. Council tax band E for The Rookery and band B for The Stables.

Notes: The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

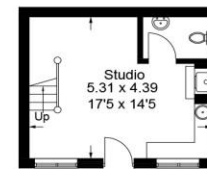
Services: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

Viewing: By appointment with the agent's Horncastle Office, Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY.
Tel. 01507 522222; Fax. 01507 524444; Email: horncastle@robert-bell.org
Website: <http://www.robert-bell.org>

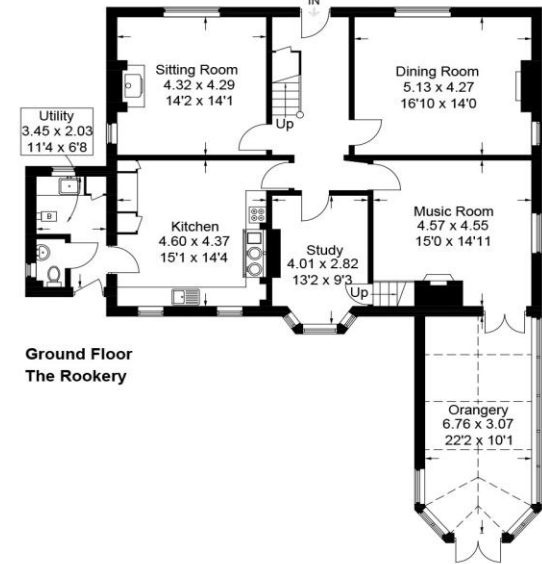
These details were prepared on 8 May 2017



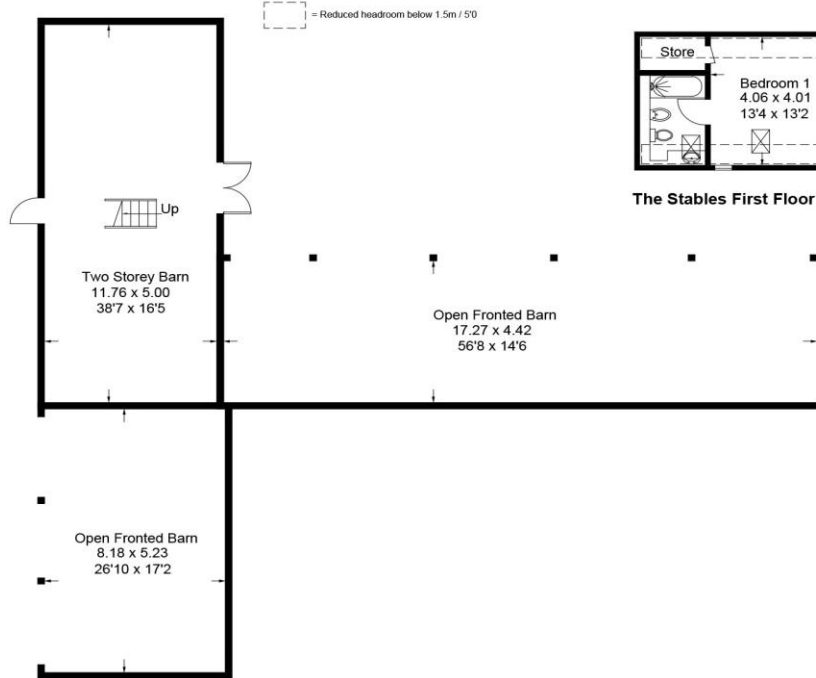
The Stables Ground Floor



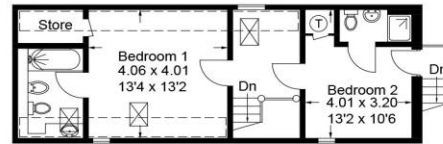
Studio - First Floor



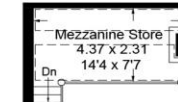
Ground Floor
The Rookery



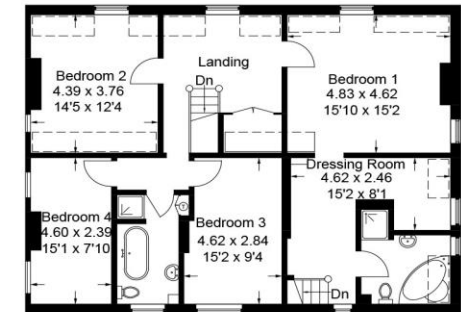
Barn - Ground Floor



The Stables First Floor



Studio - Ground Floor



First Floor
The Rookery



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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