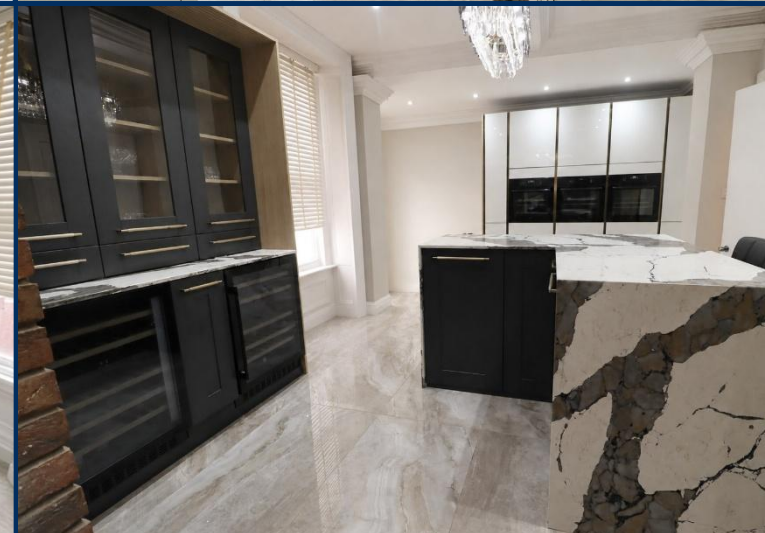
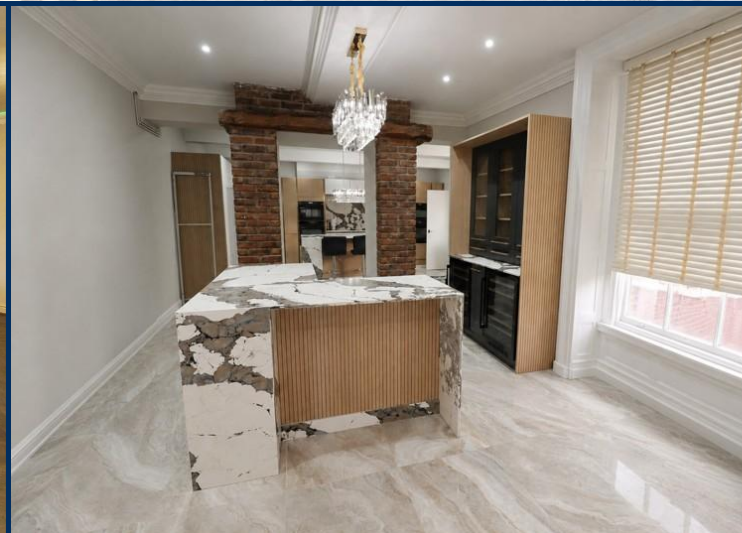






The Old Rectory High Street Caenby LN8 2EE

The Old Rectory is a magnificent former Rectory, occupying an exceptional private setting extending to just under 1.6 acres (STS) of mature gardens, woodland and grounds within the highly desirable village of Caenby. The principal residence offers an impressive 715 sq m of accommodation, complemented by an attached six bedroom annex, providing an abundance of versatile living and bedroom space ideal for a substantial family home, multi-generational living or a variety of other uses. The property has recently undergone a comprehensive and impressive programme of improvements, creating a wonderful blend of character, scale and modern living, whilst retaining some areas for a new owner to complete and personalise. Approached via electric gates, a generous block-paved driveway provides extensive parking and leads to the property, with the grounds extending through beautifully established gardens, mature trees and woodland, together with a natural pond and a range of useful outbuildings. A truly exceptional and individual property, where the scale, setting and versatility of the accommodation can only be fully appreciated by an internal inspection. Viewing is essential to appreciate the remarkable home and enviable position The Old Rectory has to offer.

ASKING PRICE
£1,500,000

Visit us online at www.mundys.net
Or call 01522 510044

29 Silver Street, Lincoln, LN2 1AS



ACCOMMODATION

ENTRANCE HALL

Featuring tiled flooring, storage cupboard and two radiators.

GAMES ROOM

24' 3" x 23' 1" (7.40m x 7.06m) With two double glazed windows and door to the front aspect, laminate flooring and two radiators.

WASH ROOM

With twin wash hand basins on a vanity style unit, tiled flooring and splashbacks and double glazed window to the side aspect.

WC

With close coupled WC, tiled walls and flooring and spotlights.

WC

With close coupled WC, tiled walls and flooring, double glazed window to the side aspect and spotlights.

UTILITY ROOM

With wall and base unit, stainless steel sink with mixer tap over, tiled flooring and splashbacks and double glazed window to the side aspect.

LOUNGE

30' 5" x 20' 0" (9.29m x 6.12m) With double glazed French doors to the rear garden, three double glazed windows to the side and rear aspects, impressive media wall with space for television and sound bar, side storage shelving with inset lighting and feature electric fire, tiled flooring and three radiators.

INNER HALLWAY

With staircase rising to the first floor landing, tiled flooring, storage cupboard, understairs storage cupboard and radiator.

DINING ROOM

18' 2" x 14' 11" (5.56m x 4.55m) With double glazed windows to the side and rear aspects, decorative fireplace, laminate flooring and radiator.

KITCHEN

36' 10" x 18' 1" (11.25m x 5.52m) Refitted with a stylish range of wall and base units with work surfaces over, five eye level electric ovens, integrated dishwasher, two wine coolers, space for American fridge freezer, undermount sink with side drainer and mixer tap over, two islands with breakfast bars, tiled flooring and splashbacks, spotlights, two radiators, door to the front aspect and double glazed windows to the front and side aspects.

BEDROOM

17' 11" x 14' 11" (5.48m x 4.55m) With two double glazed windows to the rear aspect, laminate flooring and two radiators.

EN-SUITE BATHROOM

14' 11" x 7' 4" (4.55m x 2.26m) Fitted with a five piece suite comprising of freestanding bath tub, walk-in shower cubicle with rainfall shower head, twin wash hand basins on a vanity stand and close coupled WC, towel radiator, tiled walls and flooring, spotlights and two double glazed windows to the side aspect.

SITTING ROOM

16' 6" x 11' 9" (5.04m x 3.59m) With double glazed French doors to the rear garden, three double glazed windows to the side and rear aspects, spotlights, laminate flooring and two radiators.

PANTRY

7' 3" x 5' 9" (2.21m x 1.76m) With tiled flooring, spotlights and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin on a vanity stand, towel radiator, tiled walls and flooring, spotlights and double glazed window to the rear aspect.

UTILITY ROOM

13' 9" x 12' 7" (4.20m x 3.86m) With a range of work surfaces, twin stainless steel sinks with side drainers and mixer taps over, spaces for appliances, tiled flooring, spotlights and double glazed window to the rear aspect.

BREAKFAST ROOM

13' 11" x 10' 1" (4.25m x 3.09m) With two double glazed windows to the side aspect, laminate flooring and radiator.

SITTING ROOM

19' 1" x 19' 9" (5.83m x 6.02m) With double glazed French doors to the front aspect, double glazed window to the side aspect, further door to a courtyard area and radiator.

OFFICE

7' 10" x 7' 10" (2.41m x 2.41m) With double glazed windows to the side and rear aspects and serving hatch to the entrance hall.

BOILER ROOM

With two oil fired central heating boilers and double glazed window to the side aspect.

ENTRANCE HALL

CLOAKROOM/WC

With close coupled WC, two urinals, wash hand basin, tiled walls and flooring and double glazed window to the side aspect.

BEDROOM

11' 5" x 11' 2" (3.48m x 3.42m) With double glazed window to the side aspect and radiator.

EN-SUITE

Fitted with a three piece suite comprising of shower cubicle, wash hand basin and close coupled WC, radiator and double glazed window to the side aspect.

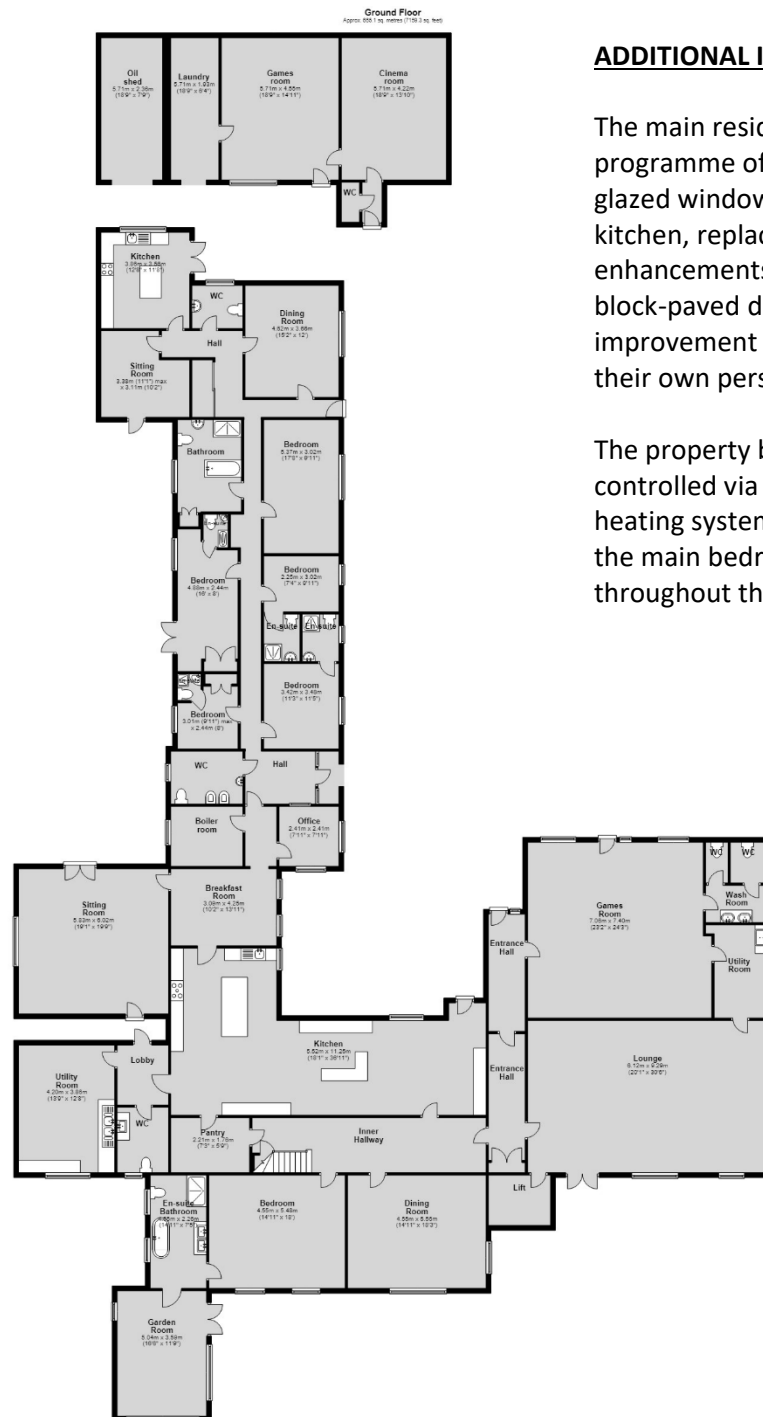
BEDROOM

9' 10" x 8' 0" (3.01m x 2.44m) With double glazed window to the side aspect, storage cupboard and radiator.

EN-SUITE

Fitted with a three piece suite comprising of shower cubicle, wash hand basin and close coupled WC, radiator and double glazed window to the side aspect.





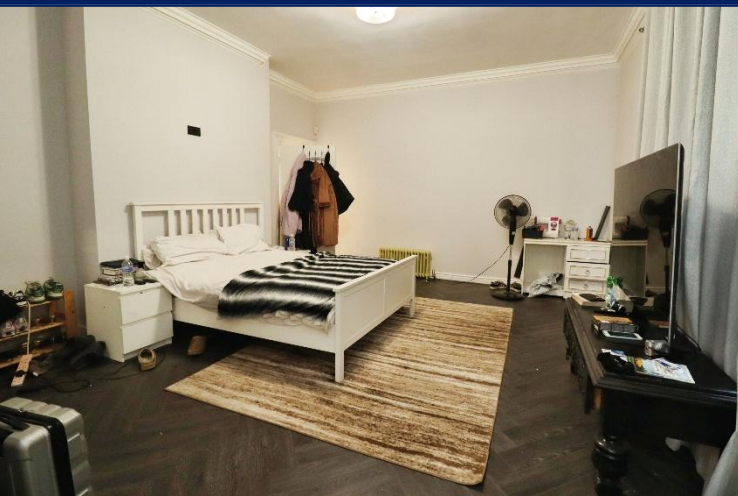
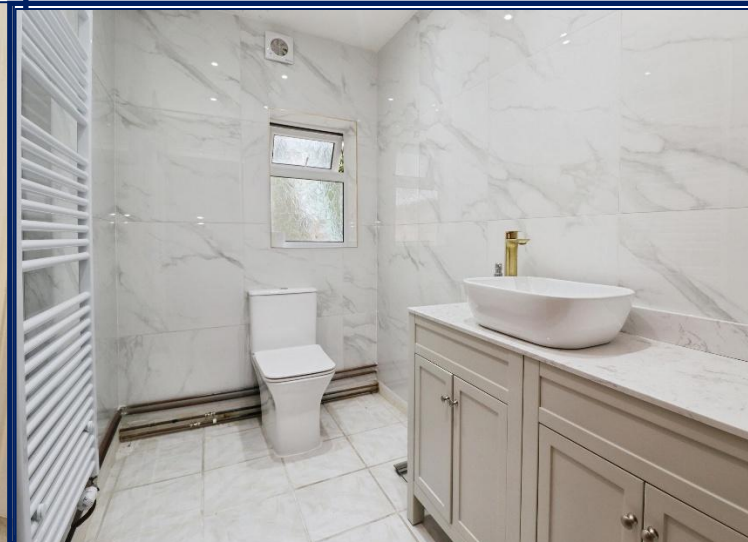
ADDITIONAL INFORMATION

The main residence has recently undergone an impressive and comprehensive programme of improvements, including the installation of replacement double-glazed windows, new flat roofs, re-cladding to the extension, a stylishly refitted kitchen, replacement bathrooms and new flooring throughout. Further enhancements include a replacement central heating system, an extensive block-paved driveway and widespread redecoration, resulting in a substantial improvement to the property whilst retaining scope for a new owner to add their own personal finishing touches.

The property benefits from a range of smart-home features, all conveniently controlled via your smartphone. These include a smart-controlled central heating system for easy and efficient temperature control, smart LED lighting in the main bedroom, kitchen and hallway and smart-controlled showers throughout the property.



Total area: approx. 913.5 sq. metres (9832.5 sq. feet)



BEDROOM
16' 0" x 8' 0" (4.88m x 2.44m) With double glazed window to the side aspect, storage cupboard and radiator.

EN-SUITE
Fitted with a three piece suite comprising of shower cubicle, wash hand basin and close coupled WC and a radiator.

BEDROOM
9' 10" x 7' 4" (3.02m x 2.25m) With double glazed window to the side aspect and radiator.

EN-SUITE
Fitted with a three piece suite comprising of shower cubicle, wash hand basin and close coupled WC and a radiator.

BEDROOM
17' 7" x 9' 10" (5.37m x 3.02m) With double glazed window to the side aspect and radiator.

BATHROOM
Fitted with a four piece suite comprising of panelled bath, shower cubicle, wash hand basin and close coupled WC, storage cupboard, tiled walls and flooring, radiator and double glazed window to the side aspect.

REAR HALL
With entrance door and large storage cupboard.

SITTING ROOM
11' 0"(max) x 10' 2"(max) (3.35m x 3.1m) With double glazed door to the rear aspect and radiator.

DINING ROOM
14' 8" x 11' 1" (4.49m x 3.39m) With double glazed window to the side aspect and radiator.

KITCHEN
12' 7" x 11' 8" (3.86m x 3.56m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, central island, radiator, double glazed window to the rear aspect and double glazed French doors to the side aspect.

FIRST FLOOR LANDING
With tiled flooring, Velux window and radiator.

MASTER BEDROOM
21' 3" x 14' 5" (6.48m x 4.40m) With two double glazed windows to the rear aspect, laminate flooring and two radiators.

EN-SUITE BATHROOM
With luxurious jacuzzi bath tub, twin wash hand basins and close coupled WC, steps down to a shower room with walk-in shower cubicle with rainfall shower, two towel radiators, tiled walls and flooring, spotlights and two double glazed windows to the side aspect.

DRESSING ROOM
16' 9" x 12' 10" (5.11m x 3.92m) With a range of fitted wardrobes, double glazed windows to the side and rear aspects, laminate flooring, spotlights and radiator.

BEDROOM
18' 7" x 18' 0" (5.67m x 5.49m) With two double glazed windows to the side aspects, walk-in wardrobe, laminate flooring and radiator.

EN-SUITE BATHROOM
Fitted with a five piece suite comprising of freestanding bath tub, walk-in shower cubicle, twin wash hand basins on a vanity stand and close coupled WC, towel radiator, tiled walls and flooring, spotlights and double glazed window to the side aspect.

BEDROOM
23' 5"(max) x 19' 3"(max) (7.14m x 5.87m) With double glazed windows to the side and rear aspects, laminate flooring and radiator.

WALK-IN WARDROBE
12' 2" x 5' 0" (3.73m x 1.53m) With laminate flooring and spotlights.

EN-SUITE BATHROOM
Fitted with a five piece suite comprising of freestanding bath tub, walk-in shower cubicle, twin wash hand basins on a vanity stand and close coupled WC, towel radiator, tiled walls and flooring and spotlights.

BEDROOM
14' 7" x 14' 5" (4.45m x 4.41m) With double glazed windows to the side and rear aspects, laminate flooring and radiator.

BEDROOM
13' 5" x 12' 9" (4.09m x 3.91m) With double glazed window to the front aspect, laminate flooring and radiator.

FAMILY BATHROOM
Fitted with a four piece suite comprising of corner bath, walk-in shower cubicle, wash hand basin on a vanity stand and close coupled WC, chrome towel radiator, tiled walls and flooring, spotlights and double glazed window to the front aspect.

DETACHED ENTERTAINMENT AREA

ENTRANCE
With doors to WC and cinema room.

WC
With close coupled WC.

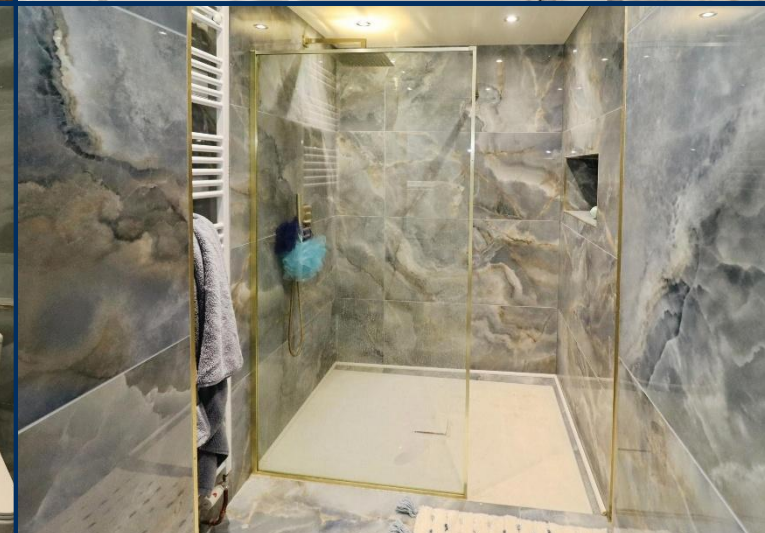
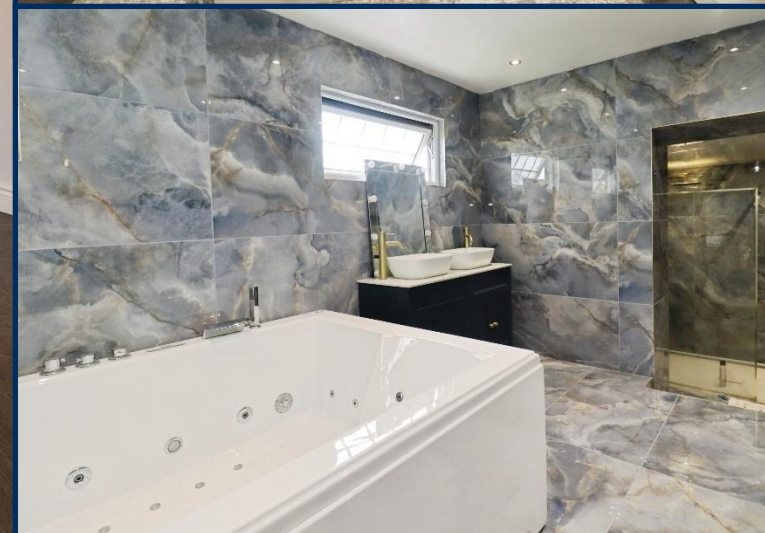
CINEMA ROOM
18' 8" x 13' 10" (5.71m x 4.22m)

GAMES ROOM
18' 8" x 14' 11" (5.71m x 4.55m) With double glazed window to the front aspect.

LAUNDRY ROOM
18' 9" x 6' 3" (5.74m x 1.93m) With spaces for washing machines and tumble dryers.

OIL STORE
18' 8" x 7' 8" (5.71m x 2.36m)

OUTSIDE
The property is situated on just over 1.6 acres (STS) of mature woodlands and lawned gardens. There are two electric gates which give access to the sweeping block paved in and out driveway. There are a range of outbuildings, a formal lawned garden and paved seating area with steps down to an extensive woodland area and a natural pond.



LOCATION

Caenby is a peaceful and picturesque rural village situated in the heart of the Lincolnshire countryside, approximately 12 miles north of Lincoln. Surrounded by attractive open farmland and rolling countryside, the village offers a tranquil setting while remaining conveniently positioned for access to Lincoln, Market Rasen and the surrounding towns and villages. The nearby A15 provides excellent road links, making Caenby an appealing choice for those seeking a quieter village lifestyle without being too far from everyday amenities. The area is well placed for enjoying the beautiful Lincolnshire countryside, with numerous walking and cycling routes nearby.

SERVICES

All mains services available. Oil Central Heating.

EPC RATING – TBC

COUNCIL TAX BAND – H

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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