



The Old Vicarage
Salem Street | Gosberton | Lincolnshire | PE11





KEY FEATURES

- *A Fine Mid-Victorian Former Vicarage Situated in the South Lincolnshire Village of Gosberton*
 - *Ideal for Village Life with a Variety of Local Amenities and Circa 6 Miles from Spalding*
 - *Offering Period Living with High Ceilings, Fireplaces and Fine Proportioned Rooms*
 - *Drawing Room, Sitting Room, Dining Room, Snug and a Modern Garden Room Extension*
 - *Five Bedrooms, Two with En Suite Shower Room and a Spacious Family Bathroom*
 - *Separate Former Coach House with Potential for Conversion to Studio Annex (Subject to Planning)*
 - *Garden and Grounds with Lawns and Decked Area is Approximately Half an Acre*
 - *Total Accommodation of Main House Extends to 3,325 Sq. Ft*
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This imposing, red brick and stone, former Victorian vicarage stands in the heart of the South Lincolnshire village of Gosberton, about 6 miles north of the pretty market town of Spalding where there are highly sought after grammar schools and high schools, a wealth of shops and amenities and a train station which connects with Peterborough where fast trains to London take 46 minutes. Many other excellent schools are also in the locality, and there are good road links to the A1, and along the A17 eastwards into Norfolk, and the A52 to Nottingham in the west.

This impressive house most of which was built in 1848 has been added to over the years. The coach house dates back to 1720.

The Old Vicarage is a very handsome, period house of fine proportions with high ceilings and an abundance of original features including quarry tiled flooring, panelled doors, deep skirtings, mouldings, dado rails, ceiling roses in virtually every downstairs room and original fireplaces in every single room, even the family bathroom. Various inscriptions from different periods, such as the '1914' carved into the stone on the side of the house reveal its history, and on the ridge tiles, fleur-de-lys finials reflect those on the church tower behind. It is understood that there are cellars in the property, the entrance to which was closed by previous owners, but legend has it the Vicarage is connected by tunnel to the nearby church.





The owners, who have lived here about five years, were attracted to the property as it was the perfect family home with a large garden ideal for young children growing up, and in a village environment. Certain features about the house such as the recently added sunroom and the scope the rooms provide were also appealing factors.

The fairly recent addition of considerable insulation under the floorboards, together with the thick walls, ensures an exceptionally warm house. The

current owner says, "Although much had been done on the house, we also made our mark by updating the quality bespoke kitchen. We installed new oak worktops, tiling and painted all the units, and added a Graphite 110 cm Everhot range with a focal surround which is a wonderful centre point and gives a lovely warmth to the kitchen; it's ideal for leaving a casserole to slow cook to come home to at the end of the day. The kitchen has a very practical layout with plenty of storage."





The property is presented in very good order with the owners having decorated almost throughout in a choice of predominantly pale, neutral hues which enhances the feeling of light, space and calm. "The drawing room was completely redecorated in 2020 when it was relined and painted in Little Greene's Slaked Lime," informs the owner. "It's such a cosy room in winter with the log-burner alight, but bright and airy in summer - a wonderful room for entertaining or just relaxing." The sitting room extends into an area which benefits from French doors onto the front garden.

"The traditional dining room we felt was superfluous to our needs so it has become a home office as it has two huge, bright windows and is a quiet room away from rest of the house. There is also space in this room to double up with fitness equipment." she suggests.

The house has a fantastic layout with some splendidly large and some other smaller utilitarian rooms. There

is a walk-in pantry and two additional storage rooms close to the kitchen, one housing a chest freezer and drinks fridge along with plenty of shelving, and the other room serving as a laundry and drying room with a ceiling pulley clothes airer and extensive build in cupboard provision. The washing machine, tumble dryer and boiler (it has oil fired central heating) are in another area off the kitchen. Here there is a terracotta quarry tiled floor leading into a boot room and door to outside.

Also, at this end of the house is the spectacular sun room with its expansive glazing of the roof lantern above and the two pairs of huge French doors opening onto the terrace and garden. The owner raves, "We have loved the sunroom which is fantastic for entertaining; we've hosted numerous children's parties where the table at one end is laid with food and there is still room at the other end for party games and activities; we also held a milestone birthday party here with a huge extendable table that seated 16, but the room could easily fit in 50

people."

Venturing up one of two staircases, there are five bedrooms, although one is small - currently used as a study - and a commodious family bathroom with a central roll-top bath; two bedrooms enjoy ensuite shower rooms with washbasins and WCs. There is a lit walk in cupboard with the burglar alarm and the property has CCTV. The master bedroom is a glorious, generous room which has recently been recarpeted with a super-soft loop-pile carpet, and painted to co-ordinate with the split-level en-suite and dressing area. "It's a beautiful room with three windows and you can sit at the dressing table and look out to fields and a beautiful beech tree in the front garden," she enthuses. "The second bedroom has been ideal for friends or other family members as it is self-contained and private." There is also a vast loft which has useful access to the roof via a skylight into a valley gutter. The loft offers potential to develop the property further, subject to planning.









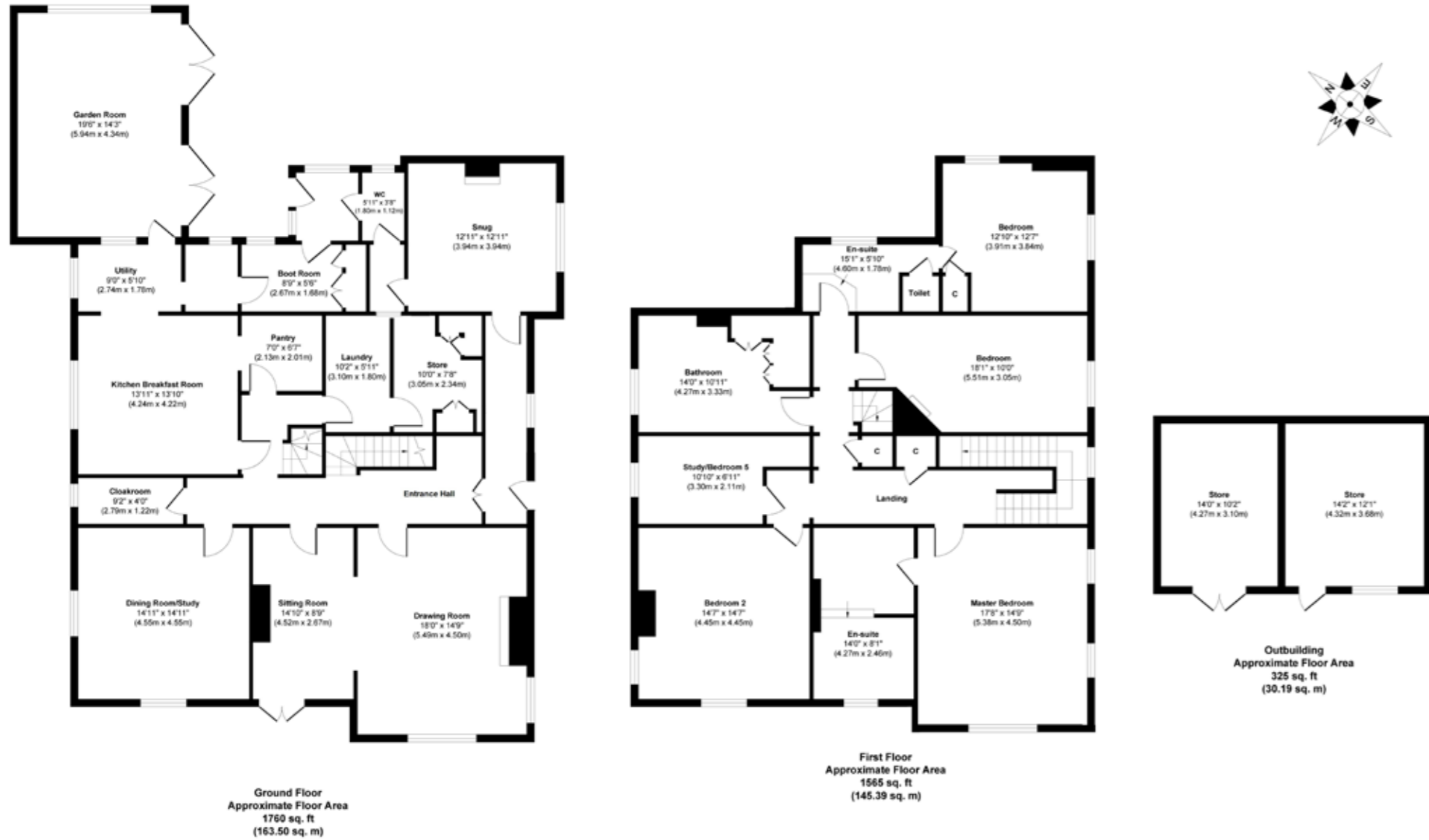
The garden is about half an acre in size and features mature deciduous and coniferous trees and shrubs, and expansive lawns. It is in a sheltered spot with a lovely view of the magnificent village church tower and spire of St. Peter's and St. Paul's behind. The extensive terrace is made up of stone slabs, brick, and decking, and provides plenty of places to bask in the sun or shade with modern and traditional overhead canopies. The circular gravel path around the lawns and terracing was apparently originally used over a century ago by horses as access to and from the coach house.

The owners have done considerable work on the garden adding structure and new borders but mindful of keeping it relatively low maintenance. The gravel drive has been reconfigured at the front so it sets off the house beautifully and provides space to park at least 5 cars. There is a second smaller drive access at the other side of the house. They also introduced some raised beds surrounded by oak sleepers, at the back.

“The lawn area neatly houses a climbing frame and has witnessed lots of cartwheel and gymnastic practice! We have grown all sorts of veg including beans, broccoli, leeks and cut flowers in the raised beds and there are also fruit cages and high yielding fruit trees in the garden. The greenhouse has generated bountiful crops of tomatoes, peppers and cucumbers as well as allowing me to raise plants and flowers from seed. The children have been actively involved as they love getting their hands dirty! We also have four happy free range chickens!” exclaims the owner.

The old coach house is another great asset to the property. It contains relatively new wooden flooring and panelling with a heater, power, internet access, even a water supply, and has made excellent outdoor storage but could be used as an office or gym. “We have superfast fibre broadband to the property and a mesh booster that ensures good connection in all areas of house. The village has a lively spirit and has lots to offer with two village halls that hold various classes such as Pilates and yoga, whilst there is an excellent butcher, delicious cakes at Victoria House tea room, a modern Co-op and community events are held throughout the year,” she concludes.





Total Approx. Floor Area of Main House Excluding Outbuilding 3325 sq. ft / 308.89 sq. m
Total Approx. Floor Area of Main House Including Outbuilding 3650 sq. ft / 339.08 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents notes:

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Local Authority: South Holland District Council

Council Tax Band: E

Services: Mains Electricity, Water, Drainage and Oil Fired Central Heating

Tenure: Freehold

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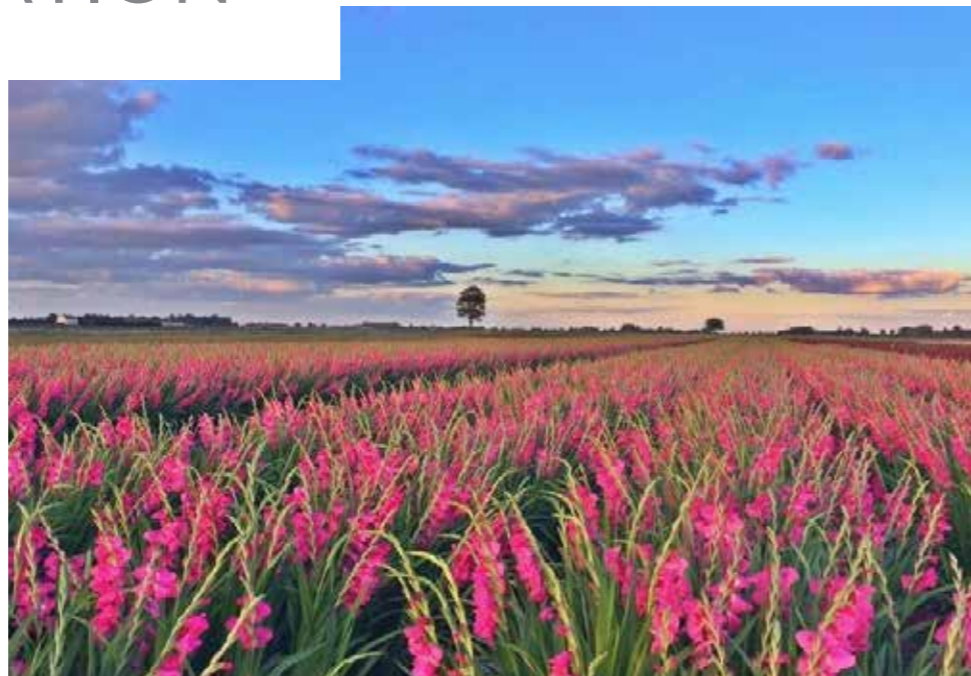
We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	50 D	74 C
39-54	E		
21-38	F		
1-20	G		





LOCATION



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