

FINE & COUNTRY

SEAS END HALL



MOULTON SEAS END
SPALDING, LINCOLNSHIRE



KEY FEATURES

- One of South Lincolnshire's Finest Small Country House Estates
- Approximately 24 Acres (STMS) of Gardens, Grounds and Paddocks
- Grade II Listed Property, a Georgian Frontage with Earlier Extensions to Rear
- Five Reception Rooms, Eight Bedrooms and Six Bathrooms
- Attractive Coach House with Annex Potential, Subject To Planning
- Three Brick Stables, Track, Feed and Hay Room, Rubber Based Manège
- Screen Ornamental Parterre, Kitchen and Vegetable Gardens, Green House
- Large Lawns, Semi-Mature Parkland, Spinney, Post and Rail Paddocks
- Two Tree Lined Driveways To Main House Plus Crew and Stable Yards
- Hosting Spalding CC, Immaculate Cricket Pitch and Club Pavilion





An extremely handsome, grade II listed, late Georgian country house stands on around 24 acres a couple of miles north of the very attractive, sought after village of Moulton with its primary school and village shops, and about 7 miles east of the pretty, market town of Spalding where there are further excellent schools and a wealth of shops, sports clubs and amenities.

Seas End Hall is a magnificent property set in beautiful grounds with formal gardens, paddocks and equestrian facilities, and even its own full-size cricket pitch with a substantial pavilion, all offering a truly splendid country lifestyle. Peterborough is 23 miles south, about a half hour drive, where trains to London take around 45 minutes – or you can pick up the A1 - making this a perfectly feasible location for a commute. Alternatively, Spalding is less than a 15 minute drive, where trains connect with Peterborough.





The red brick hall dating to the early 1800s with its typically Georgian symmetric façade is a fine, former farmhouse with large sash windows and stone steps rising to its central front door, an ornate fanlight above. Inside, an expansive entrance hall with flagstone floor and extraordinarily high ceilings (which continue to be a feature throughout the property) is centred between the two front reception rooms which are exceptionally generous, both with large fireplaces. Venturing further, you find a study beyond the main staircase, and a playroom leading to a snug on the other side of the hall. This, in turn, connects with a very spacious, dual aspect, farmhouse style kitchen occupying the rear wing of the house. A striking chequerboard, quarry tiled floor, a huge Aga in the impressive chimney breast, a central, timber island with oak worktop incorporates the sink, whilst in the other half of the room, space is for a large table and chairs for informal dining and a door leads into a generous pantry. The quarry tiled floor continues on through into the back hall and the boot room beyond; adjacent to this is the utility room. There are two downstairs WCs, one here and one to the front of the property; there are also two staircases, the main one and a narrower set, the servants' old stairs.

Upstairs, there are eight bedrooms in all. Light and airy landings lead to two commodious bedrooms at the front, a smaller one in between, the principal bedroom with a spacious, fully fitted en suite and dressing room, the other two sharing a bathroom. In the rear wing, two more bedrooms are en suite, and two others stand opposite a bathroom and a shower room. The eighth bedroom is up another flight of stairs occupying the second floor and is almost 19 feet long.

There is also a basement level – or cellar, with a window to the outside - which is accessed down stairs from the main hall and stretches the entire width of the house at over 45 feet.





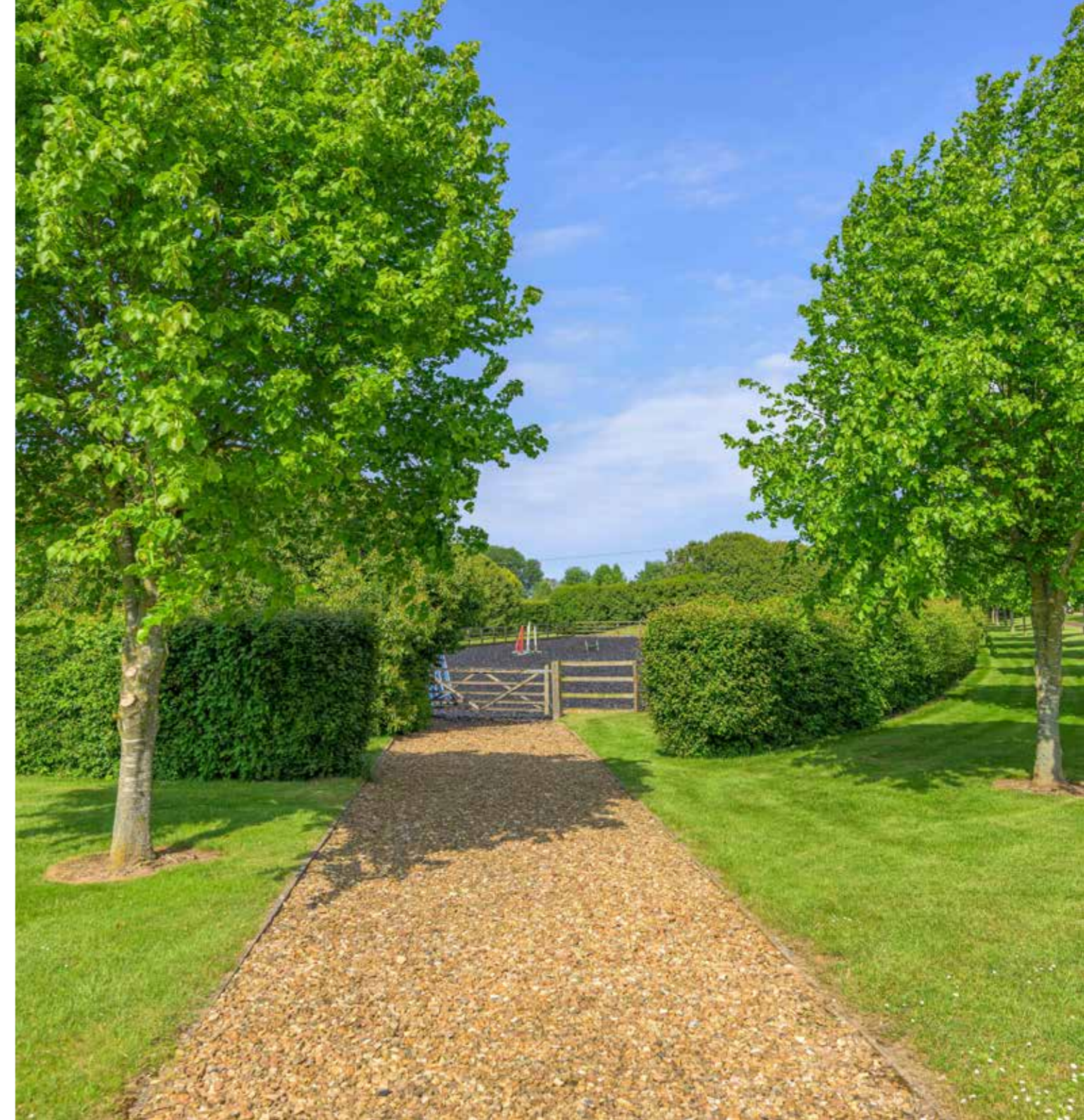


Outside, to the rear of the property, a sizeable coach house stands with 2 stables, garaging, storerooms, a workshop and a covered section with 5 bays, along the width of the building. It has a first floor space totalling over 900 square feet with four windows along one aspect, which could be utilised for all manner of things. Opposite this, is a stable block which has a further 2 stables, a cart shed, a changing room with shower, and a tack room with units containing a sink.

The whole property has been well maintained and the grounds are in superb order. The formal gardens close to the house with neatly trimmed dwarf hedging form a simple parterre which provides places to sit and relax or dine outside, and beds for growing vegetables beside a greenhouse. Mature trees are a splendid feature of the grounds whether in wooded areas, studded within parkland, or lining avenues; an arboretum is a special feature so too, a wild meadow with rambling walkways. Grazing paddocks are enclosed by post and rail, and an all-weather menage stands in a sheltered position also surrounded by post and rail and a bank of high hedging. A considerable amount of parking is available for numerous cars and horse boxes.









Although the location is beautifully tranquil with far reaching views over a rural landscape, road links are excellent with both the A17 and the A16 nearby, and the A1 accessed at Peterborough for the South and Newark for the North. The stunning North Norfolk coast is certainly within reach for a day trip, about a 50 minute drive (35 miles) starting at Heacham.

Schools in the area, both state and in the private sector, are excellent. The nearby village of Moulton has John Harrox Primary School rated Good by Ofsted, whilst Spalding has sought-after grammar schools – the High (for girls) rated Outstanding, and the Grammar (for boys) rated Good. Holbeach also has an Academy which is rated Good. Ayscoughfee Hall is a private prep school in Spalding, and Wisbech Grammar is another popular independent school (Junior and Senior) about a half hour drive. For boarding schools, within about an hour's drive are Oundle, Uppingham and Oakham, or Gresham's a little further, along the Norfolk coast.

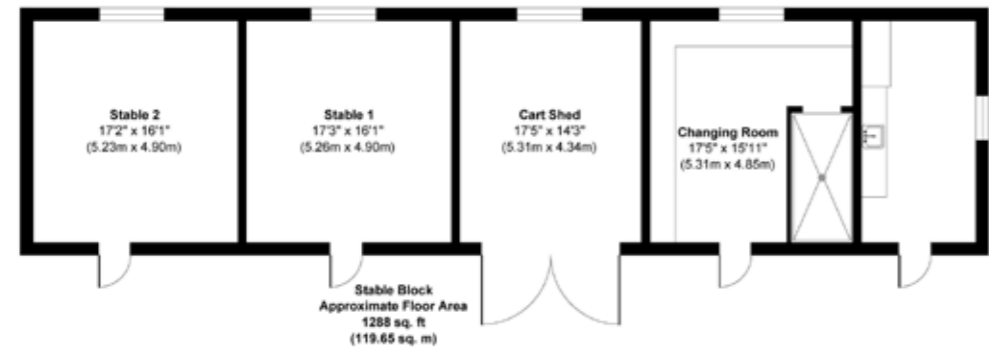




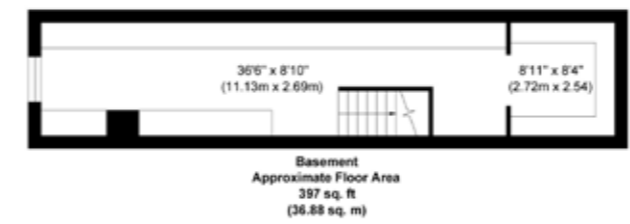
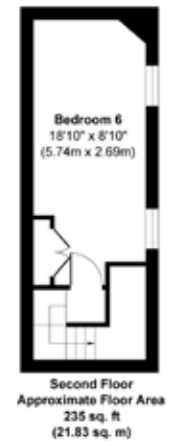
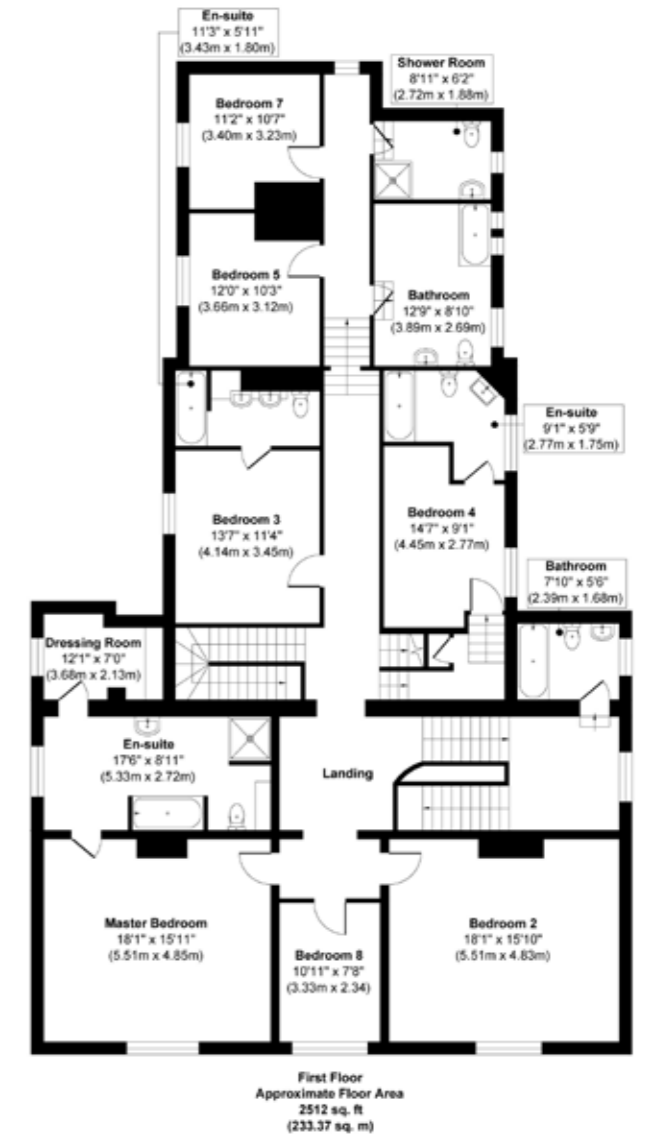
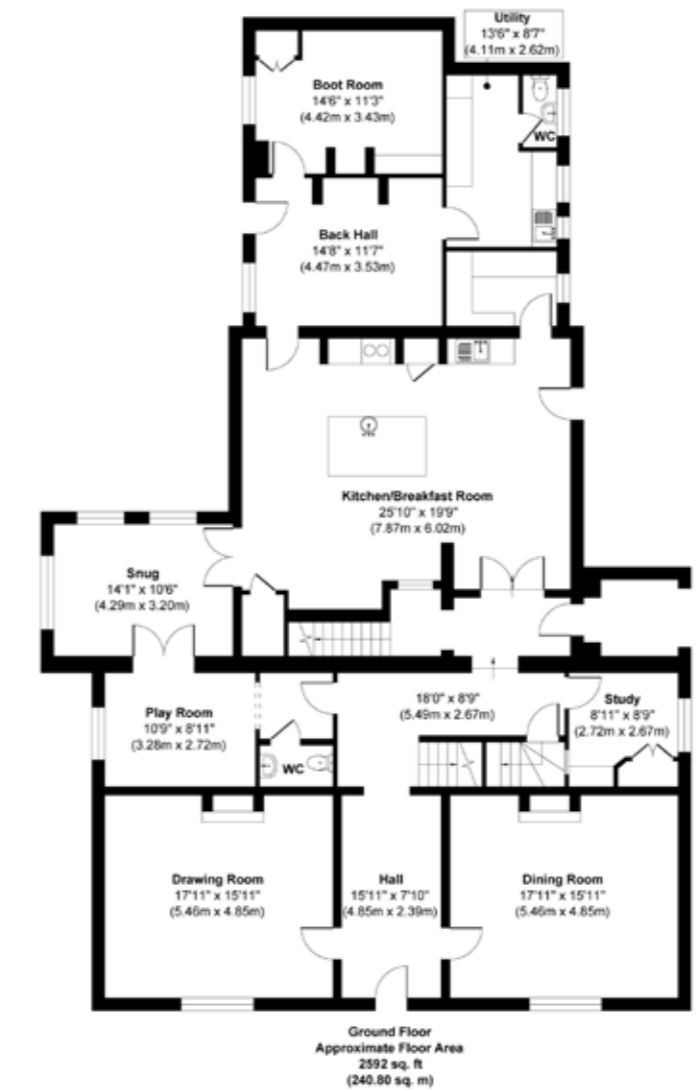
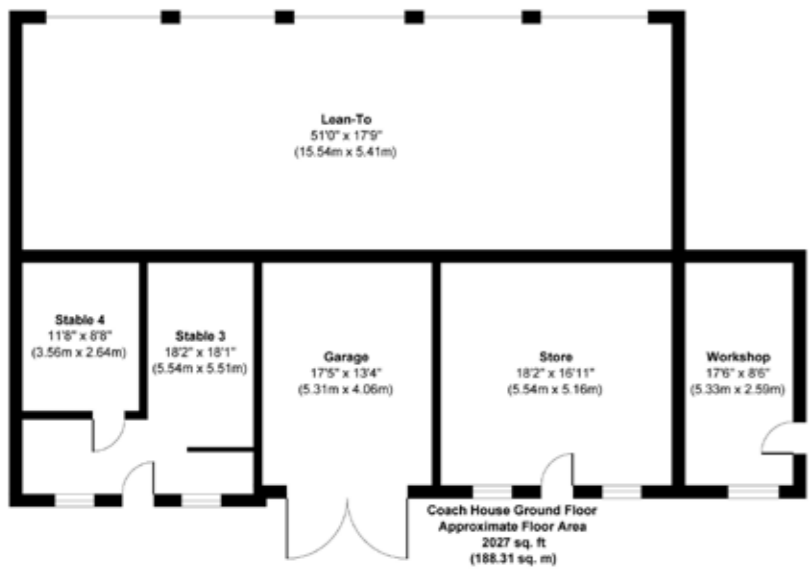








Approx. Gross Internal Floor Area
Main House (Excluding Cellar) = 5341 sq. ft / 496.19 sq. m
Cellar = 398 sq. ft / 36.97 sq. m
Stable = 1288 sq. ft / 119.65 sq. m
Coach House = 2932 sq. ft / 272.38 sq. m
Total = 9960 sq. ft / 925.31 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Agents notes:
 The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.



LOCATION



LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Electricity, Water, Septic Tank, Oil Fired Central Heating.

TENURE: Freehold

COUNCIL TAX BAND: F

AGENT'S NOTE: All light fittings included in the sale. Furniture is available by seaprte negotiation

DISCLAIMER:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fine & Country or Rutland Country Properties has the authority to make or give any representation or warranty in respect of the property.

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.

The property is a Listed Building and therefore does not require an Energy Performance Certificate

FINE & COUNTRY

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THE FINE & COUNTRY
FOUNDATION

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