



The Rectory, Ruckland
Louth, LN11 8RQ

BELL



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A large 7 bedroom former Rectory standing with grounds of approx. 2.8 acres (stms) located in a stunning and secluded spot within the picturesque rolling hills of the Lincolnshire Wolds, a designated “Area of Outstanding Natural Beauty.”

A rare opportunity to acquire a property in one of the most beautiful areas in Lincolnshire, particularly one offering spacious grounds and outbuildings with no near neighbours and such a wonderfully private setting.

Requiring a comprehensive scheme of modernisation, the property is ideal for someone who enjoys renovating, renewing and putting their own creative skills to full use to bring the Rectory back into the 21st Century. It is currently divided into two separate dwellings which comprise a large four-bedroom home to the front and a further three-bedroom cottage to the rear. The property offers fantastic potential possibilities for those seeking multi-generational living and can easily be re-configured into a large and impressive single residence or could be used to generate additional lettable income.

www://lecturing-choice-stumps



Location & Setting

The property is located in the beautifully scenic rural hamlet of Ruckland within the heart of the Lincolnshire Wolds. The Rectory occupies a fantastic Southern valley position with mature woodland providing a private setting, sheltered south facing gardens, with a paddock that gently slopes down towards the beck running along the southern boundary of the property and far-reaching valley views.

Main Accommodation

To the ground floor the property provides a central hallway with stairs to first floor landing, two large south facing reception rooms, kitchen, store and separate WC. To the first floor there are four bedrooms, two of which are again south facing with countryside views; and a family bathroom.

Rear Accommodation

With a separate entrance via a private courtyard garden and providing dining kitchen, utility and living to the ground floor; with three bedrooms and a bathroom to the first floor.

Grounds & Outbuildings

The property is tucked away behind a small area of mature woodland with a long private driveway leading around the property and circling the house, giving access to the garage, old stables and a separate brick-built barn. The main garden slopes down to the paddock or extended garden and include a section of woodland to the east. The rear cottage benefits from a secluded private courtyard also.

The property will benefit from right of way across a small track running through the woodland to the south-eastern corner of the property, which will provide secondary access to the paddock or extended garden.

Services

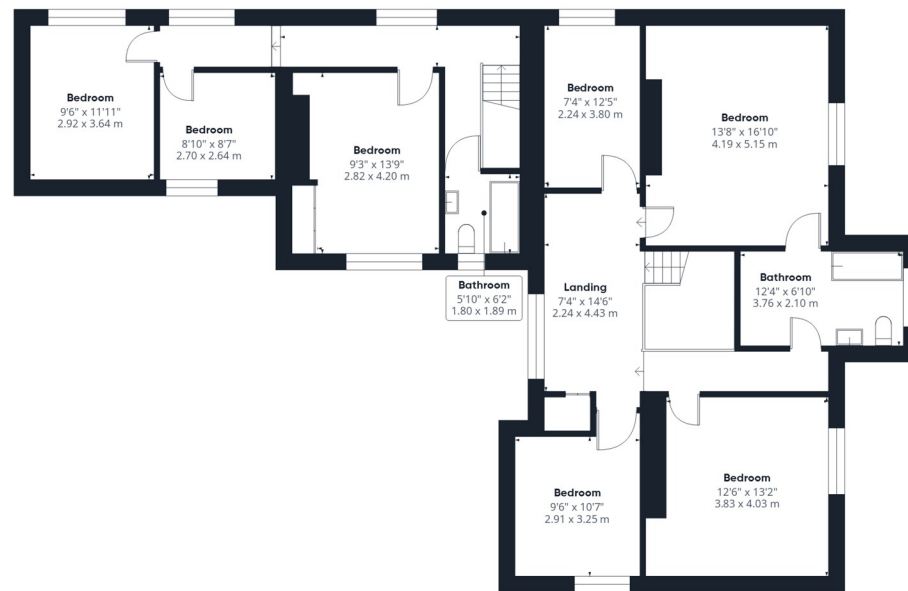
Mains electricity is connected. Drainage is to a private system. Water is spring fed. There is an oil fired heating system within the main house and electric heating system with the cottage. Services are metered separately.

Sporting Rights

The seller will reserve the sporting rights within the woodland area only.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

2707 ft²

251.5 m²

Reduced headroom

23 ft²

2.1 m²

(1) Excluding balconies and terraces

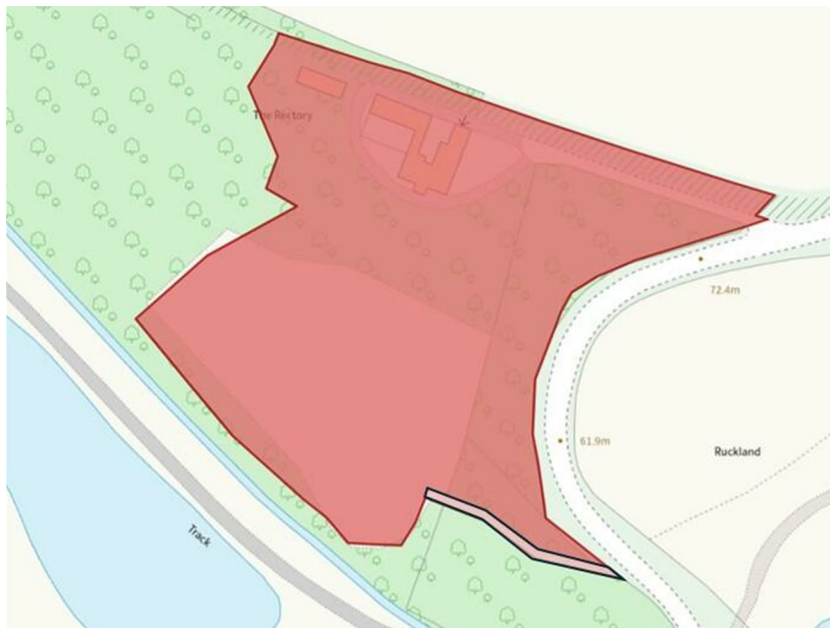
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





COUNCIL TAX: – Tax band: C

ENERGY PERFORMANCE RATING;

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 arrangement with the agent's Horncastle Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

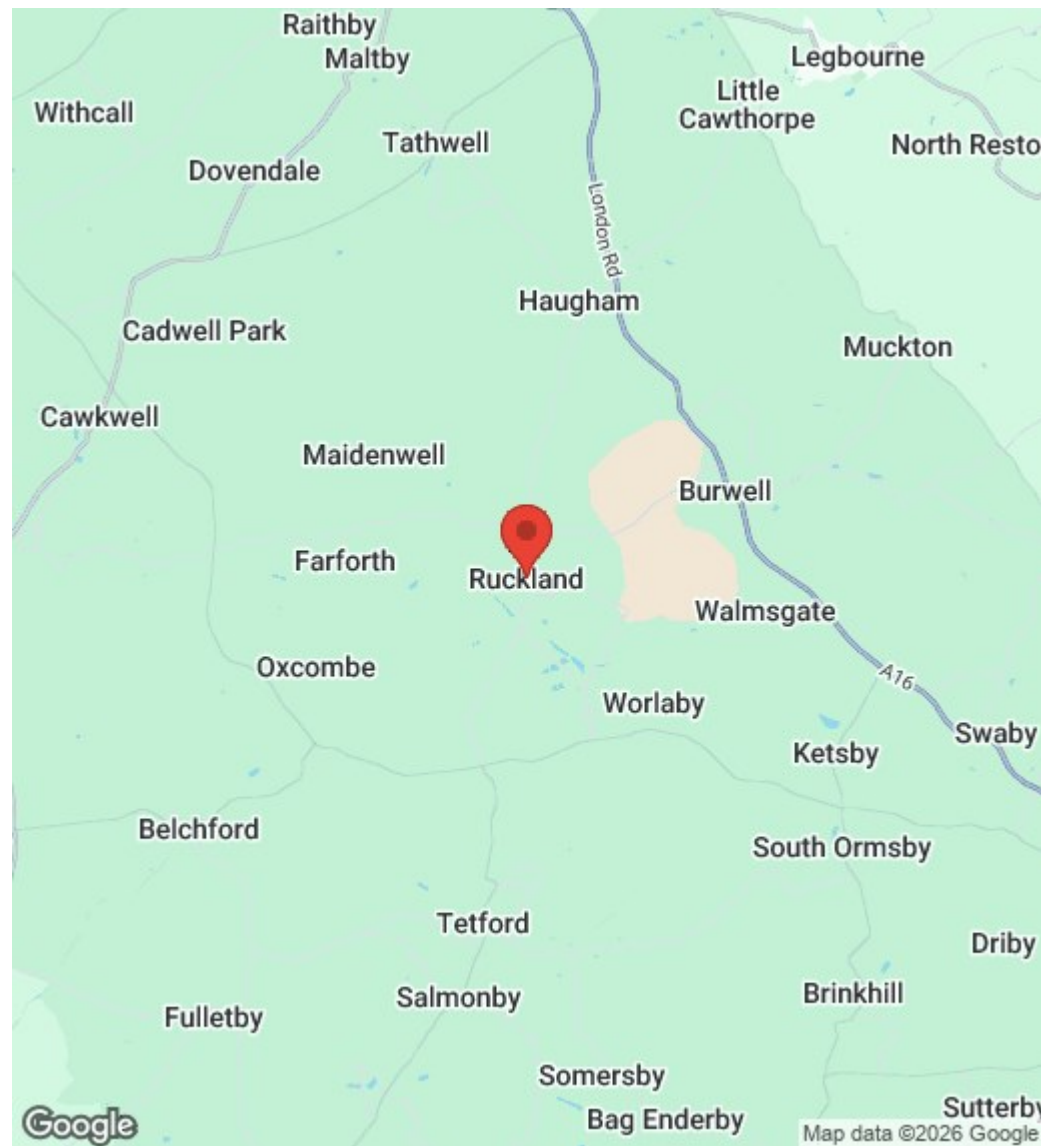
Website: www.robert-bell.org

Brochure prepared: 29th October 2026

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