



BY DESIGN

The Old Rectory

Riseholme Lane, Riseholme, Lincoln, Lincolnshire, LN2 2LE

A unique opportunity to acquire an exceptional Grade II Listed country residence steeped in history

A truly unique opportunity to acquire an exceptional Grade II Listed country residence steeped in history, character and architectural distinction, featured in Pevsner's Buildings of England. Dating back to 1856 and designed by the acclaimed architect Samuel Sanders Teulon, this sensitively restored property exudes elegance whilst offering a level of discreet refinement that surpasses properties of this heritage.

Commissioned by William Kaye, son of the first Bishop of Lincoln, this historically significant property enjoys an enviable position little more than a mile from the historic city of Lincoln whilst being set within formal gardens and grounds totalling approximately two acres and benefitting from open countryside and parkland views. Further benefits include a two-bedroomed apartment, coach house, extensive workshop and substantial garaging.









Accommodation

The entrance to The Old Rectory opens into a generous lobby where the house reveals itself as a work of thoughtful craftsmanship. The confident use of proportion, natural light and architectural detail creates an interior that feels both impressive and welcoming.

The drawing room, dining room and morning room all offer the scale and refinement expected of a Victorian rectory, each complete with impressive fireplaces and extensive views of the gardens beyond.

A beautifully appointed Clive Christian kitchen forms the practical heart of the house, complemented by a suite of ancillary rooms including utility room, wine cellar, private study, boot room and cloakroom.

For personal wellbeing, a spa room with steam and sauna facilities provides a luxurious retreat, whilst the spacious handcrafted garden room with air conditioning and underfloor heating offers a tranquil space throughout the seasons to relax and enjoy fabulous views of the garden with direct access to the South facing terrace through double doors.

The property has been extended with remarkable sensitivity. The adjoining Lodge has expanded the property whilst remaining entirely faithful to the original architectural style, resulting in a residence that feels unified rather than accumulated. This additional accommodation comprises a large laundry, versatile office / hobby areas, together with the spacious triple garage complex. From here, a private staircase rises to a spacious first-floor apartment of considerable quality, comprising a well-appointed kitchen, a comfortable lounge with doors opening onto a South facing roof terrace, two bedrooms and a bathroom. This offers exceptional versatility with both internal and independent external access.

Accessed from the main staircase, the light-filled and galleried first floor landing leads to the principal suite which includes a spacious bedroom, dedicated dressing room fitted with bespoke solid oak storage, and a luxurious bathroom with stone flooring beyond.

Three further individually designed bedroom suites are arranged with the same careful consideration, benefitting from luxurious ensuite facilities. A kitchenette and spacious linen room are a thoughtful addition, ensuring that the practical demands of the house are met without intrusion upon its refinement. A secondary staircase and discreet lift provide additional circulation between floors.







Grounds, Coach House, Garaging and Workshop

The grounds extend to approximately two acres and are approached via two separate entrances, each framed by tall wrought iron electric gates and formal hedging offering privacy and security. The first driveway sweeps to the west entrance, providing generous parking for a number of vehicles, whilst the secondary Lodge entrance provides direct access to the garage complex, apartment and workshop beyond.

The substantial garage complex extending to approximately 850 sq ft, is accessed via three pairs of electric doors together with direct internal access to the main residence. This provides a supremely well-appointed and practical space, with power, heating and lighting and a quality floor finish, ideal for those with an affinity for classic or prestige vehicles. The high-specification workshop, extending to nearly 1,000 sq ft and complete with a kitchenette and separate WC, is fully insulated and heated. It lends itself to a wide range of uses, from a dedicated workshop to a studio or leisure space.

The detached two-storey period coach house and outbuildings which frame the North facing courtyard offer significant and versatile storage and plant room areas. Subject to the necessary consents, the coach house presents clear potential for conversion to additional residential accommodation.

The property enjoys the most glorious formal gardens, conceived and planted with an exquisite sensitivity to the architecture of the house itself. Immaculate lawns wrap around the residence, bordered by richly planted flowering beds and the dappled shade of mature native trees. At the heart of the gardens, a central pond with water feature creates a wonderful symmetry; a place to pause and take in the wonderful views of the house.

A heritage greenhouse, kitchen garden and orchard reflect the productive traditions of the great English country garden, whilst a wonderfully spacious timber pavilion offers a peaceful sanctuary; perfectly positioned to make the most of the tranquillity that surrounds it. The lawns and borders benefit from an extensive irrigation system served by an additional private water supply from an onsite borehole.

Agents Note: The property has been significantly enhanced through the discreet installation of advanced home automation, security, lighting and heating controls, together with energy efficient underfloor insulation and heating. There is also a fully automated backup power generator.







History and Architecture

The Old Rectory was built in 1856 for William Kaye, who served as Rector of Riseholme for the remarkable span of more than six decades, from 1847 to 1913. William was the son of Bishop John Kaye, the first Bishop of Lincoln to take up residence at Riseholme, and a figure of considerable influence in the ecclesiastical and architectural landscape of the village. It was under Bishop Kaye's oversight that the neighbouring Gothic Revival church of St Mary's was completed in 1851, establishing Riseholme as a place of quiet yet genuine historic distinction.

For the design of the rectory, William Kaye turned to Samuel Sanders Teulon, one of the most distinctive architects of the Victorian Gothic Revival movement. His appointment at Riseholme was no coincidence: he had already worked on St Mary's Church in 1851 and was associated with the stable block at Riseholme Hall, making the Old Rectory the third element in a sustained and meaningful collaboration with the Kaye family.

What Teulon conceived as a substantial Victorian rectory has, over time, evolved into something that satisfies all the requirements of contemporary family living. Further elements have been added with evident care and sensitivity, each extending the footprint of the house whilst remaining faithful to the spirit and character of the original. The property is therefore substantially larger than its origins suggest yet carries no sense of accumulation or compromise. The result is a residence of rare architectural integrity, where the hand of a significant Victorian architect remains evident in every elevation.



Location

Riseholme is a village of rare and quiet distinction, set just a mile north of the city of Lincoln yet feeling entirely removed from it, enveloped by the wide-open agricultural landscape of Lincolnshire. A small civil parish within the West Lindsey district, it is a place where history and countryside exist in easy company, with the ancient spire of Lincoln Cathedral visible on the southern horizon and rolling farmland stretching in every direction.

The Old Rectory enjoys an especially privileged position within the village, with open views across the historic grounds and working farmland of Riseholme Park, a remarkable estate of over a thousand acres encompassing woodland, deer parks and a lake, and long associated with the Bishops of Lincoln. It is a landscape that has changed little over the centuries, where the buried remains of a medieval village sit alongside working farmland grazed by Lincoln Red cattle and the rare Lincoln Longwool sheep, one of the oldest native breeds in the country.

The village itself is a conservation area of considerable charm, centred around the Gothic Revival church of St Mary's, and connected to Lincoln with ease whilst retaining an atmosphere of genuine rural seclusion. The nearby village of Nettleham, less than two miles away, provides a broader range of day-to-day amenities including shops, sports facilities, pubs, coffee shops, a post office and medical facilities.

Lincoln itself lies just a mile or so to the south and is a vibrant university city offering a wealth of facilities. The magnificent cathedral and castle sit at the top of the hill, with the popular Bailgate and Steep Hill below, offering independent shops, restaurants and cafés. The attractive Brayford Waterside area, the Cathedral Quarter and the Cultural Quarter all add to the city's considerable appeal, alongside the County Hospital and BMI Private Hospital.

For travel further afield, Humberside International Airport is located around 30 miles to the north-east, approximately 45 minutes by car, whilst East Midlands Airport lies around 50 miles to the south-west, approximately 75 minutes by road, offering a broad range of domestic and international connections between them. For rail travel, direct LNER services run from Lincoln Central to London King's Cross, with the journey taking just under two hours, making the capital comfortably accessible for work or leisure. Newark, to the south-west, provides additional fast rail connections to King's Cross in around 80 minutes, with excellent road links via the A1.





Schooling and Services

The property lies within easy reach of an excellent range of schools at both primary and secondary level. For primary education, the village of Nettleham, less than two miles away, is served by two well-regarded schools: Nettleham Infant and Nursery School on All Saints Lane and Nettleham Church of England Voluntary Aided Junior School on Mill Hill, together providing a strong foundation for younger children.

For secondary education, William Farr Church of England Comprehensive School in Welton is among the most highly regarded schools in the area and is rated Good by Ofsted. On the southern edge of Lincoln, The Priory Academy LSST is also rated Good by Ofsted and is one of the most popular schools in Lincolnshire.

In the private sector, Burton Hathow Preparatory School, an independent school for children aged 2 to 11 set in beautiful, wooded grounds on the outskirts of Lincoln, is easily accessible and offers an exceptional early years and preparatory education in a remarkable rural setting. The highly regarded Lincoln Minster School, offering both Prep and Senior education, is also easily accessible in the Cathedral quarter of the city and is consistently ranked among the leading independent schools in the region.

Services: Mains electric and water, oil central heating, private drainage, backup power generator

Local Authority: West Lindsey District Council

Tenure: Freehold

Council Tax Band: H (The Old Rectory), A (The Lodge) Epc Rating: N/A

Sat Nav: LN2 2LE



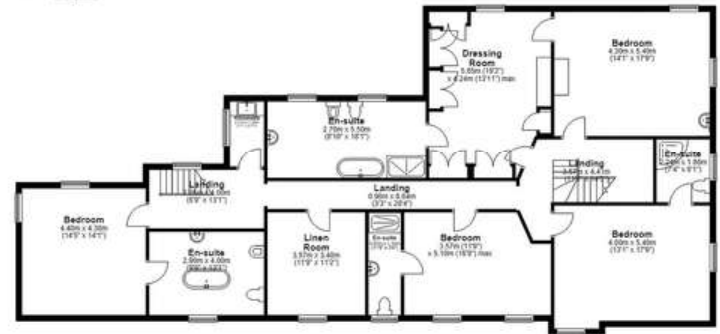
Ground Floor
Approx. 565.7 sq. metres (2029.5 sq. feet)



Basement
Approx. 31.0 sq. metres (225.7 sq. feet)



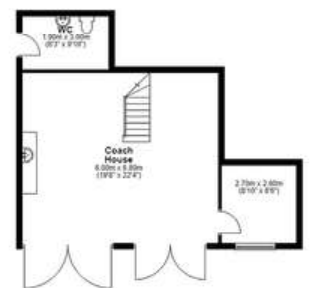
First Floor
Approx. 378.8 sq. metres (2964.3 sq. feet)



Workshop



Coach House Ground Floor



Coach House First Floor
Approx. 27.2 sq. metres (232.8 sq. feet)





BY DESIGN

Adam Lascelles

adam.lascelles@bydesignhomes.com

01522 412802 | 07897 340172

ByDesignHomes.com

National audience

local knowledge