with Clearview stove. The sitting room has a hand carved Bathstone fireplace, all the windows have fitted window seats and shutters, polished floorboards, full height wall panelling and moulded coving. Four steps lead down to the study. The kitchen/breakfast area is fitted with hand built oak base wall and base units including polished dark wood work surfaces, twin butler's sink, integral dishwasher, oil fired 2-oven cream classic Aga. Central island and integrated table with granite tops. Breakfast bar with dark wood tops. There are exposed ceiling beams and sash windows to the front. Six steps lead up to the snug. Also from the kitchen is access into the rear lobby with slate floor tiles, panelled external entrance door and door to the utility room with single drainer stainless steel sink unit with cupboards beneath, exposed floorboards, plumbing for washing machine and tumble dryer and oil fired boiler.

Upstairs

On the first floor is the master bedroom with en-suite bathroom, 4 further bedrooms (2 with en-suite shower rooms) and the family bathroom. The staircase continues to the second floor via a half landing with sash windows. Here, bedroom 6/playroom and significant attic space providing potential for further accommodation are to be found.

Outside

Garnsgate Hall has mature grounds with established borders, including a variety of tress, shrubs, bushes and plants. There is a large ornamental kitchen garden with wooden framed greenhouse. The garden is fully established with raspberries, blueberries and asparagus, to name but a few. The garage block/workshop has twin opening doors with two staircases leading to the first floor. There are lawned gardens to the front, side and rear of the property. There is a "soft track" surfaced ménage and separate turnout paddock. The solid wooden electric gates give access to an extensive driveway with parking for numerous vehicles. The remainder of the frontage has wrought iron railings and twin brick gateposts.

General Information

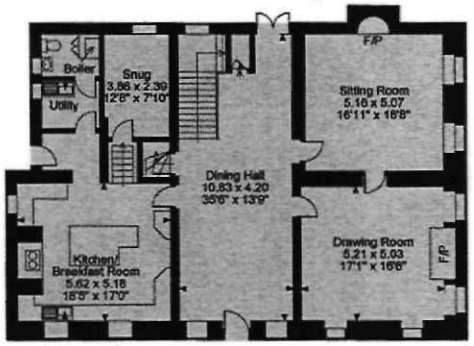
Services The property is connected to mains water and electricity. Drainage is via a septic tank. Central heating is oil fired
Local Authority South Holland
Outgoings Council Tax Band F
Fixtures and Fittings All fitted carpets are included. Curtains, fixtures, fittings and any garden ornaments are excluded from the sale unless specifically mentioned in these particulars of sale. Some items may be available by separate negotiation.
Viewing Strictly by appointment with Savills or Longstaff. Prior to making an appointment we strongly recommend that you discuss any particular points with a member of staff.

Garnsgate Hall, Spalding

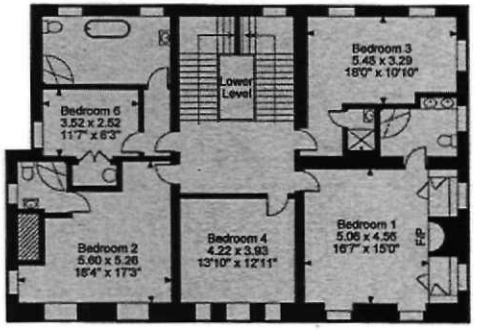
Gross internal area (approx.)
Total = 566 sq m (6094 sq ft)
Main House = 439 sq m (4722 sq ft)
Garage Building = 92 sq m (992 sq ft)
Stables = 35 sq m (380 sq ft)

For identification purpose only. Not to scale.
© ehouse. Drawing ref. dig/8094809/AGD
Denotes restricted head height

SHDC
Planning & Development
15 APR 2010
Ref: 0309-10



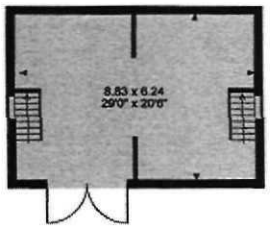
Ground Floor



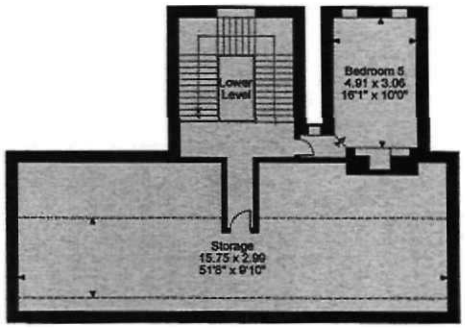
First Floor



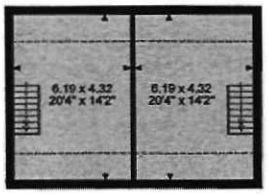
Cellar



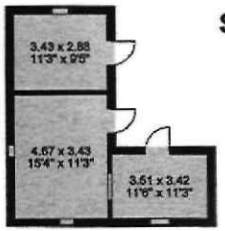
Garage Ground Floor



Second Floor



Garage First Floor



Stables

© 2010 Savills L&P

notes :

1. If this drawing has been received electronically it is the recipients responsibility to print the document to the correct scale.
2. All dimensions are in millimetres unless stated otherwise it is recommended that information is not scaled off this drawing for construction purposes.
3. This drawing should be read in conjunction with all other relevant drawings and specifications.

No.	Revisions	By	Date

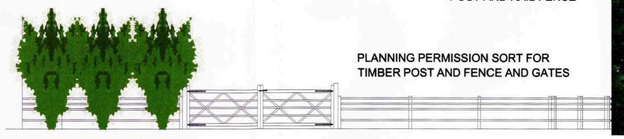
EXTERNAL DETAILS

1 **TIMBER STABLE BUILDING. TIMBER GATES AND POST AND RAIL FENCE**

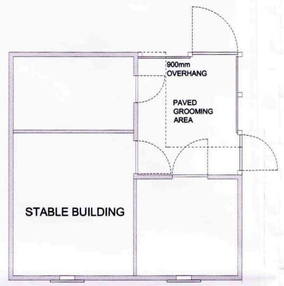
TRELLIS SINCE REPLACED WITH CONTINUATION OF POST AND RAIL FENCE



PLANNING PERMISSION SORT FOR TIMBER POST AND FENCE AND GATES



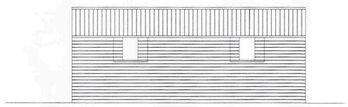
TIMBER GATES AND POST AND RAIL FENCE - ELEVATION
SCALE 1:100



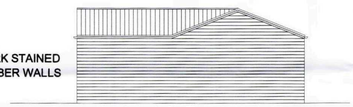
PLANNING PERMISSION SOUGHT FOR TIMBER STABLE BUILDING

REAR GARDEN

NEWLY PLANTED LAUREL SCREEN HEDGE



SOUTH EAST ELEVATION SCALE 1:100



DARK STAINED TIMBER WALLS

SOUTH WEST ELEVATION SCALE 1:100

OIL TANK

EXISTING LAUREL HEDGES

TIMBER GATES

PLANNING PERMISSION SOUGHT FOR TIMBER POST AND FENCE AND GATES

POST AND RAIL FENCE

GRAVEL DRIVEWAY

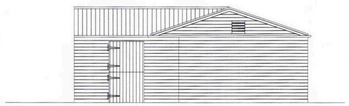
REAR SOUTH WEST CORNER OF GARNSGATE HALL

TIMBER STABLE BUILDING - PLAN
SCALE 1:100

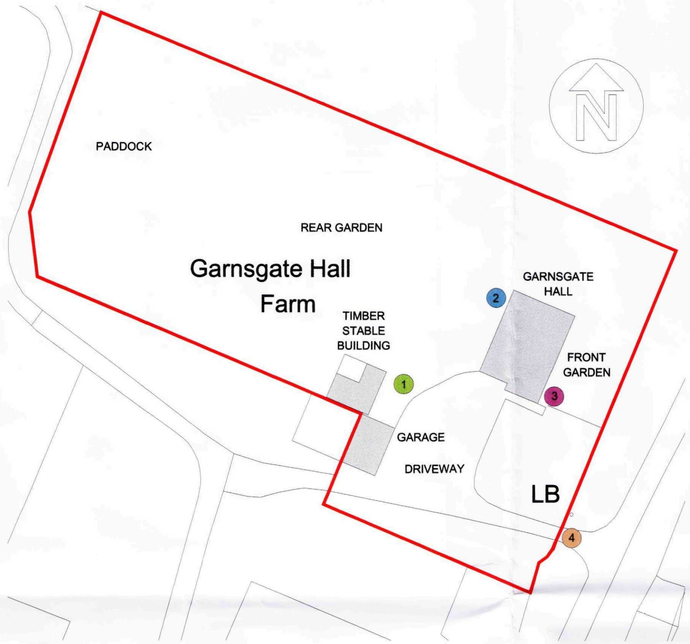
BLACK FIBRE CORRUGATED SHEET ROOFING



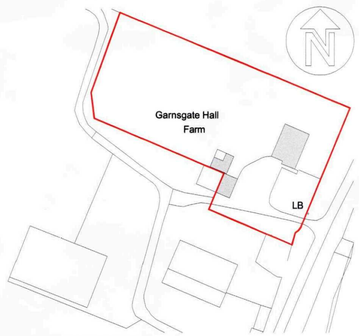
NORTH EAST ELEVATION SCALE 1:100



NORTH WEST ELEVATION SCALE 1:100



BLOCK PLAN
SCALE 1:500



SITE LOCATION PLAN
SCALE 1:1250

SHDC
Planning & Development
15 APR 2010
Ref: 0309-10

1m SCALE 1:50
1m SCALE 1:100
10m SCALE 1:500
25m SCALE 1:1250

savills

OLYMPIC HOUSE
DODDINGTON ROAD
LINCOLN
LN6 3SE
Telephone: 01522 508900
Fax: 01522 508901
Email: lincoln@savills.com

ARCHITECTURAL DESIGN & BUILDING SURVEYING

Client
Mr Liam McClennon

Job
Works requiring restrospective Listed Building Consent:
Garnsgate Hall, Lutton Garnsgate, Long Sutton, Spalding, PE12 9JP

Drawing Title
Proposed works for restrospective Planning Consent

Date	Drawn By
March 2010	PNT

Drawing No.	Scale
LNBU 194185 - 02	1:50 1:100 1:500 1:1250 A1

© 2010 Savills L&P

notes :

1. If this drawing has been received electronically it is the recipients responsibility to print the document to the correct scale.
2. All dimensions are in millimetres unless stated otherwise it is recommended that information is not scaled off this drawing for construction purposes.
3. This drawing should be read in conjunction with all other relevant drawings and specifications.

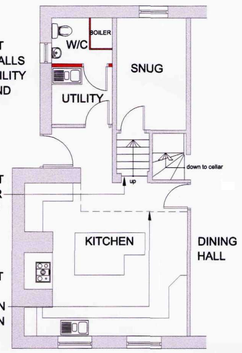
No.	Revisions	By	Date

INTERNAL DETAILS

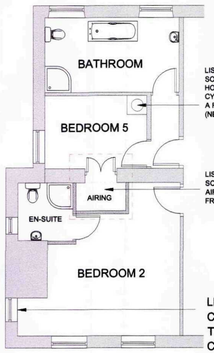
LISTED BUILDING CONSENT SOUGHT FOR PARTITION WALLS BETWEEN W/C, UTILITY ROOM AND AROUND BOILER

LISTED BUILDING CONSENT SOUGHT TO REMOVE DOOR FROM BOTTOM OF STAIRS LEADING TO SNUG.

LISTED BUILDING CONSENT SOUGHT TO REMOVE FORMER PARTITON BETWEEN KITCHEN AND KITCHEN CORRIDOR



PART GROUND FLOOR PLAN
SCALE 1:100



LISTED BUILDING CONSENT SOUGHT FOR RELOCATING THE HOT WATER STORAGE CYLINDER INTO THE CORNER OF A FORMER SMALL BEDROOM (NEW LINEN ROOM)

LISTED BUILDING CONSENT SOUGH TO RETAIN EXISTING AIRING CUPBOARD ACCESSED FROM BEDROOM 5

LISTED BUILDING CONSENT SOUGHT TO REMOVE CUPBOARD IN FRONT OF WINDOW

PART FIRST FLOOR PLAN
SCALE 1:100

REINSTATEMENT OF DOORS TO NORTH WEST FACING WINDOWS



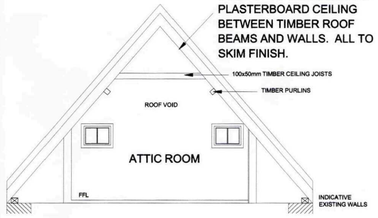
PART FIRST FLOOR PLAN
SCALE 1:100



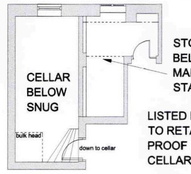
LOFT SPACE

PART SECOND FLOOR PLAN
SCALE 1:100

LISTED BUILDING CONSENT SOUGHT TO INSULATE AND PLASTERBOARD CEILING BETWEEN TIMBER ROOF BEAMS AND WALLS. ALL TO SKIM FINISH.



SECTION A-A ATTIC ROOM
SCALE 1:50



STORE BELOW MAIN STAIRCASE

LISTED BUILDING CONSENT SOUGHT TO RETAIN CEMENTITIONS DAMP PROOF RENDER TO WALLS IN THE CELLAR AND STORE

CELLAR PLAN
SCALE 1:100



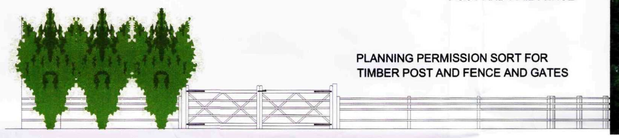
EXTERNAL DETAILS

1 TIMBER STABLE BUILDING. TIMBER GATES AND POST AND RAIL FENCE

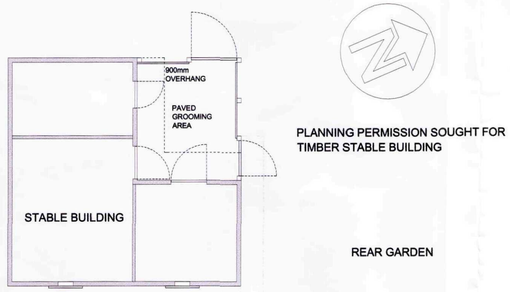
TRELLIS SINCE REPLACED WITH CONTINUATION OF POST AND RAIL FENCE



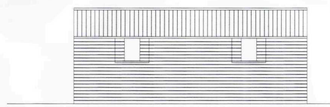
PLANNING PERMISSION SORT FOR TIMBER POST AND FENCE AND GATES



TIMBER GATES AND POST AND RAIL FENCE - ELEVATION
SCALE 1:100

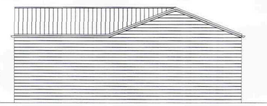


PLANNING PERMISSION SOUGHT FOR TIMBER STABLE BUILDING

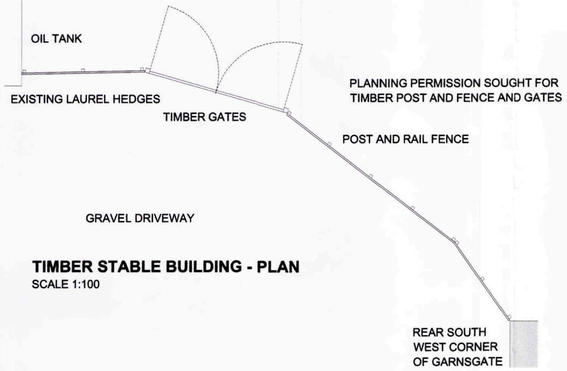


SOUTH EAST ELEVATION SCALE 1:100

DARK STAINED TIMBER WALLS

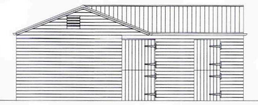


SOUTH WEST ELEVATION SCALE 1:100

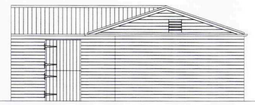


TIMBER STABLE BUILDING - PLAN
SCALE 1:100

BLACK FIBRE CORRUGATED SHEET ROOFING



NORTH EAST ELEVATION SCALE 1:100



NORTH WEST ELEVATION SCALE 1:100

REAR SOUTH WEST CORNER OF GARNSGATE HALL



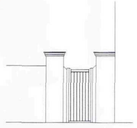
CHIMNEY ELEVATION SCALE 1:100

2 EXISTING CHIMNEY STACK

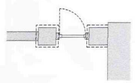


PROPOSED REPOINTING OF EXISTING BRICK CHIMNEY. GREY MORTAR TO BE USED TO MATCH THE REST OF THE HOUSE.

3 TIMBER GATE IN FRONT GARDEN SOUTH BRICK WALL



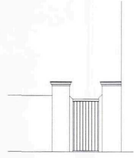
EXISTING SIDE PEDESTRIAN GATE-ELEVATION
SCALE 1:100



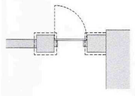
EXISTING SIDE PEDESTRIAN GATE-PLAN
SCALE 1:100

LISTED BUILDING CONSENT SOUGHT TO REPLACE EXISTING PEDESTRIAN GATE FOR A NEW GATE HUNG ON ORIGINAL WALL HOOKS AND INTO BRICK WALL REBATES.





PROPOSED SIDE PEDESTRIAN GATE-ELEVATION
SCALE 1:100



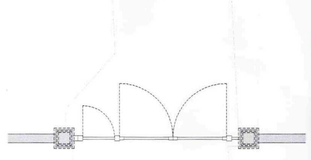
PROPOSED SIDE PEDESTRIAN GATE-PLAN
SCALE 1:100

4 MAIN ENTRANCE GATES



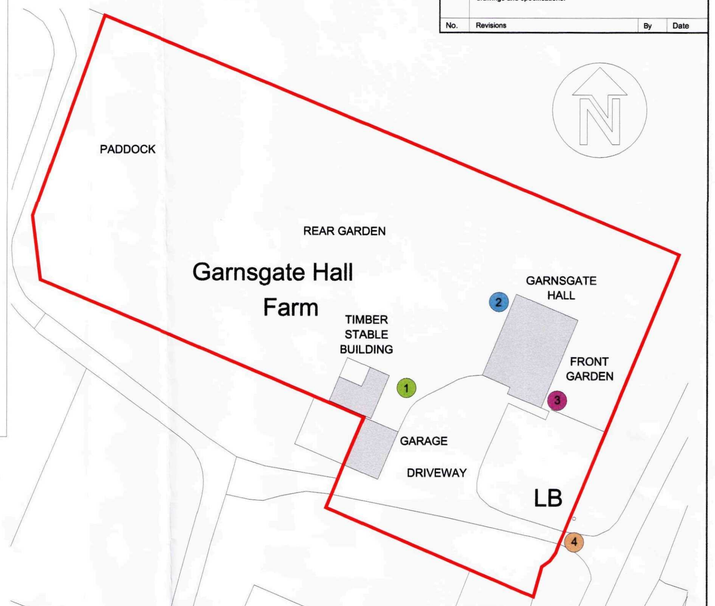
MAIN ENTRANCE GATES - ELEVATION
SCALE 1:100

PLANNING CONSENT SOUGHT TO PAINT EXISTING ENTRANCE GATES IN A COLOUR TO BE APPROVED BY THE PLANNING OFFICER. SUGGEST GLOSS PAIN FINISH TO MATCH THE EXISTING TIMBER ON THE HOUSE OR TO AN APPROVED COLOUR.

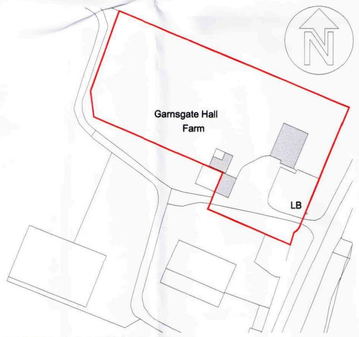


MAIN ENTRANCE GATES - PLAN
SCALE 1:100





BLOCK PLAN
SCALE 1:500



SITE LOCATION PLAN
SCALE 1:1250

SHDC
Planning & Development
15 APR 2010
Ref: 0359-10

1m SCALE 1:50
1m SCALE 1:100
10m SCALE 1:500
25m SCALE 1:1250

savills
OLYMPIC HOUSE
DODDINGTON ROAD
LINCOLN
LN6 3SE
Telephone: 01522 508900
Fax: 01522 508901
Email: lincoln@savills.com

ARCHITECTURAL DESIGN & BUILDING SURVEYING

Client: Mr Liam McClennon	
Job: Works requiring restrospective Listed Building Consent: Garnsgate Hall, Lutton Garnsgate, Long Sutton, Spalding, PE12 9JP	
Drawing Title: Proposed works for restrospective Listed Building Consent	
Date: March 2010	Drawn By: PNT
Drawing No.: LNBU 194185 - 01	Scale: 1:50 1:100 1:500 1:1250 A1

© 2010 **Savills L&P**

notes :

1. If this drawing has been received electronically it is the recipients responsibility to print the document to the correct scale.
2. All dimensions are in millimetres unless stated otherwise it is recommended that information is not scaled off this drawing for construction purposes.
3. This drawing should be read in conjunction with all other relevant drawings and specifications.

No.	Revisions	By	Date



REINSTATEMENT OF DOORS TO REAR WINDOWS

REINSTATEMENT OF DOORS TO REAR WINDOWS

WALL PANELLING - BEDROOM 3
SCALE 1:20

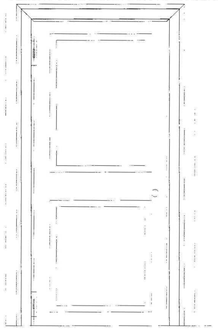
REINSTATEMENT OF DOORS TO NORTH WEST FACING WINDOWS



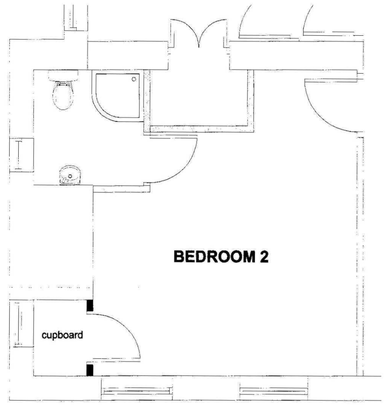
BEDROOM 3 PLAN
SCALE 1:50

DOOR STYLE TO MATCH DOOR TO EN-SUITE

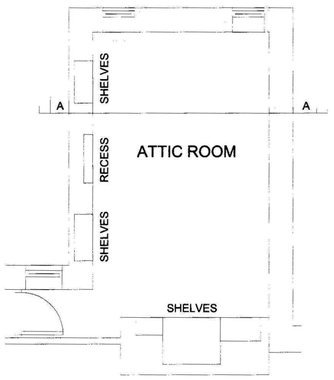
HEIGHT TO MATCH DOOR TO EN-SUITE



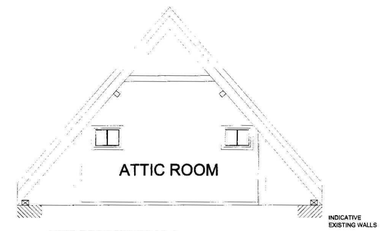
REINSTATMENT OF CUPBOARD TO BEDROOM 2
SCALE 1:20



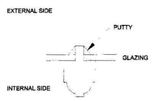
REINSTATMENT OF CUPBOARD TO BEDROOM 2
SCALE 1:50



ATTIC ROOM PLAN
SCALE 1:50



ATTIC ROOM SECTION A-A
SCALE 1:50



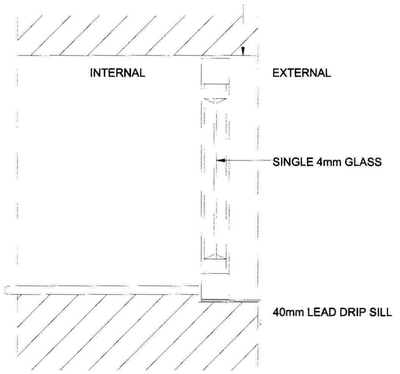
INTERMEDIATE GLAZING BAR
SCALE 1:2

FRAME SET BACK 50mm

REPLACEMENT OUTWARD OPENING TIMBER WINDOW TO THE ATTIC ROOM



WINDOW TO ATTIC ROOM
SCALE 1:5



SECTION OF WINDOW TO ATTIC ROOM
SCALE 1:5

100mm	SCALE 1:5
100mm	SCALE 1:10
100mm	SCALE 1:20
1m	SCALE 1:50

SHDC
Planning & Development
15 APR 2010
Ref: 0309-10

savills

OLYMPIC HOUSE
DODDINGTON ROAD
LINCOLN
LN6 3SE
Telephone: 01522 508900
Fax: 01522 508901
Email: lincoln@savills.com

ARCHITECTURAL DESIGN
& BUILDING SURVEYING

Client
Mr Liam McClennon

Job
Works requiring restrospective Listed Building Consent:
Garnsgate Hall, Lutton Garnsgate,
Long Sutton, Spalding, PE12 9JP

Drawing Title
Proposed Joinery details
Listed Building Consent

Date	Drawn By
March 2010	PNT

Drawing No.	Scale
LNBU 194185 - 01	1:5, 1:10, 1:20, 1:50 A1