



HAINTON HOUSE

HAINTON HOUSE | CHURCH ROAD | BRANSTON | LINCOLNSHIRE LN4 1LZ



Country living
HAINTON HOUSE

Hainton House is an 18th Century, Grade II listed Georgian former Rectory, situated in the historic village of Branston, Lincolnshire, offering a contemporary style of living within a classical setting.

This luxury development offers 7 individual and elegant country apartments within the main house, a charming Cottage and separate Georgian 'Smoke House', all within a communal walled garden.



An historic house THE OLD RECTORY

Previously known as The Old Rectory, and situated directly adjacent to All Saints Church, Hainton House was built in 1765 for the Reverend Peregrine Curtois, whose family were patrons and rectors of the Church and Parish of Branston between 1680 and 1891.

During their incumbency, and over six generations, the Curtois family prospered and this was reflected in the charming house they built, displaying fine Georgian proportions and interiors.

Doctor Francis Willis, a renowned physician, who treated and cured “Mad” King George III (now believed to have been suffering from porphyria) was born in Lincoln and married in Branston in 1749 to Mary Curtois, daughter of the Reverend John Curtois of Hainton House.

Willis’ reputation has been revived by Alan Bennett’s play ‘The Madness of George III’ and its film adaptation, ‘The Madness of King George’.



Sympathetic revival CONSERVATION

Working closely with the local planning authority and building conservation experts, the roof slates have been replaced, every window has been refurbished and the Georgian façade sensitively restored to its 18th Century splendour.

Original cornices and wooden fireplaces have been cleaned and restored and a new principle staircase has been created within the house, once again offering accessibility to all the upper floors. The walled garden surrounding the house has been sympathetically landscaped, and now better compliments the house.

Each apartment has a unique identity and offers different views over the gardens, village and church. Many of the apartments contain original features including: period corning, Georgian hearths and painted glass.

All in the detail

SPECIFICATION

Each of the 7 apartments within Hainton House has been individually designed to make the most of the original features and layout of the historic house. Every apartment has its own unique feel determined by a range of factors including; period features, vaulted ceilings, church views and private gardens.

Sizes range from one bedroom apartments offering 460 sq. ft. up to two bedroom, double aspect apartments offering 1,650 sq.ft. All apartments include contemporary, spacious kitchens and well-appointed bathrooms. A separate, two bedroom Cottage is also available, directly adjacent to the main house and includes a private garden and parking.

Two car parking spaces are included with each apartment and gates, at the front and rear of the property help to create a safe environment. The newly landscaped, communal gardens will be available to all owners to use whilst several of the apartments are sold with a private garden area.



Hainton House

APARTMENT 1

LOWER GROUND FLOOR LEVEL

• Living / Dining	21' 6" x 17' 1"	(6.57m x 5.21m)
• Kitchen	15' 4" x 12' 7"	(4.68m x 3.84m)
• Utility	11' 4" x 7' 2"	(3.46m x 2.19m)
• Bathroom	7' 6" x 7' 5"	(2.30m x 2.28m)
• Bedroom 1	12' 6" x 11' 0"	(4.24m x 3.27m)
• Ensuite	6' 10" x 6' 10"	(2.10m x 2.10m)
• Bedroom 2	13' 3" x 11' 1"	(4.05m x 3.38m)
• Store 1	8' 7" x 7' 3"	(2.63m x 2.21m)
• Store 2	17' 9" x 7' 8"	(5.42m x 2.35m)
• Store 3	17' 9" x 7' 8"	(5.42m x 2.35m)

• Gross Internal Floor Area: 1650 sq ft / 150.1m²



Hainton House

APARTMENT 2

LOWER GROUND FLOOR LEVEL

- Living / Dining22’10” x 17’ 8” (6.96m x 5.40m)
- Kitchen16’10” x 12’9” (5.15m x 3.91m)
- Bathroom5’ 8” x 9’ 5” (1.97m x 2.34m)
- Bedroom 118’11”x 11’ 5” (5.77m x 3.50m)
- Ensuite12’ 2” x 5’11” (2.80m x 4.20m)
- Bedroom 213’ 9” x 9’ 2” (4.20m x 2.80m)

• Gross Internal Floor Area: 1280 sq ft / 119.4m²

Hainton House

APARTMENT 3

LOWER GROUND FLOOR LEVEL

- Living / Dining16’4” x 11’ 7” (5.00m x 3.55m)
- Kitchen6’ 8” x 7’ 5” (2.05m x 2.26m)
- Bathroom12’ 8” x 10’ 0” (3.86m x 3.07m)
- Bedroom 19’8” x 5’ 6” (2.96m x 1.70m)

• Gross Internal Floor Area: 505 sq ft / 47.0m²



Hainton House

APARTMENT 4

FIRST FLOOR LEVEL

- Living18’ 8” x 17’ 8” (5.69m x 5.40m)
- Kitchen/ Dining16’10” x 12’8” (5.13m x 3.86m)
- Bathroom12’ 4” x 8’ 6” (3.78m x 2.60m)
- Bedroom 117’ 7”x 13’ 8” (5.38m x 4.18m)
- Bedroom 214’ 6” x 10’ 1” (4.43m x 3.07m)

• Gross Internal Floor Area: 1230 sq ft / 114.1m²

Hainton House

APARTMENT 5

FIRST FLOOR LEVEL

- Living / Dining16’4” x 11’ 7” (5.00m x 3.55m)
- Kitchen6’ 8” x 7’ 5” (2.05m x 2.26m)
- Bathroom12’ 8” x 10’ 0” (3.86m x 3.07m)
- Bedroom 19’8” x 5’ 6” (2.96m x 1.70m)

• Gross Internal Floor Area: 500 sq ft / 46.5m²



Hainton House

APARTMENT 6

SECOND FLOOR LEVEL

- Living / Dining 22’10” x 10’ 2” (6.98m x 3.10m)
- Kitchen 12’6” x 7’6” (3.82m x 2.28m)
- Bathroom 6’5” x 7’8” (1.97m x 2.34m)
- Attic Bedroom 16’0” x 10’9” (4.88m x 3.28m)
- Bedroom 2 12’6” x 11’0” (3.80m x 3.35m)

- Gross Internal Floor Area: 785 sq ft / 73.2m²

Hainton House

APARTMENT 7

SECOND FLOOR LEVEL

- Living 12’6” x 16’11” (3.82m x 5.17m)
- Kitchen / Dining 7’8” x 18’3” (2.35m x 5.56m)
- Bathroom 8’7” x 10’0” (2.62m x 3.05m)
- Bedroom 1 9’4” x 10’7” (2.86m x 3.24m)

• Gross Internal Floor Area: 595 sq ft / 55.4m²



Hainton House

THE COTTAGE

- Living 17’ 8” x 11’ 7” (5.40m x 3.54m)
- Kitchen / Dining 17’ 5” x 12’ 5” (5.30m x 3.80m)
- Bedroom 1 14’11” x 9’ 11” (4.55m x 3.02m)
- Ensuite 8’ 4”x 5’ 9” (2.54m x 1.75m)
- Bedroom 2 14’ 1” x 9’ 1” (4.29m x 2.76m)
- Ensuite 9’ 1” x 3’ 0” (2.78m x 0.92m)

• Gross Internal Floor Area: 833 sq ft / 77.4m²

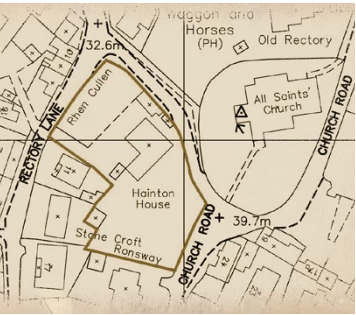


Hainton House

THE SMOKE HOUSE

- Ground Floor 14' 8" x 14' 2" (4.47m x 4.32m)
- Basement 14' 8" x 14' 2" (4.47m x 4.32m)

• Gross Internal Floor Area: 415 sq ft / 38.6m2



A special location

HISTORIC
LINCOLNSHIRE

Hainton House is situated in the centre of the historic village of Branston, Lincolnshire, directly adjacent to the medieval All Saints Church. The village lies 3 miles to the South of the City of Lincoln on the B1188 road to Metherringham, and 18 miles North-East of the ‘Great North Road’ or A1(M), accessible at Newark-on-Trent.

Branston is easily accessible from the A46 dual carriageway and the A15, which follows the ancient Roman road from Lincoln to Peterborough. Railway links are good, with Newark Northgate Station and the East Coast Mainline only 18 miles away. Also, Lincoln Central Station is only 5 minutes away by car with a direct, return train to London Kings Cross Station. The village incorporates a range of amenities including several leisure facilities.



A share in tomorrow
**THE MANAGEMENT
COMPANY**

Each purchaser will become a member of the Hainton House Management Company Ltd, which is the Company that will own the freehold of the property and deal with the maintenance and repair of the property.

A full breakdown of proposed charges are available from the selling agent. Purchasers will be required to pay a service charge to the Management Company which will include payments for:-

- **Property Insurance**
- **External property maintenance**
- **Common area maintenance**
- **Landscape maintenance**

For more information and sales, please contact:

Tim Downing | Pygott & Crone | 01522 536777
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