

The Old Rectory, Newark Road,
Kilvington, Nottingham



Strutt
& Parker

Land and property. Since 1885.



An unlisted Old Rectory sitting within its own grounds of just under 6 acres with stunning, far-reaching, southerly views across to Belvoir Castle

An Old Rectory in a superb position just north-west of Grantham and within easy reach of the station. Good spacious accommodation and annexe potential with garaging, workshops, stabling and paddocks.

The property

The Old Rectory is unlisted and dates from the early 1800's. Its driveway winds around to the front of the house and parking area. A stone porch with a lantern atop leads through to the front door which opens onto a hallway with the front stairs rising ahead. To the right is the drawing room which has a central fireplace dividing the room from the more informal library. Threequarters length sash windows and a southerly orientation bring natural light into both rooms. To the left of the hall is the elegant and well-proportioned dining room. Beyond the staircase, and the cellar beneath, is a sitting room with matching built-in bookshelves and cupboards to either side of a fireplace with a log burner. Beyond the sitting room is a central hall from which runs the kitchen and conservatory. The kitchen has an off-white oil-fired Aga and a range of cream farmhouse style units with granite work surfaces and a separate built-in oven with a gas hob. It opens onto the conservatory which has wonderful views south over the garden, the ha-ha and fields beyond. The remainder of the ground floor rooms consist of a utility room, from which the rear stairs rise, a boot room, and a boiler room with adjacent wood store.

Upstairs, the principal bedroom occupies the space above the drawing room, which gives it far-reaching southerly views. It connects through to a dressing room and en suite bathroom. There are four further bedrooms, two of which have en suites, as well as a further family bathroom. Bedroom 3 is served by a separate staircase and its own bathroom providing a good level of privacy from the remainder of the house.

**5 reception rooms | 5 bedrooms | 4 bathrooms | Garaging | Stables
5.8 acres | Freehold | Rural | 4,470 - 6,297 sq ft**

Guide price £1,600,000



Outside

The cast iron front gates open onto a tarmac driveway which is tree-lined and passes the church to the south. The garden, to either side of the driveway, is mainly set to lawn with mature trees, shrubs and hedging. Approaching the house, the driveway splits into a tarmacked parking area adjacent to the boot room and beside the garage and workshop with the latter having two floors. Beside this is a large garden room with a small kitchen with bifold doors opening onto a gravelled terrace which has proven invaluable for hosting children's parties. The right-hand fork leads around to the front of the house and main entrance. The remainder of the garden wraps around the house and is framed by mature trees with deep herbaceous borders. To the east of the house, and hidden behind a hedge, is an immaculate kitchen garden area with a large greenhouse. The eastern edge of the garden is separated from the paddock by a ha-ha which runs its entire length. The paddock amounts to 2.8 acres and has a block of six stables in its southwest corner.

Location

The Old Rectory sits in a rural position within Kilvington which is a small hamlet located nearby the market towns of Bingham, Grantham and Newark. The most local pub is the Staunton Arms, which is walkable, being under a mile away, and has fine dining. Local schooling is outstanding and includes a Montessori nursery school in Staunton, a highly regarded primary school in the nearby village of Orston, secondary schools in Bingham and Bottesford as well as the Grantham grammar schools The King's School for boys and Kesteven and Grantham Girls' School. Transportation links are superb with both Grantham and Newark stations having high speed trains to London Kings Cross in just over an hour. The village has excellent road links with the A46 and A52, A1 and M1 all within easy reach. East Midlands Airport (EMA) is just 30 miles distant.

Postcode region: NG13

General

Local Authority: Newark and Sherwood Tel: 01636 650 000
Services: Mains water and electricity are connected. Oil-fired central heating. Private drainage which we understand may or may not comply with the relevant current regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

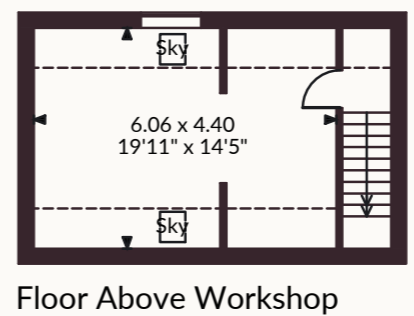
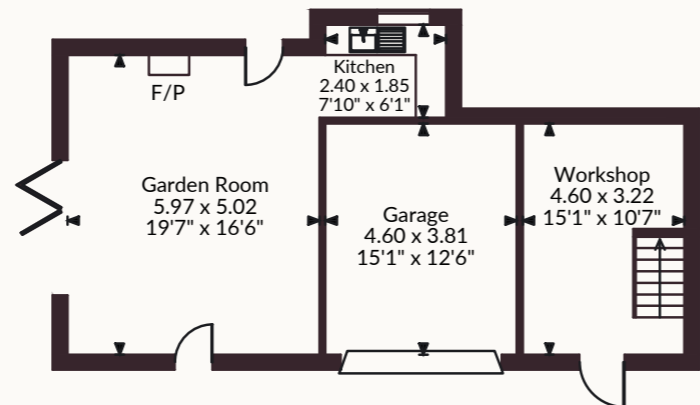
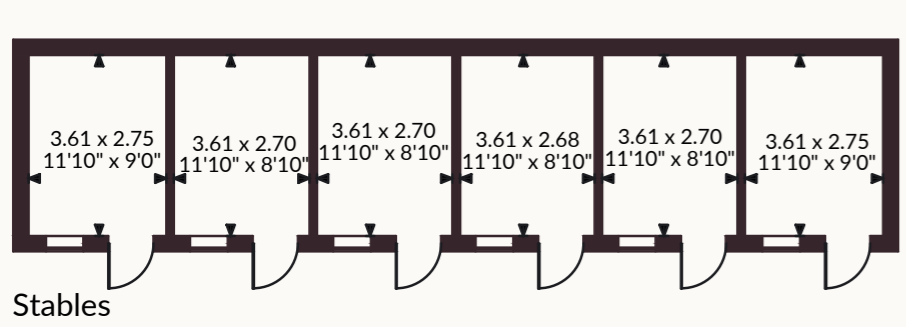
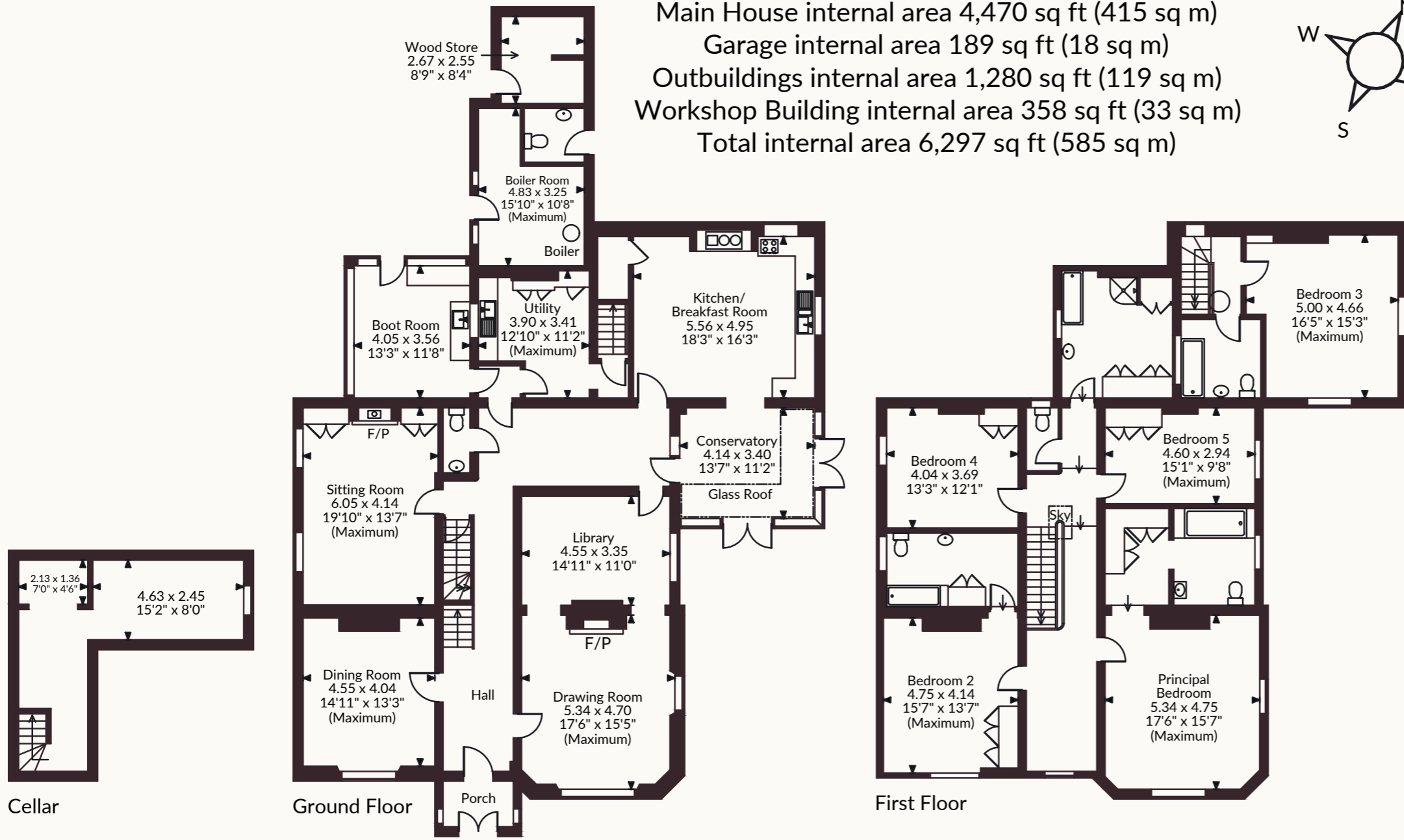
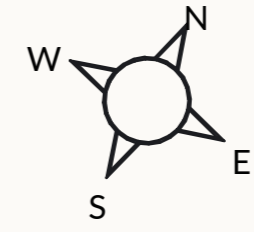
Fixtures and Fittings: As per contract

Wayleaves and easements: There is no public right of way within the curtilage. However, the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.





The Old Rectory, Newark Road, Nottingham
 Main House internal area 4,470 sq ft (415 sq m)
 Garage internal area 189 sq ft (18 sq m)
 Outbuildings internal area 1,280 sq ft (119 sq m)
 Workshop Building internal area 358 sq ft (33 sq m)
 Total internal area 6,297 sq ft (585 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8675621/SWA

Strutt & Parker Stamford
 5 South View, Tinwell Road, Stamford, PE9 2JL
 01780 437 359 | stamford@struttandparker.com

@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Template design by Cotality. Photographs taken March 2026. Particulars prepared April 2026.



Strutt
& Parker

Land and property. Since 1885.