



Mill Lane, Welton-Le-Marsh, Spilsby, PE23 5SY

- BEAUTIFUL, detached PERIOD FARMHOUSE on a STUNNING 3 ACRE plot (sts) including Paddock, on the boundary of the Lincolnshire WOLDS, a designated AREA of OUTSTANDING NATURAL BEAUTY
- VERY DESIRABLE SEMI-RURAL setting with FAR REACHING countryside VIEWS and in a VILLAGE with its own PUBLIC HOUSE and parish CHURCH
- EXTENSIVE OUTBUILDINGS include an attached 425 sq ft BARN and 880 sq ft detached WORKSHOP both brick built with pantiles roof and been RE-WIRED having light and power, 550 sq ft STABLES
- RECEPTIONS including: LOUNGE open plan to GARDEN room, FAMILY & DINING rooms, BREAKFAST room open to the large kitchen, coach house annex RECEPTION
- VERY SPACIOUS 4,000 sq ft with SEVEN bedrooms, SIX receptions, THREE bathrooms (and 3 x W.C.), including ATTACHED COACH HOUSE two bed SELF CONTAINED ANNEX
- Established ALL ROUND established GARDENS including lawns, trees, orchard area, kitchen garden, vegetable plots, extensive patio, decked seating, large verandah, polytunnel, greenhouse
- EXTRAORDINARY PARKING for at least 6 cars including for CARAVAN, MOTORHOME etc
- SLIDING SASH windows, EXPOSED timber ceiling BEAMS, PERIOD wooden internal DOORS, CENTRAL HEATING, 2 x WOOD/multi fuel BURNERS, FEATURE FIREPLACES including inglenook and Victorian style

Guide Price £950,000



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DESCRIPTION

A beautiful, Grade II farmhouse circa 1750. The 4000sq ft of accommodation comprises of 5 bedrooms and a newly converted 2 bedroom coach house annex.

This property sits within a picturesque 3 acre plot that includes paddock, wrap around gardens, substantial parking and an extensive range of outbuildings. All in a highly desirable semi-rural location within an Area of Outstanding Natural Beauty on the edge of the Lincolnshire Wolds. The property hosts a number of period features including feature fireplaces, exposed timber beams and sash windows.

The main dwelling features a large fitted kitchen with five oven Aga, a beautiful open plan lounge and garden room offering extensive views of the wrap around gardens, family and dining room, downstairs toilet, laundry and boot room.

Upstairs includes 5 bedrooms, large bathroom with roll top bath and an additional bathroom all positioned around a central landing.

The newly converted annex provides opportunities for multigenerational living or an additional income as a holiday let. It has been sympathetically converted to a high standard, comprising of living area and fitted kitchen both with bespoke French doors, downstairs WC, master bedroom with an impressive ensuite shower room, second bedroom with ensuite.

This property has an abundance of outbuildings including brick built barn (425sq ft), workshop (880sq ft), both of which have been recently rewired for power and lighting, stable block (550 sq ft), polytunnel and greenhouse. The stunning, established gardens offer a variety of outdoor dining and seating areas, a kitchen garden, raised beds and paddock.

The whole property offers far reaching countryside views and all the advantages of countryside living whilst being within easy reach of the towns of Alford, Spilsby and Louth.





Graves Farm, Mill Lane, Welton-le-Marsh, Spilsby, PE23

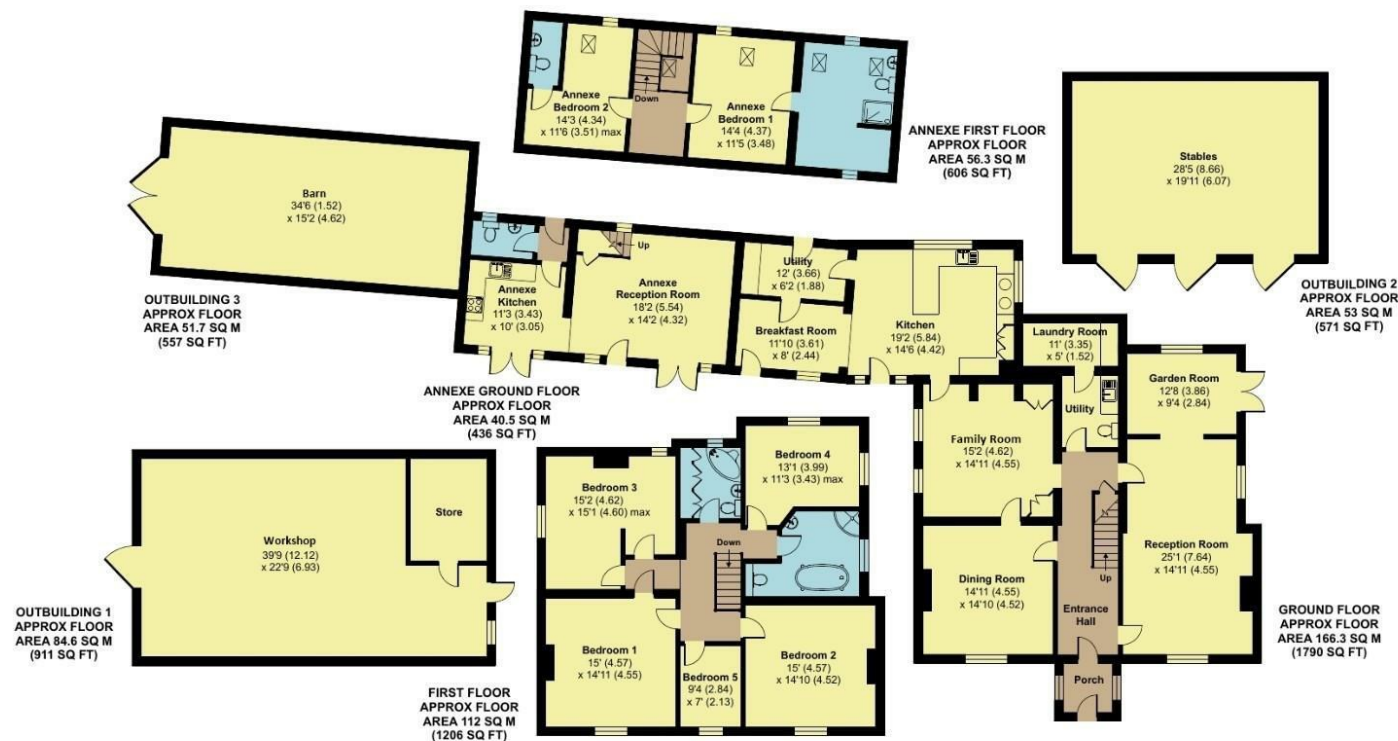
Approximate Area = 2996 sq ft / 278.3 sq m

Annexe = 1042 sq ft / 96.8 sq m

Outbuildings = 2039 sq ft / 189.4 sq m

Total = 6077 sq ft / 564.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1258599

Viewings

Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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