



Cabourne House
Cabourne

MOUNT & MINSTER



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- Stunning C19 Farmhouse
 - Tennis Court
 - Party Barn
 - Fabulous Grounds
- Extensive Outbuildings inc Steel Portal Frame Barn
 - 7 Bedrooms
- Bathroom and Two En-Suites
 - Four Reception Rooms
 - Grade II Listed
- Edge of Wolds Location



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INTRODUCTION

The sale of Cabourne House offer a rare opportunity to acquire an early 19th Century, prominent family home complete with tennis court, party barn and an extensive range of outbuildings.

LOCATION

Cabourne is a rural hamlet situated within the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, benefitting from excellent commuting links to the nearby historic market town of Caistor approximately one mile to the West and the bustling port town Grimsby approximately ten miles to the East.

Caistor is a historic, picturesque market town located on the Viking Way just on the northern border of the Lincolnshire Wolds, enjoying a wonderful variety of traditional and independent retail outlets, amenities, Doctors and excellent schooling (Caistor Grammar School and Caistor Church of England Methodist Primary School.

There is also a Sports Field, Gym, Swimming Pool and various Sports and Social Clubs. The town is situated just off the A46, which provides easy access to larger road networks into Grimsby, Lincoln, Scunthorpe, Barnetby Train Station and Humberside Airport.

CABOURNE HOUSE

With the period detail you would come to expect from a house of this calibre, not limited to the high ceilings, well proportioned reception rooms and symmetrical frontage, the house stands very well.

On the ground floor, most will enter via the boot room into the heart of the house, a large farmhouse style kitchen and leading into the adjoining sitting room with a cracking fire place. Formal entertaining at the front of the house comprises a dining room, drawing room and garden room. At the side of the house lies the office along with a utility/plant room, downstairs WC and boot room.

On the first floor at the front of the house are two ensuite double bedrooms with a further three double bedrooms and family bathroom located towards the rear.

The principle elevation offers two further double bedrooms on the second floor.

The house, whilst perfectly habitable, lends itself to a scheme of decorative modernisation and the remodeling of the kitchen and bathrooms.

OUTSIDE

The property is blessed with an excellent arrangement of outbuildings including garages, party barn, tennis court, stabling, steel portal frame barn, an assortment of brick built storage and a brick under pantile hay barn.

The ground run front and back with landscaped gardens, a pond and ample parking. There is potential for further land on a leasehold basis by separate negotiation for those that wish for stock, foul or horses.





OVERAGE

The land and buildings shaded in red on the plan is to be subject to an overage agreement of 30% of the uplift in value if any planning permission is implemented or land disposed of with the benefit of planning permission in the next 30 years.

METHOD OF SALE

Freehold with vacant possession on completion.

TENURE

Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

Rating: E

COUNCIL TAX BAND

Band: G

West Lindsey District Council

SERVICES

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of July 2025.

ADDITIONAL INFORMATION

For further details, please contact James Ward at Mount & Minster:

T: 01522 716204

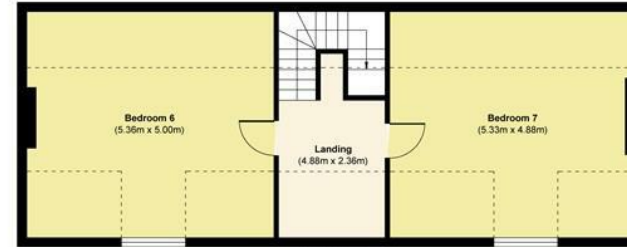
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BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



Cabourne House



Second Floor
Approximate Floor Area
(65.30 sq. m)



Ground Floor
Approximate Floor Area
(183.20 sq. m)

First Floor
Approximate Floor Area
(129.70 sq. m)

Approx. Gross Internal Floor Area 378.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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