



The Maltings

Little Carlton, LN11 8HN

M A S O N S
— Celebrating 175 Years —

The Maltings

Little Carlton, LN11 8HN



Individually designed country residence

5 Bedrooms plus 2 bed Annexe Maisonette

Set on a plot of 0.75 Acres (STS)

Popular quiet village close to Louth Market town

Triple garage plus workshop to side

Open countryside to rear

Benefitting gas CH and uPVC DG

A truly unique and individually designed country residence, The Maltings is set in a peaceful rural village just a short distance from the historic market town of Louth. Offering an abundance of space and character, this deceptively large five-bedroom home includes an adjoining two-bedroom annexe, a purpose-built snooker room, a triple garage, and beautifully maintained gardens extending to approximately 0.75 acres (STS). With a total of seven bedrooms, four bathrooms, two kitchens, and four reception rooms, The Maltings is an exceptional home, perfect for multi-generational living or those seeking additional rental or guest accommodation.

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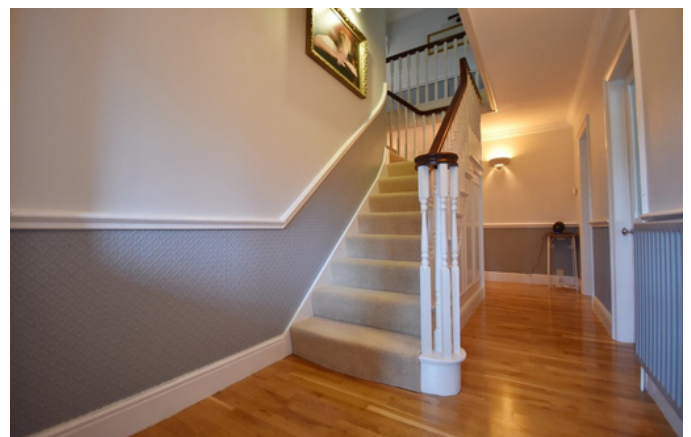


A welcoming front entrance porch with timber double doors opens into a spacious and elegant entrance hall, setting the tone for the home's warmth and character. The grand staircase and hardwood flooring create a striking first impression, complemented by dado rails and decorative coving. Beneath the staircase, double doors provide ample storage, while a part-glazed door leads to a rear entrance hallway with feature tiled flooring.

The sitting and dining area is a superb open-plan space, bathed in natural light from large front-facing windows. Solid oak flooring, two-tone decor and dado rails add to the charm, while a feature shelving unit provides space for a wall-mounted TV. Part-glazed double doors with stained glass details lead back into the hallway. The open-plan design continues into the stylish kitchen, fitted with matt ivory Shaker-style units, black laminated worktops and a central island topped with solid oak. A feature chimney breast houses a Leisure Rangemaster gas cooker, and a large rear-facing window offers garden views.

The separate lounge exudes character, featuring an impressive inglenook fireplace with a brick chimney, arched windows and a solid timber beam. Twin aspect windows flood the room with light, while built-in radiator covers and recessed ceiling lights enhance the ambiance.

A ground-floor study, which can also serve as a sixth bedroom, offers versatility, with neutral décor, carpeted flooring and dual aspect windows.









A galleryed landing with a decorative dado rail and coving leads to five well-proportioned bedrooms. The master bedroom is generously sized, featuring built-in wardrobes, a unique oriel window and an en-suite shower room with a large walk-in shower and marble-effect panelling.



The second bedroom also benefits from an en-suite, fitted with a corner shower cubicle, Mira electric shower and Velux skylight. A third double bedroom enjoys a feature fireplace with a cast-iron insert, a wooden surround and a tiled hearth. The fourth and fifth bedrooms are bright and spacious, each with built-in wardrobes and garden views. The family bathroom is well-appointed with a four-piece suite, including a built-in bath, corner shower and a herringbone woodblock-effect floor. Frosted glass windows, inset spotlights and stylish tiling complete the space.







Situated above the triple garage, the two-bedroom maisonette annexe has its own private entrance and offers an excellent opportunity for rental income, holiday accommodation, or independent living for extended family. Currently let on a long-term basis, it will be available with vacant possession if required. The annexe features a vaulted ceiling kitchen with skylights, a lounge-diner overlooking the countryside and two good-sized bedrooms. The shower room is fitted with a corner shower cubicle, Mira electric shower and wood-effect vinyl flooring.

The substantial triple garage comfortably houses three vehicles and includes a large workshop area, complete with light, power, a wash hand basin and an electric hot water system. Fitted workbenches, painted concrete flooring and an emergency fire escape entrance to the annexe add to its practicality. A fully glazed pedestrian entrance to the rear ensures ease of access.





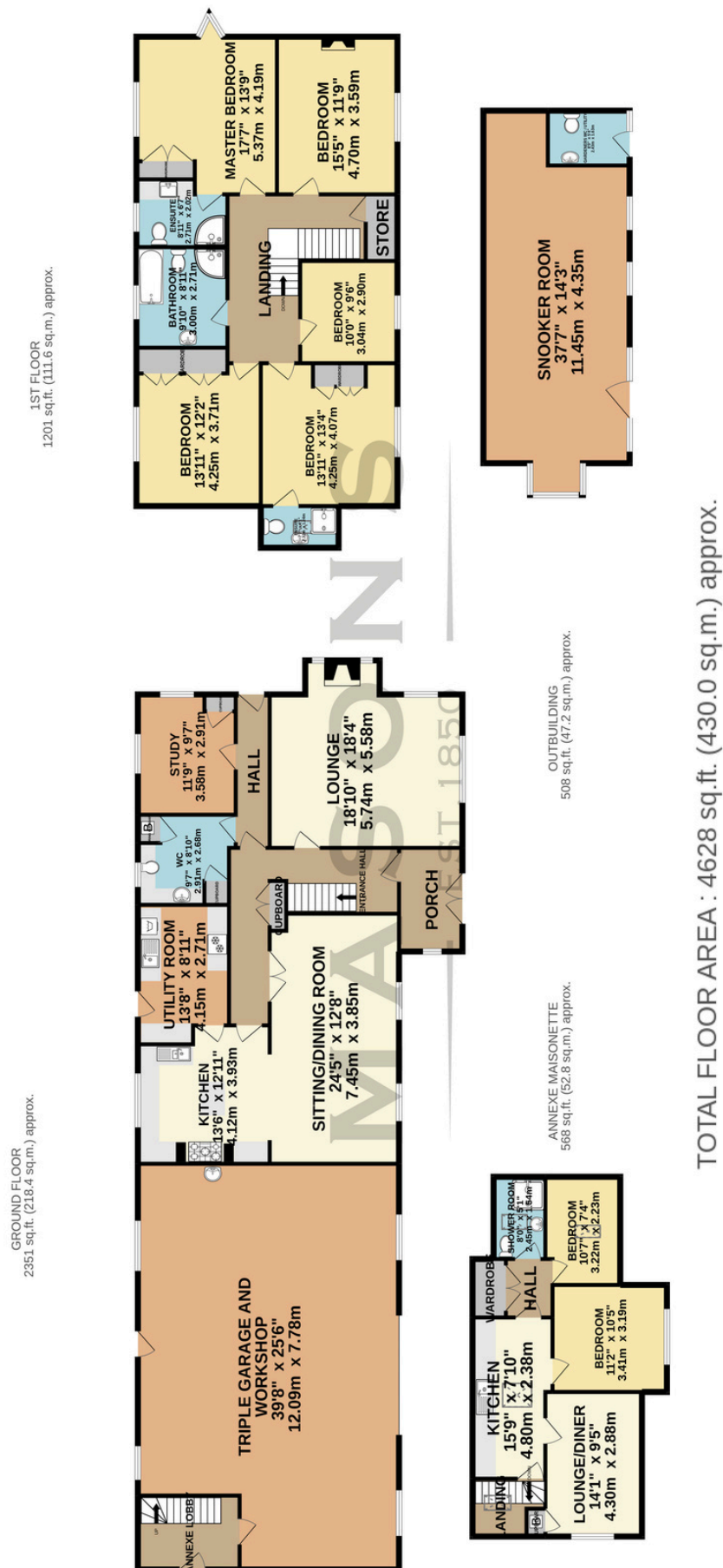
A sweeping gravel driveway offers extensive parking for multiple vehicles, bordered by manicured lawns, mature trees and a mixture of hedging and brick walls. Timber gates lead to a rear driveway used by the annexe occupant, with additional lawned areas. The rear garden features an expansive lawn, a paved entertaining area ideal for summer dining, a greenhouse, raised vegetable plots and a timber storage unit. A further side garden, currently included in the sale, backs onto open countryside and is enclosed by post-and-rail fencing and mature hedging.



A standout feature of The Maltings is the purpose-built snooker room, a high-quality timber construction with light, electrics and pre-piped drainage for conversion potential (STP). Clad in pine with carpeted flooring, it is currently an impressive entertainment space but offers a wealth of alternative uses, such as a studio or home office. A separate gardener's WC with a wash hand basin and plumbing for a washing machine further enhances convenience.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Little Carlton

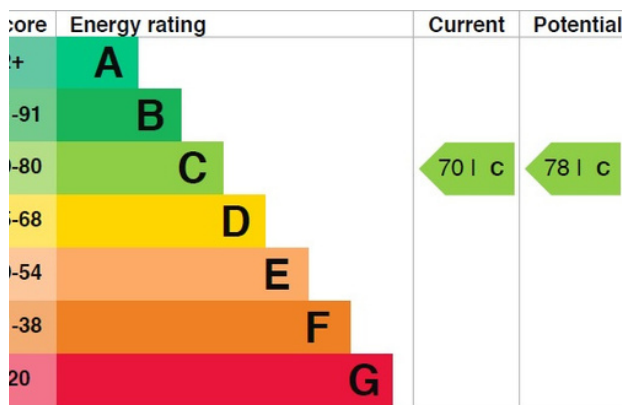
Step into history and serenity

Little Carlton is a picturesque village in the East Lindsey district of Lincolnshire, just 6 miles east of the charming market town of Louth. Steeped in history, the village gained national attention with the discovery of a 7th-century Anglo-Saxon settlement. A remarkable array of artefacts—including coins, trade weights, high-status ceramics, and a lead tablet inscribed with the name ‘Cudberg’—suggests that Little Carlton was once a significant ecclesiastical and trading site rather than a typical rural village. Excavations led by Dr. Hugh Willmott of Sheffield University uncovered a 7th-century cemetery and timbered buildings, further cementing the area's historical importance. Today, Little Carlton offers peaceful countryside living within easy reach of modern amenities in Louth, making it an appealing location for history enthusiasts and those seeking a quiet yet well-connected place to call home.

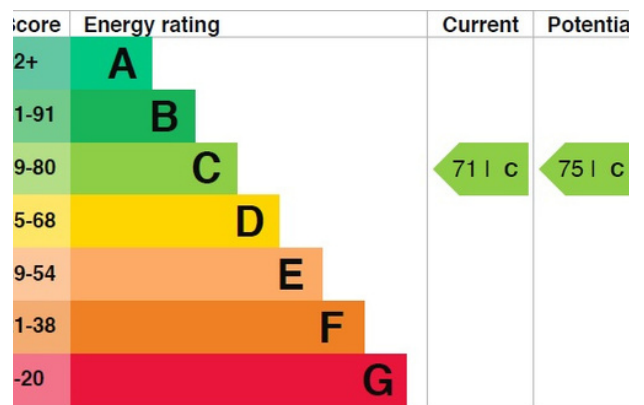


Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles).





The Maltings



The Flat

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///buzzing.stun.ramp

Directions

Proceed away from Louth on the Legbourne Road and at the roundabout take the first exit along the B1200 towards the coast. Follow the road to the Manby Middlegate traffic lights and turn right along Carlton Road. Follow the road through the village of Manby and out through the countryside to the village of Little Carlton. After entering the village, the property will be found a short distance on your right.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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