



Twyford House, Sea Lane, Theddlethorpe, LN12 1NW

M A S O N S
EST. 1850

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01507 350500

A superb Edwardian era, six bedroom family home benefitting from a further one bedroom annexe, set within total grounds of around 2.37 acres (STS) including outbuildings, stables, paddock and private gardens. The property is positioned in a very quiet end of road coastal location adjoining a nature reserve and giving direct access to the sea, across wide sandy beaches providing superb horse riding and recreational opportunities.

This superb country residence offers very spacious accommodation of around 2583sq ft comprising three reception rooms, six bedrooms, bathroom, dining kitchen, utility and further one bedroom annexe with wet room.



Directions

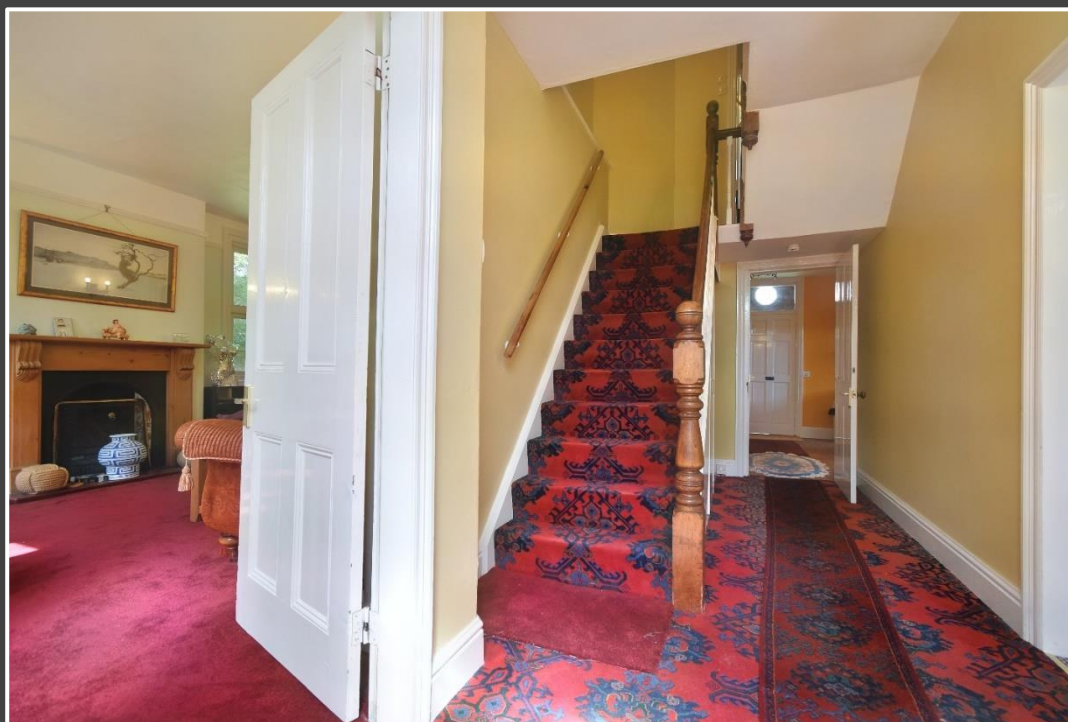
From Louth travel east along the B1200, passing through Manby and Saltfleetby. On arriving at the T-junction, turn right onto the A1031 coast road. After turning right, continue towards Theddlethorpe, follow the road for around two and a half miles and after entering Theddlethorpe and passing the church, take the next left down Sea Lane. Continue straight on, signposted "Farm Only". Upon arriving at the end of Sea Lane, travel through Pear Tree Farm yard and upon emerging through the other side, you will arrive at Twyford House and bear right along the driveway.

The Property

Believed to date back to the Edwardian era and offers extensive family accommodation with six bedrooms and further one bedroom annexe. The property has had replacement uPVC windows throughout and has brick-faced walls, pitched roof covering with clay pantiles and features some superb detailing, including leaded windows and retains many original features, including fireplaces and picture rails. The property is heated by way of oil-fired central heating with immersion heater tank within the bathroom and is supplemented by a solid fuel, four-oven Aga within the kitchen. The property has just had a brand new Biotech septic tank fitted. The later addition of the annexe creates a very versatile property, ideal for merging families or could potentially be used for holiday accommodation (STP). The property has a superb workshop garage







outbuilding and with the additional stables and field shelter, makes this an ideal equestrian property benefitting from a generous paddock to the rear and ideal hacking out across the adjoining beaches.

Location

Twyford House is positioned at the end of Sea Lane with the rear of the grass paddock backing onto the National Nature Reserve which gives access to the sea and the wonderful sandy beach. The area is rich in flora and fauna and is a well-known and popular location for nature lovers and offering ideal hacking for horse riding and recreational activities.

Theddlethorpe is a country village positioned in the coastal area of Lincolnshire and approximately three miles to the north of the main nearby shopping centre, Mablethorpe. There are market towns in Louth (12 miles) and Alford (10 miles) while the main business centres are in Lincoln and Grimsby. The village contains a variety of individual properties and a primary school, together with the attractive thatched pub – The King's Head. The village of Theddlethorpe St. Helen takes its name from the Church of St. Helens which dates from the 14th and 15th centuries.

The coastal area has a variety of attractions including miles of nature reserves, sandy beaches, holiday resorts, bridleways and other

rural pursuits whilst the market towns provide shopping facilities, schooling and recreational amenities.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Lounge

Dual aspect windows with patio doors to garden. Chimney breast with fireplace having cast iron insert with open grate, timber mantelpiece and tiled hearth. Views over garden to both sides with picture rail to walls with neutral decoration and carpeted flooring.

Dining Room/Sitting Room

A further superbly proportioned reception room with windows to two aspects and further patio doors to garden. Fireplace with white painted timber moulding and cast-iron insert. Window to side overlooking garden, picture rails to walls and carpeted flooring.

Hallway

A grand reception hallway with high ceilings, four-panel doors to principal rooms, staircase to first floor with timber newel post, banister and spindles. Useful understairs storage cupboard and also housing the Boulter floor-mounted, oil-fired central heating boiler.



Annexe



Annexe Reception Room

Accessed via the dining room, a superb addition to the property which would make excellent annexed accommodation or holiday cottage, with this room making an ideal sitting/dining area with potential for kitchen to be fitted to one side, with cooker electrics already provided. Windows to two aspects and having carpeted flooring.

Annexe Wet Room

With frosted glass window to rear, Aquatronic electric shower unit, high-level WC and wash hand basin. Fully tiled walls and wet room flooring. Extractor fan to wall, curtain rail provided.

Annexe Bedroom

Situated at the end and having superb glazing to the corner with sliding patio doors and further window to side. Carpeted flooring and housing an electric consumer unit. This room could also be used as a further reception room or office if required. Excellent views over the side garden.





Conservatory

With double doors leading to garden, situated at the front of the property. Leaded windows to all sides with superb stained glass features and having pitched polycarbonate roof covering with light and electric provided. Superbly positioned to enjoy the sun with a south-westerly aspect.

Kitchen Diner

Window to side overlooking garden and having base and wall units finished in pine with solid wood worktops. Inset Belfast sink, tiling to splashback and solid fuel, four-oven Aga with further electric double oven to side. Ceiling-mounted clothes airer. Clay quarry-tiled floor and space provided for fridge/freezer. Door through to:

Utility Room

A surprisingly large utility and could be used for other purposes, including further reception room, with two windows overlooking the driveway. Useful storage cupboards to sides and wall-mounted gun cabinet. Electric consumer unit to wall and having vinyl cushion flooring.

Rear Entrance Porch

Giving access to the kitchen with pitched roof, leaded and stained windows, providing useful shelter.





First Floor Landing

Three-level landing with steps up to the first three bedrooms, timber banister and spindles, loft hatch to roof space and steps on the far side giving access to the remaining three bedrooms, bathroom and WC with further loft hatch and carpeted flooring. Four-panel timber doors to bedrooms and bathroom.

Master Bedroom

Superbly sized double room with carpeted floor.

Bedroom

A further double room with window to rear. Neutral decoration and carpeted flooring.

Bedroom

A generous single bedroom situated at the front with carpeted flooring.

Bedroom

Double bedroom with window overlooking driveway. Carpeted floor and useful built-in laundry cupboard to one side.

Bedroom

A double bedroom with window overlooking side garden. Carpeted floor.

Bedroom

A single bedroom with window overlooking side garden, carpeted flooring.





Family Bathroom

With frosted glass window, panelled bath with Mira electric shower unit, shower screen to side and timber panelling to wet areas. Wash hand basin, shaver point to wall and large built-in cupboard, hot water cylinder with immersion heater and shelving provided for laundry.

WC

Frosted glass window, low-level WC, wash hand basin and tile-effect vinyl cushion flooring.

Formal Gardens

Wrap around private gardens surround this lovely house, laid to lawn with a mixture of fencing and hedging to perimeters. An excellent array of mature bushes and trees. To one corner is a brick-built and clay pantile-covered seating area, ideal for outdoor dining and barbeques overlooking the house. The rear garden is brick-walled with concrete pathways and the garden extending away to the side, across the orchard to the far boundary with views over open countryside. Outside lighting provided. Also housing the newly installed Biotech septic tank. Ramp and steps up to Driveway with extensive parking with brick piers to entrance, housing the oil storage tank and leading to the:





Garage/Workshop

Superb outbuilding being brick-built with corrugated steel roof covering. Windows to sides and lights and electric provided with recently installed consumer unit. Concrete floor and being of a generous size, large enough for four vehicles. Would also make an ideal workshop or hobby room. Attached at the rear of the garage is a brick and pantile outbuilding providing useful additional space, accessed from the rear and could be used for storage or potentially a pony stable.

Approach

The property is accessed via Sea Lane, which is a single-track no-through road. Right of way is then granted through Pear Tree Farm drive which leads to Twyford House and opens into a useful grassed parking area to one side. Mature trees, large yard and grass track leading across the full width of the property. Please note that right of way is granted to the neighbouring farmer to pass along this grass track, giving access to his fields to either side and there are also two footpaths that cross the property and paddock.

Paddock

Hedged boundaries and dogleg to one end, which is currently wooded. Post and rail fencing to perimeters with mature trees along

one side and water-fed trough. Out the far end of the paddock is the protected nature reserve and sand dunes leading to the beach.

Stables and Vegetable Garden

A single stable and adjoining mobile field shelter, both of timber construction with corrugated steel roof covering with enclosed yard and gated access to paddock. Laid to gravel.

To the side is a large, enclosed vegetable garden, currently not in use but would make an ideal animal run with five-bar gated access.

Viewing

Strictly by prior appointment through the selling agent. Access to the property is not possible without appointment due to the private right of way.

General Information

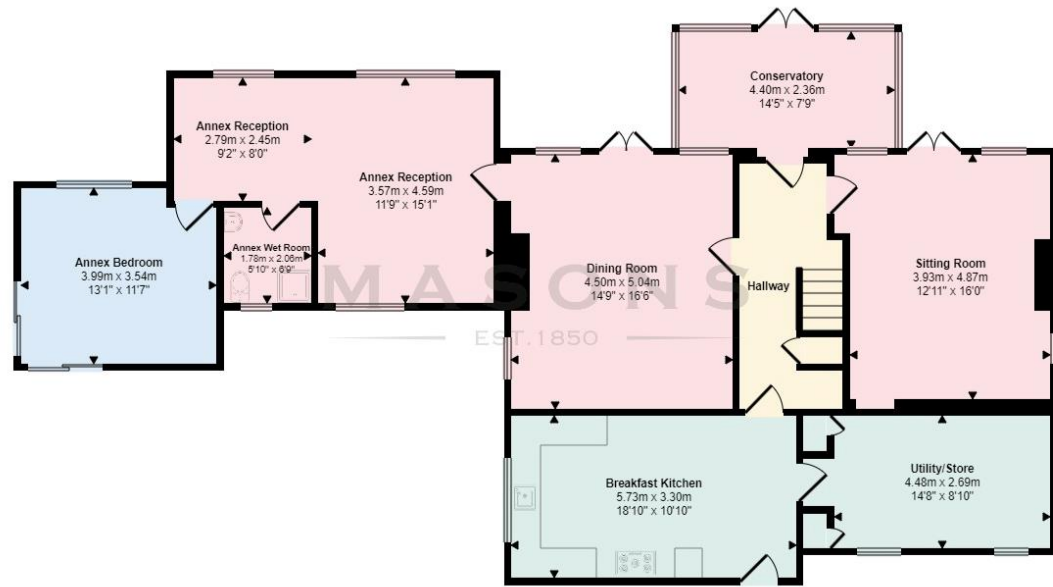
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity and water and a private drainage system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.



Floor Plans, Location Plan and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

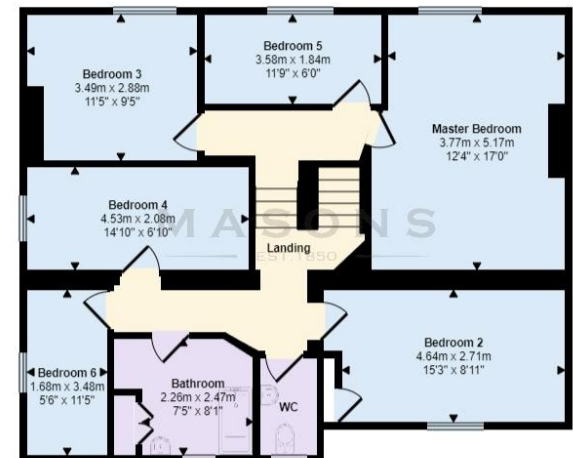


Ground Floor
Approx 144 sq m / 1549 sq ft

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 the real items. Made with Made Snappy 360.



Garage
Approx 73 sq m / 789 sq ft



First Floor
Approx 96 sq m / 1034 sq ft

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

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