



THE POST OFFICE  
DONINGTON-ON-BAIN LN1 19TJ

MASON'S  
EST. 1850

THE POST OFFICE  
DONINGTON-ON-BAIN  
LOUTH, LINCOLNSHIRE LN1 1 9TJ

A charming 4-bedroom detached Period Home in the centre of a popular village with a vibrant community spirit and nestled in the heart of the Lincolnshire Wolds Area of Outstanding natural Beauty. Not just a home but a chance to run a country business and be your own boss – presently the building includes the successful Post and Pantry business but has potential for numerous other uses or conversion to make more accommodation (STP).



## ABOUT THE POST OFFICE .....

The Post Office is a handsome detached Period building thought to date back to Victorian times. The property has brick walls beneath pitched and mono-pitched timber roof structures covered in a combination of slate and tiles. The windows are replacement uPVC double-glazed units excepting the shop window and a tiny timber-framed window, and these include four large, multi-pane-effect sliding sash front windows with an inward tilt facility for cleaning.

The present owners have carried out a number of improvements to create a comfortable 4-bedroom home enjoying a cosy dining-lounge with stove, a well-equipped, bright kitchen and a delightful garden. There is an attractive hallway and feature staircase up to the gallery landing above. Heating is by an oil central heating system. The building occupies a large plot with potential to extend the accommodation (STP), and to expand the business which is integral to village life providing essential services and delicious treats to locals and tourists alike as there are some stunning walks along the Viking Way and easy access to historic towns and the Coast.

The award-winning Post Office and tearoom have a shop area extending to some 6m in depth with front and rear dining areas boasting seating for 12 indoors and outdoor seating for 20 within the picturesque village setting by the church. There is scope for a variety of alternative uses, or conversion into additional accommodation either for the house or as a separate holiday letting unit – very much in demand in this area of Lincolnshire. Above all this is a chance to be your own boss, set your own hours and create a work/life balance with a steady income whilst enjoying a rural village lifestyle.



## LOCATION

Donington-on Bain is around 8 miles from Louth market town and around 10 miles equidistant from Market Rasen and Horncastle, the former having rail links to the national network and the latter known for its many antique and bric-a-brac shops. Louth is known as the Capital of the Wolds and has three markets each week and an attractive Conservation Area around the superb St James Church. There are many restaurants, bars, wine bars and cafes in addition to the independent shops and numerous sports and hobby activities. The cathedral city of Lincoln is approximately 20 miles away while the holiday coast is about 21 miles, with resorts, nature reserves and miles of open beach. One of the best villages in the Wolds for amenities in addition to those provided by Post and Pantry, Donington has another convenience store, the Black Horse pub serving food and providing visitor accommodation, a mobile library service, excellent mobile fish and chip van, a multi-use games area with playing fields and hard tennis courts and a children's play area. The Viking Way passes through the centre of the village leading through the countryside for miles either to the north or south (149 miles in total for the hardy!) The village hall hosts several events including craft fairs, race nights, Pilates, yoga and card nights. There is a village primary school and bus service to the secondary/grammar schools and academies in the area. The stone-built Grade 2 Listed Church of St Andrew stands opposite the Post Office in the heart of the village and is c.1779, restored 1868 with origins dating back to the late 12<sup>th</sup> Century.



# THE LIVING ACCOMMODATION

## Ground Floor

The main entrance into the house is positioned to the right side of the shop window with a white uPVC part-glazed (double-glazed) door into the:

## Entrance Porch

With a window to each side elevation and an inner uPVC part-glazed (double-glazed) door to the:

## Dining Lounge

A spacious and cosy living area with Karndean oak-effect flooring and a recessed fireplace with flagstone hearth and cast-iron log-burning stove, having a heavy beam mantel over. Display alcove to the chimney breast on the opposite side of the room and two TV points allow the respective dining and living areas to be alternated between winter and summer. Two multi-pane effect windows to the front elevation, two radiators and two ceiling light points. Attractive views towards St Andrew's Church.





01507 350500

[WWW.MOVewithMASONS.](http://WWW.MOVewithMASONS.)



### **Kitchen**

Fitted with a range of soft-close units in matt white comprising base cupboards and drawer unit with deep lower pan drawer, wall cupboard units and LED lighting beneath on one side. Roll-edge, marble-effect work surfaces with Metro style ceramic tile splash backs and a stainless steel, one and a half bowl single drainer sink unit having an arched lever tap over. The Karndean floor extends into this area and the central hallway/office area adjacent. Beige and black Rangemaster electric cooker with two ovens, grill and five-plate black ceramic top with tiled splash back and complementary cooker hood over, having downlighter. Ample space for an upright fridge/freezer, LED ceiling downlighters and rear window overlooking the garden. Recess with plumbing for dishwasher and wine stores. Part-glazed door to the:

### **Rear Utility Room/Porch**

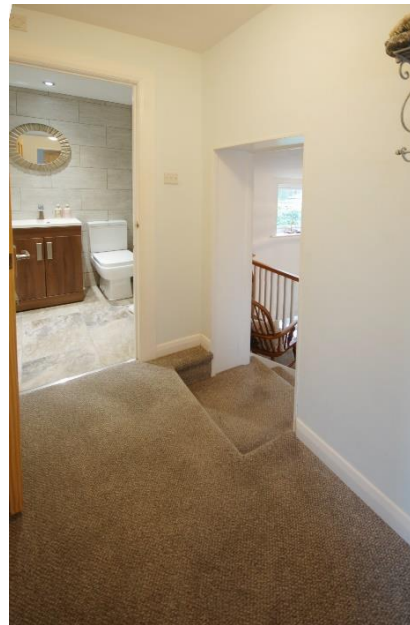
A good size and forming an ideal boot room/store with space for tumble dryer and space with plumbing for washing machine. Rear double-glazed window, wall shelves, coat hooks, quarry-tiled floor and sloping ceiling with beams.

### Hallway and Office Area

An attractive central area with connecting white four-panel door to the Post Office and shop. Radiator in decorative case, LED ceiling downlighters and multiple power points for the office area. Feature staircase with painted, pillared balustrade and oak handrails leading up to the first floor and open to the first-floor ceiling around the stairwell. The staircase features turning kite-winder steps and continues to a gallery landing over. Rear double-glazed window and useful understairs storage recess.







## First Floor

### Attractive Gallery Landing

With a potential secondary first floor study area having power and USB sockets adjacent. The landing extends to each side with steps and handrail leading to an upper landing with an auto sensor ceiling light giving access to bedroom 3, 4 and the shower room. Pine four-panel doors lead off the landing to the bedrooms and bathroom, separate WC and a walk-in store with pine coat pegs/hooks, linen shelving and light.

### Bedroom 1

A good size double bedroom with wall recess and a large white multi-pane-effect window to the front elevation. The window has a low sill and presents an attractive outlook across the village centre. Radiator in decorative case and trap access to the roof void. Step up into this room through the doorway from the landing.



### Bedroom 2

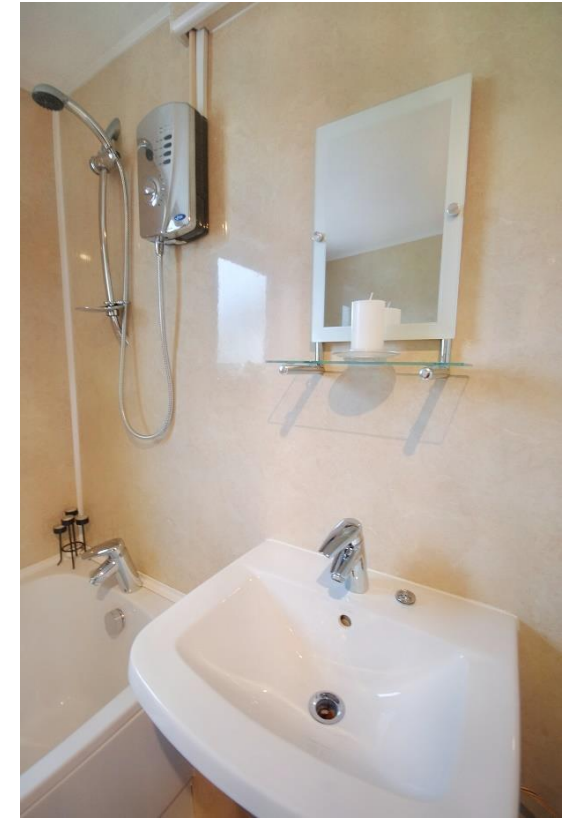
Another good size double bedroom with radiator, two floating wall shelves and a double-glazed, multi-pane-effect window enjoying the same view as from the main bedroom. Step up through the doorway from the landing.

### Bathroom

White suite of wide panelled bath with chrome lever mixer tap and a Creda electric chrome-finish shower unit over, having handset on wall rail. Pedestal wash hand basin with matching lever and mixer tap; tile-effect laminated floor covering. Radiator with towel rail, two glass shelves and mirror. Three spotlights to ceiling fitting and rear double-glazed window. Marble-effect splash-boarded walls to all four sides with plinth beneath the sink. Built-in cupboard housing the Therma-Evocyl insulated hot water cylinder with immersion heater and twin expansion cistern over.

### Separate Toilet

With a white suite of low-level WC and bracket wash hand basin. Part ceramic-tiled walls, ceiling spotlight and pine floorboards. Rear double-glazed window.



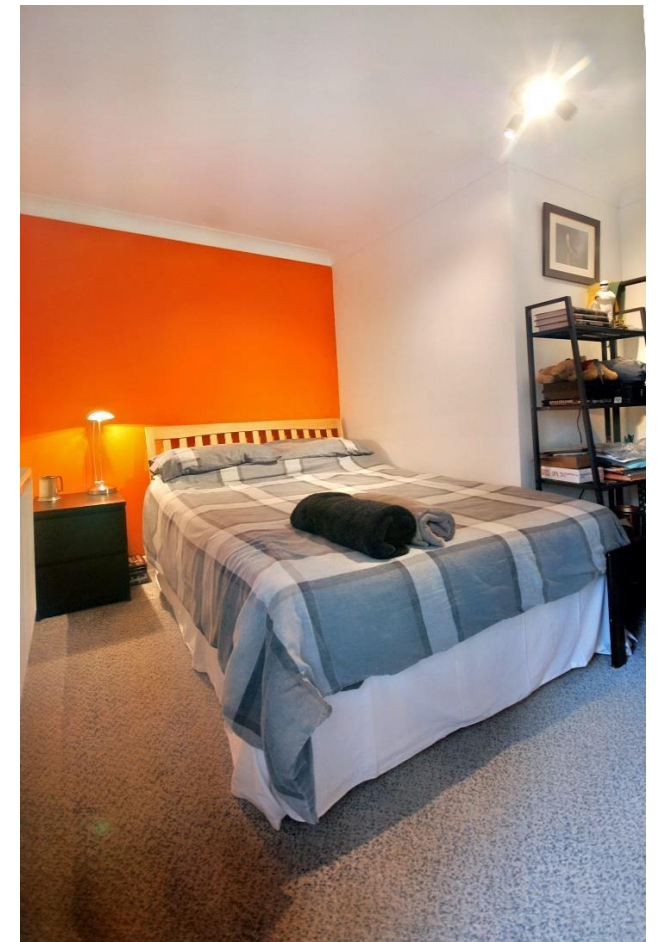


### Bedroom 3

A third double bedroom of L-shape overall with a large, double-glazed window on the side elevation overlooking the green area with trees leading to Neve Gardens. Radiator, coved ceiling and three LED spotlight fitting.

### Bedroom 4

A smaller double or good size single bedroom with large, double-glazed window presenting views along the lane leading through the village centre. Radiator, painted floorboards and four LED spotlights to ceiling fitting.



### Shower Room

A contemporary and well-fitted shower room with marble-style ceramic-tiled walls and floor around a white suite with a wide shower cubicle, having glazed screen and door. The wall-mounted shower unit is a thermostatic mixer with drench head and handset on wall rail. Low-level, dual-flush WC and rectangular vanity wash hand basin with chrome lever pillar tap over and a base double cupboard with dark woodgrain-effect facings. LED ceiling downlighters, light-operated extractor fan and chrome ladder-style radiator/towel rail.





## POST AND PANTRY

The business of today comprises a Post Office, general shop with local farm produce, tearoom and garden. In 2019 the business was awarded the Independent Retailer of the Year by the East Lindsey District Council. The post office has recognized the branch for its “service to the community” and has proved to be profitable based upon relatively relaxed working hours with a fixed income from the Post Office via a SPSO contract.

All three elements of Post and Pantry benefit from the prime Wolds village setting adjacent to the Viking Way with a wealth of trade from tourists, cyclists, walkers and groups enjoying vintage car and motorbike rallies through the AONB, whilst also providing a valuable local service for a number of surrounding villages and on the doorstep for those in Donington-on-Bain. The shop has developed a reputation as a farm shop selling Lincolnshire Produce in addition to everyday products. The tearoom has indoor seating for 12 and outdoor seating for 20.

Cadwell Park is a short drive away and attracts many visitors to the locality for the motoring events which take place throughout the year including the British Superbike Champion stages, race days and huge bank holiday events.

The Wolds is a cycle-friendly, dog friendly country area with some splendid walks and bridleways through the scenic countryside. A favourite walk leads through the fields from the edge of the village and past a lake with geese, swans and various waterfowl to the peaceful area of Biscathorpe, with gated lane crossed by the River Bain in two places. There are numerous holiday cottages in the area for visitors.

## POST OFFICE, TEAROOM AND SHOP .....

The shop area has a display window facing the main thoroughfare through the village and a part-glazed door adjacent for customers to enter and depart. There is free on-street parking in the village centre for easy access. The shop enjoys a feeling of space and is presently arranged with dining tables and chairs to the front and rear. Shop displays to the sides, rear and window, food counter to one side in the central area and the secure single-fortress Post Office enclosure is positioned in a recess to the rear with small wash basin and the connecting door to the house accommodation adjacent. A large majority of the display units will be included in the sale.

The L-shaped counter incorporates a glazed double door refrigerator with a main glazed display cabinet at the side. A range of built-in units to the rear of the counter in matt cream include cupboards and drawers, integrated café refrigerator, woodgrain effect work surfaces and red metro style ceramic tiled splashbacks, all forming the food preparation area and fitted with advice from the environmental health officer to meet the requirements of the food standard agency. There is a meat slicer and digital scale connected to the electronic till, raw meat and dairy fridge, ice cream freezer and tall side by side display freezer and fridge. Jura bean-to-cup coffee machine, cup warmer, crockery and cutlery.

The split-level ceiling has beams at the front, strip lighting and there is a Dimplex wall heater. Internal door access to the Post Box by the shop window outside. Post office security system. Additional 6-camera CCTV system – 3 internal and 3 external – which covers the business area and living accommodation. NB the National Lottery system is now changing and therefore subject to review.

A sliding door at the rear opens to the:

### **Toilet**

White suite of low-level WC with concealed cistern and shaped vanity wash basin with lever tap and ceramic-tiled splash back. Rear double-glazed window and under-stair store cupboard. Hand drier, extractor fan and LED ceiling light.

### **Rear Lobby**

With connecting door to the garage and staircase leading up to the:

### **Stock Room**

A good size with shelving, two windows, wall mounted electric radiator and light.







## OUTSIDE

The gardens are an excellent size and positioned mainly at the side and rear, laid to lawns with an inner screen conifer hedge to the lane, a variety of ornamental shrubs, and bushes, a paved area and pathway around the rear with gate. Wire fence separating the teagarden from the owners' garden, which has a seating area by the garden outbuildings. The gardens enjoy the sun throughout the day and there is a high-level floodlight. Silver Birch and Holly trees, and a grass bank with retaining wall to the return frontage.

Gravel parking area and access to the garage and front garden areas with rockery border, lawn, shrubs and roses. Brackets for hanging baskets by the house door.





## Directions

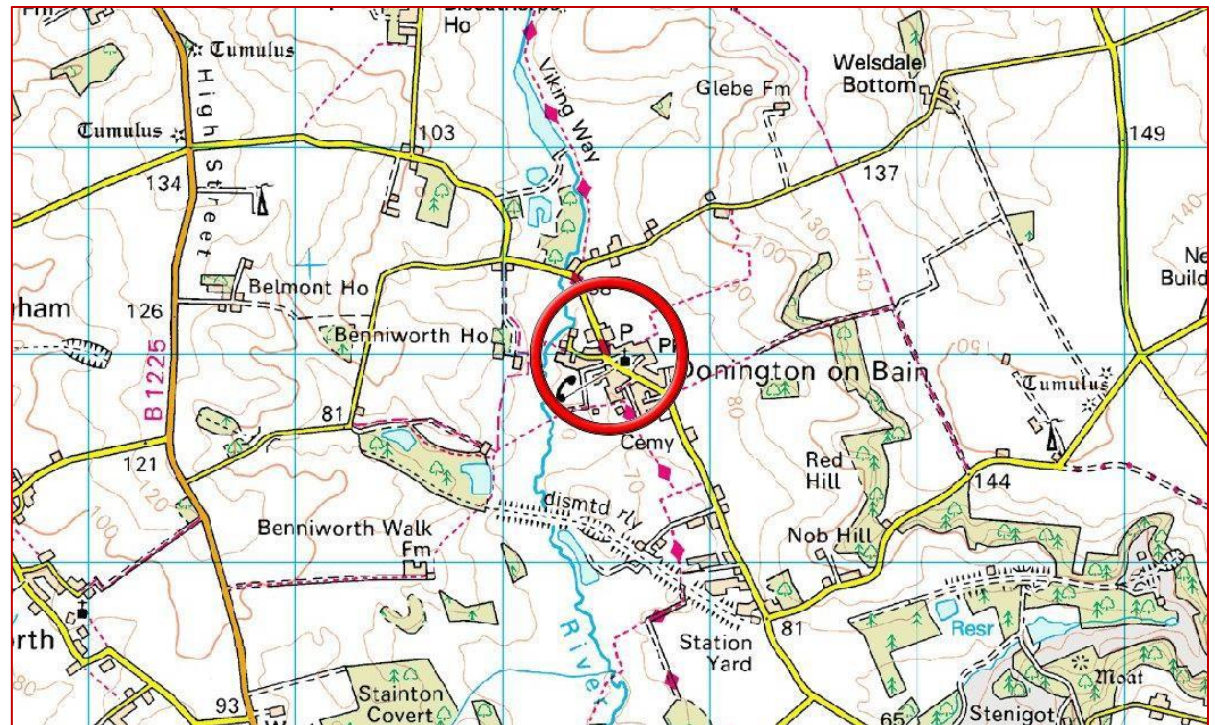
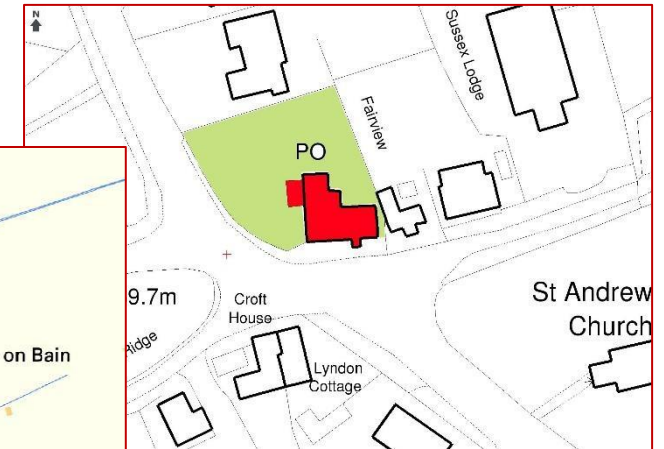
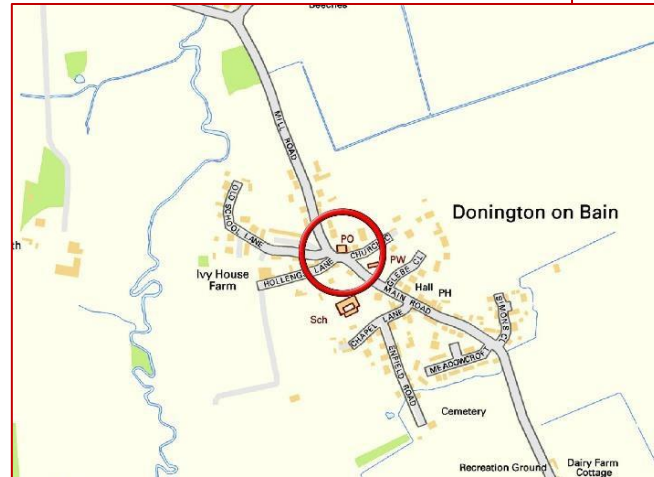
Proceed away from Louth along Westgate and to the roundabout on the bypass, then carry straight on and at the South Elkington fork, bear left. Follow the A631 to Welton-le-Wold and after passing the garage on the left, take the next left turn along the Bluestone Heath Road. At the first crossroads turn right towards Donington-on-Bain, follow the lane and eventually at the T-junction, turn left towards the village. Post and Pantry can then be found on the left side in the village centre, facing the church.

## Viewing

Strictly by prior appointment through the selling agent.

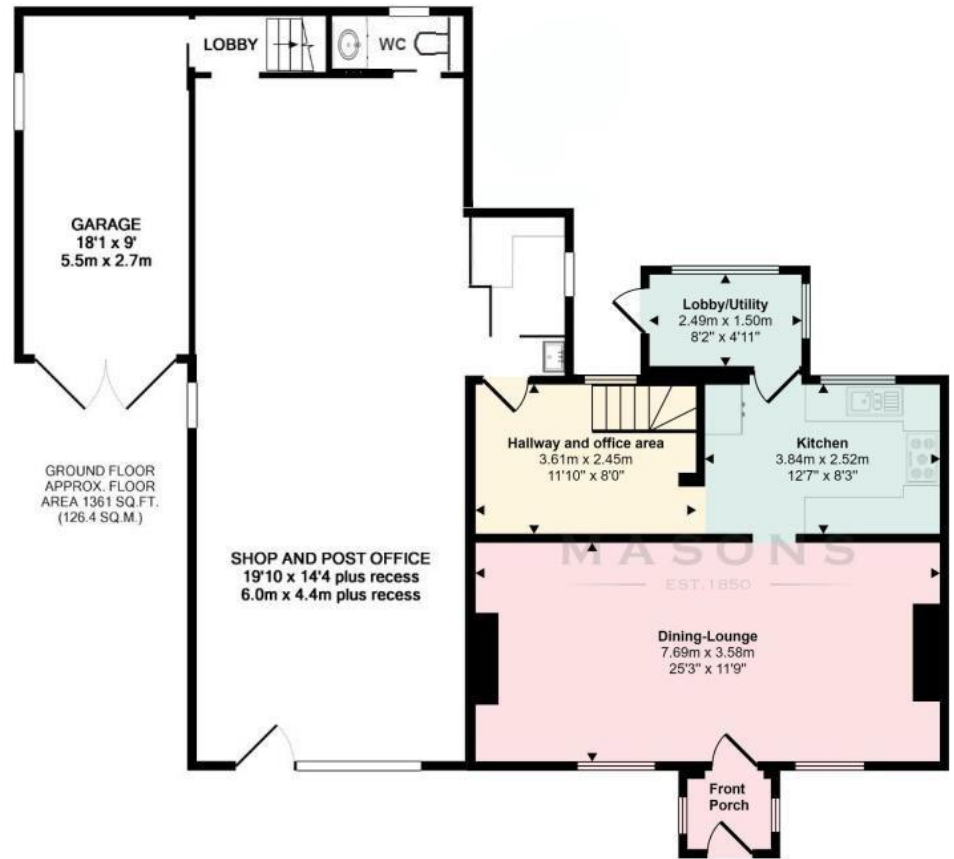
## General Information

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, water and drainage but no utility searches have been carried out to confirm at this stage. At the time of preparing these particulars the Post Office and Premises have a RV of £4,600.



# FLOORPLANS AND EPC GRAPH

Approximate room dimensions are shown on the floorplans which are indicative of the room layout and not to specific scale.



1ST FLOOR - APPROX. FLOOR AREA 1065 SQ.FT (99 SQ.M.)

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.



**MASONS**  
EST. 1850

Cornmarket, Louth,  
Lincolnshire LN11 9QD  
T 01507 350500

### Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

