



Old Wheelwrights

Grainthorpe

M A S O N S
— Celebrating 175 Years —

Old Wheelwrights

Poors End, Grainthorpe,
LN11 7JB



Three-bedroom character house with open fires and sash-style windows

Attached two-bedroom annexe bungalow with separate entrance and garden

Total plot approx. 1.46 acres (STS) including mature gardens, orchard and woodland

Large brick barn with pitched roof, electrics, and scope for conversion (STP)

Private driveway with gravel parking and courtyard

Rural village location with coast and countryside nearby

Ideal for multigenerational living, renovation, or lifestyle use

Set in just under 1.5 acres of gardens, grounds and light woodland, Old Wheelwrights is a unique opportunity offering two dwellings in one—comprising a characterful three-bedroom house and an attached two-bedroom annexe bungalow. Believed to date back to the 1790s, the property has evolved over time to create a flexible living arrangement ideal for multigenerational families, lifestyle buyers, or those seeking a home with income or renovation potential. With a large barn, multiple outbuildings, and enchanting wraparound grounds, this private retreat on the outskirts of a popular coastal village presents a rare chance to reimagine something truly special.

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The original house—once Grainthorpe’s village wheelwright—retains the charm of its heritage, with white-painted render, sash-style uPVC windows, open fireplaces and a layout filled with character. A spacious lounge with dual-aspect windows and timber beams centres around a stone fireplace, while the separate dining room offers further flexibility with its own hearth and views to the front garden.



The kitchen diner is bright and functional, with an L-shaped layout, tiled splashbacks, and space for appliances and dining. A walk-in pantry and side porch add further practicality. To the rear is a utility room with WC, offering the potential to convert into a full ground-floor shower room if desired.



Upstairs, three bedrooms provide generous proportions and garden views, with one bedroom featuring an arched alcove and storage cupboard. A family bathroom completes the main accommodation, with built-in linen storage and immersion hot water tank.



The attached annexe was added in the 1980s and is self-contained, offering its own entrance hall, kitchen diner, large lounge with sliding patio door, bathroom and two double bedrooms with garden outlooks. The spaces are spacious and bright, with the potential to upgrade cosmetically to suit modern tastes. Ideal as independent accommodation for a relative or rental opportunity.









Outside, the grounds wrap around the house in every direction, creating distinct garden areas for the main house and annexe, plus extensive outdoor space for gardening, wildlife or recreation. A winding driveway leads to a gravel parking area and central courtyard, with mature trees, hedging, and privacy throughout.

Outbuildings include a large brick barn with pitched roof, electricity and lighting—offering scope for storage, conversion (STP), or restoration into a stunning secondary dwelling. Other buildings include a timber store (in need of repair), greenhouse, wash room, coal store, and a pantile-roofed store in need of repair. The land includes a former orchard, extended lawns, and a more densely wooded area with a small pond, old polytunnel frame, and ample room for horticulture or smallholding use.



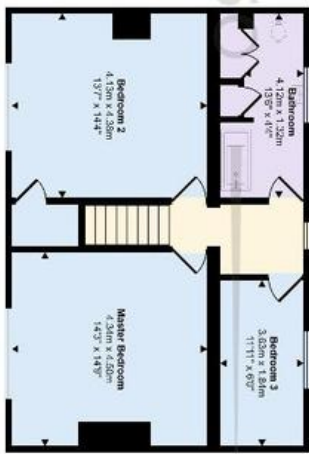




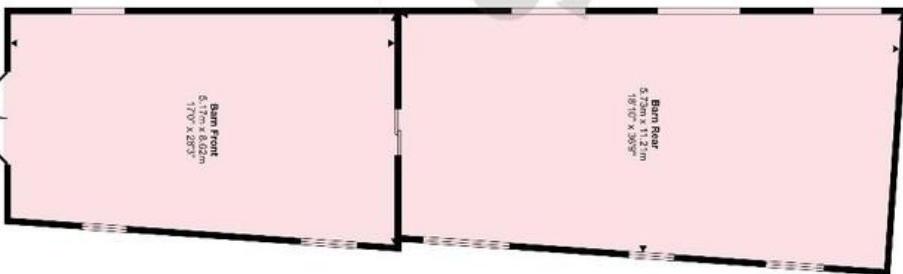
Ground Floor
Approx 199 sq m / 1714 sq ft



First Floor
Approx 44 sq m / 468 sq ft



Barn
Approx 162 sq m / 1594 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 real items.

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

Grainthorpe

Charm by the Coast



Grainthorpe is a charming country village nestled near the scenic Lincolnshire coast. The village is home to a primary school, a welcoming village hall, and a small local bakery renowned for its artisan bread. Grainthorpe boasts a vibrant community spirit, hosting annual events such as an Arts and Crafts Fair, a Tractor Rally, and a traditional May Day Celebration. For recreation, the village features playing fields with a tennis court, cricket pitch, and football pitch.

Steeped in history, Grainthorpe is recorded in the Domesday Book of 1086 as "Germundtorp," with 28 households. Its centrepiece is the Grade I Listed parish church of St. Clement, dating back to 1200, with subsequent alterations and restorations that reflect its rich history. The churchyard and other areas of the village connect to pathways that meander through the surrounding open countryside, offering peaceful walks and picturesque views.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	45 E	
39-54	E		
21-38	F		
1-20	G		

House

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

Annexe

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

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

Directions

From Louth, take Brackenborough Road to Yarburgh, turn left at the T-junction and then right into King Street. Follow signs to Grainthorpe. After passing the school, continue straight across the crossroads and take the next right into Poors End. The property is located at the end of the lane.

Agent's Note

The main house is currently subject to an ongoing subsidence claim, with tree removal and remedial wall works. The claim will be transferred to the purchaser subject to insurance company approval. Prospective buyers should be aware that the property is unlikely to be mortgageable at this time.

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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