



Holton Grange Court

Holton-le-day

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Holton Grange Court

Station Road, Holton-le-day
DN 36 5HR



Exceptional Six-Bedroom Barn Conversion

Spacious Ground Floor Living

Luxury Master Suite & Additional Bedrooms

Detached Office, Gym & Triple Garage

Beautiful Grounds with Private Pond

A rare opportunity to acquire a stunning six-bedroom barn conversion set within 1.5 acres (STS) of beautifully landscaped grounds. Nestled in an elevated position, this exceptional home offers breathtaking views over its private gardens, pond, and the surrounding open countryside. Originally farm buildings dating back to the early 1900s, the property was tastefully converted in the 1990s, retaining many original features while seamlessly integrating contemporary finishes. More recently, the home has undergone an extensive renovation and extension to an impeccable standard, delivering luxurious modern living with additional accommodation, a detached office and gym with annexe potential and a newly built triple garage. Set back from the road with a long, private driveway, Holton Grange Court offers an unparalleled combination of privacy, character, and modern convenience.

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A welcoming entrance porch, with its charming grey-painted wooden structure and tiled roof, leads into the spacious entrance lobby through a solid oak door. Here, vaulted ceilings, built-in storage and stylish tiled flooring set the tone for the rest of the home.



The heart of the property is the exceptional kitchen and dining space, designed by Sarah Anderson. Featuring solid wood cabinetry finished in an elegant grey, quartz worktops and a central island with breakfast bar, this kitchen is both stylish and highly functional. A full suite of premium Neff appliances, including a double oven, microwave, coffee machine, induction and gas hobs and a plate warmer, ensures a high-quality cooking experience. The kitchen opens seamlessly into the sunroom/dining room, a striking space with fully glazed walls, bi-fold doors leading to the central courtyard and electric blinds. Underfloor heating adds to the comfort and luxury of this space.



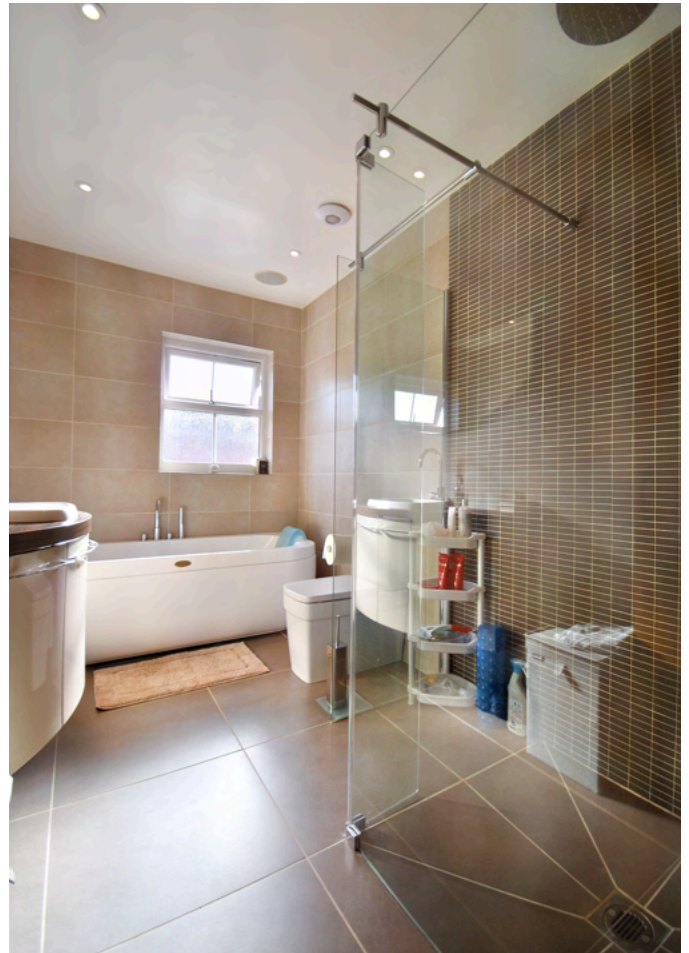
The day room/formal dining area is another outstanding room, featuring vaulted ceilings, exposed oak beams, and floor-to-ceiling sliding doors that open onto the patio, providing stunning garden views. Electric blinds, Amtico wood-effect flooring with underfloor heating and a dual-aspect log burner create a warm and inviting atmosphere.



The lounge is a magnificent living space with high vaulted ceilings, expansive windows, and a sliding door that opens onto the south-facing terrace. A striking brick fireplace with a multi-fuel burner serves as the room's focal point, while the large mezzanine landing above provides additional storage or a cozy retreat. The lounge is connected to a unique sports lounge, accessed via an original stone staircase, featuring exposed beams, wooden shutters, and plush carpeting.



The ground floor also includes a well-appointed office with a cast iron fireplace, a utility room with ample storage, a large boiler room and a stylish WC. A long rear hallway connects five generously sized double bedrooms, each thoughtfully designed with modern comforts. The impressive master suite boasts a walk-in dressing room with bespoke wardrobes and a skylight, alongside a luxurious en-suite with a walk-in shower and remote-controlled thermostatic fittings. Two additional bedrooms feature en-suite shower rooms with high-end finishes, while the family bathroom offers a spa-like experience with a twin-person jacuzzi bath, a walk-in rainfall shower, underfloor heating and even an integrated television.







A solid timber staircase from the lounge leads to the mezzanine level, offering additional storage space. A solid oak door provides access to the sixth bedroom, a bright and airy double room with a Velux skylight, eaves storage, and plush carpeting. This private retreat is ideal for guests or as a quiet study space.







The property benefits from an exceptional range of additional buildings, including a detached office and gym complex. The ground floor features a spacious workshop with remote-controlled roller shutter doors, while the office/gym area includes under-stair storage and plumbing for a washing machine. A staircase leads to a large loft room with skylights and full electrics, offering potential for conversion into an annexe or holiday rental (subject to planning consent). A separate entrance leads to a gardener's WC, adding further practicality.

A newly built triple garage, constructed in brick to complement the main house, features space for three vehicles, remote-controlled roller doors, full electrics, lighting and an alarm system.



The property is approached via an impressive gated entrance with electronically operated wrought iron gates, controlled via an intercom system or remotely by phone. The long, sweeping gravel driveway meanders past a well-maintained paddock, complete with mains water access, making it suitable for equestrian use.

The beautifully landscaped gardens extend across the front and rear of the home, leading down to a picturesque woodland area and large pond. The pond, featuring a charming bridge to a central island and a filtration system, enhances the tranquil setting. Thoughtfully positioned outdoor lighting illuminates the property's pathways and boundaries, while stock-proof fencing and post-and-rail enclosures ensure security.



To the south side of the home, a raised brick-built terrace with timber decking offers the perfect spot for entertaining, with steps leading down to the lawned area. The rear courtyard, accessed via bi-fold doors from the kitchen, serves as a sheltered outdoor dining space with a stone water feature and built-in barbecue area. A discreetly positioned log store and garden storage area add further convenience.

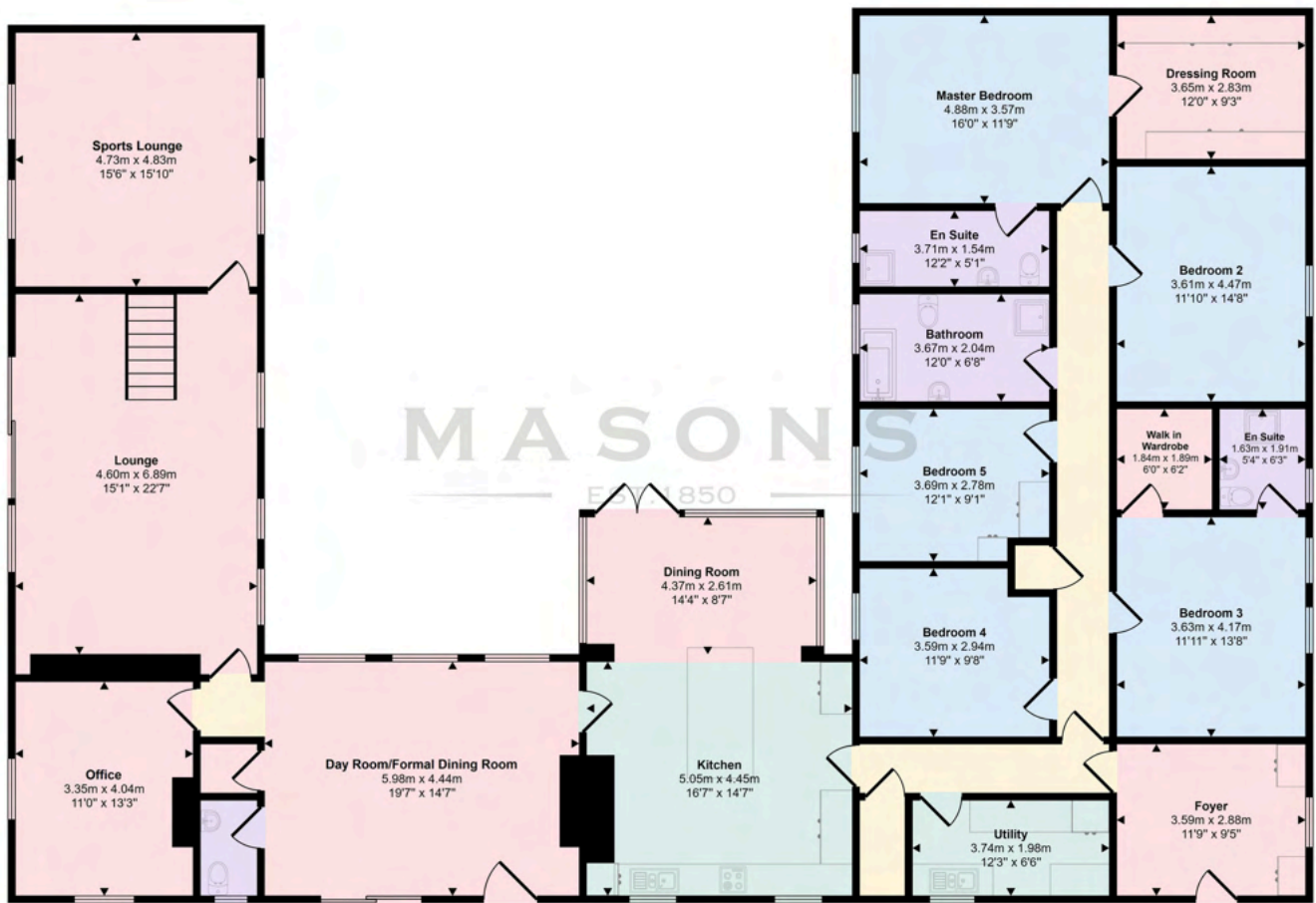
Holton Grange Court is a remarkable residence, offering an exceptional blend of historic character, modern luxury, and unrivaled privacy. With its breathtaking setting, state-of-the-art finishes, and versatile additional buildings, this unique home is perfectly suited to those seeking an exquisite countryside retreat.



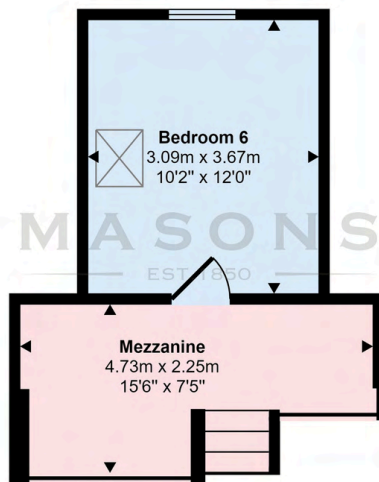


“ A breathtaking six-bedroom barn conversion seamlessly blending historic charm with contemporary luxury, set within 1.5 acres of beautifully landscaped grounds. ”





Ground Floor
Approx 286 sq m / 3081 sq ft



First Floor
Approx 21 sq m / 230 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.



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Tetney

Enjoy the Best of Country and Coast

Tetney is a sought-after village just 8 miles from Grimsby and 12 miles from Louth, offering a perfect balance of countryside charm and modern convenience. Humberside Airport (Kirmington) is just 19 miles away, making travel easy.

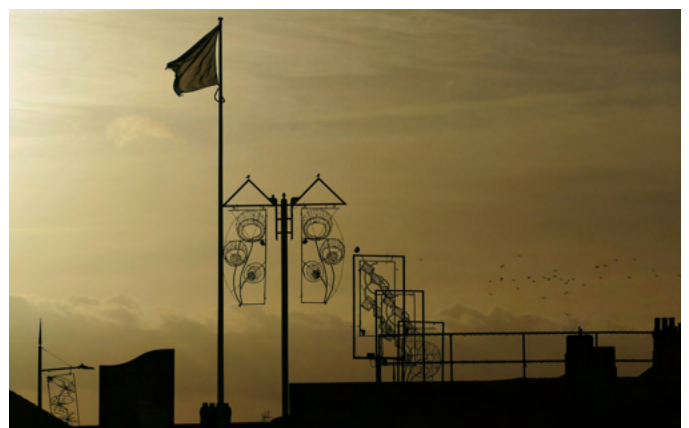
The village boasts excellent amenities, including The Plough Inn, a fish and chip shop, a village store, a golf course and a village hall. History lovers will appreciate St. Peter and St. Paul's Church, dating back to 1363. For leisure, the Lincolnshire coastline and Cleethorpes, just 6 miles away, offer stunning beaches and family attractions. The surrounding area is perfect for equestrian pursuits, golf, and countryside walks.

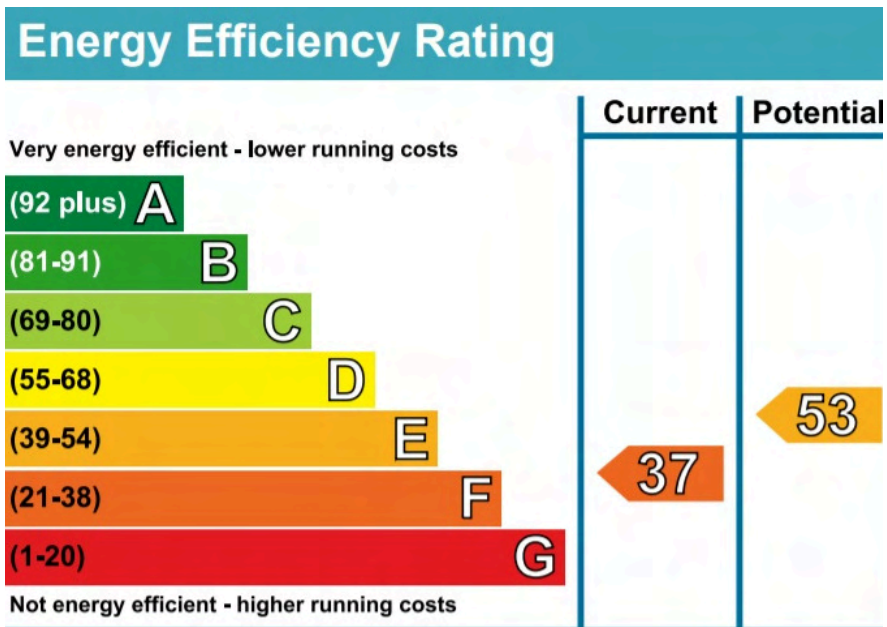
With its idyllic setting, rich history, and excellent transport links, Tetney is an ideal place to enjoy rural life with modern comforts.



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.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band F

Services Connected

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

Tenure

Freehold

Location

What3words: ///envelope.longer.contained

Directions

Travelling from Louth on the A16 continue past the village of North Thoresby and take the second right hand turning towards Tetney, into Station Road. Continue on this road for a mile and Holton Grange Court is located on the right hand side, identified by the brick wall frontage and metal gates.

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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Cornmarket,
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