



Redwood House

17a Tinkle Street, Grimoldby

M A S O N S
— Celebrating 175 Years —

Redwood House

17a Tinkle Street, Grimoldby,
LN11 8SW



Substantial five-bedroom detached home
with elegant interiors

Expansive open-plan kitchen, sunroom, and
grand sitting room

Versatile ground floor with study, library, and
utility room

Detached double garage with loft room and
annexe potential (STP)

Stunning private gardens with pond, log
cabin, and treehouse

Beautiful farmland views and excellent village
location

Set within approximately three-quarters of an acre, this striking detached home is a rare blend of grandeur and practicality. Built in 2004 to exacting standards, it offers spacious and adaptable living spaces, making it ideal for family life. Positioned within a sought-after village, this property benefits from open farmland views to the rear while being a short walk from local amenities. Designed with future expansion in mind, it provides an exciting opportunity for additional accommodation, whether within the main house or via the detached double garage with a first-floor loft room, offering annexe potential (STP).

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Stepping inside, you are welcomed by a bright and spacious entrance hall, featuring elegant timber banisters and spindles, setting the tone for the rest of the home. The expansive sitting room is a truly impressive space, offering an L-shaped layout that effortlessly combines comfort and sophistication. A beautiful marble-surround fireplace, complete with a newly fitted multi-fuel burner, creates a cosy atmosphere, while sliding patio doors open onto the rear terrace, seamlessly extending the living space into the garden. A dedicated library and separate study provide flexible working areas, making this home ideal for those who work remotely or require quiet retreat spaces.

At the heart of the home lies the thoughtfully designed breakfast kitchen, where handcrafted shaker-style cabinets in a soft duck egg blue complement stylish granite worktops. The twin Belfast sink, Falcon range cooker (available by separate negotiation), and built-in dishwasher offer both style and practicality, while a central breakfast bar enhances the sociable aspect of the space. The adjoining sunroom/dining area is a highlight, featuring a fully glazed rear wall with three-panelled sliding doors, inviting natural light and showcasing breathtaking garden views. A snug area within this space, complete with a gas stove burner, creates an inviting corner to relax in. A well-equipped utility room, with additional storage and space for laundry appliances, provides direct access to the garden.







Ascending the staircase, the first-floor gallery landing is a statement in itself—light, airy, and thoughtfully designed to offer seating areas and potential for future conversion. The master bedroom is a sanctuary of comfort, with three large windows framing the beautiful countryside views. A range of built-in wardrobes maximises storage, while the en-suite shower room boasts a walk-in shower, granite-topped vanity unit, and high-end Grohe fixtures. The four additional double bedrooms are generously proportioned, each benefiting from natural light and built-in storage, while the stylish family bathroom features a corner bath, separate shower cubicle, and contemporary fittings. The loft space, pre-constructed with attic trusses, offers an incredible opportunity for additional bedrooms and an en-suite if desired (STP).



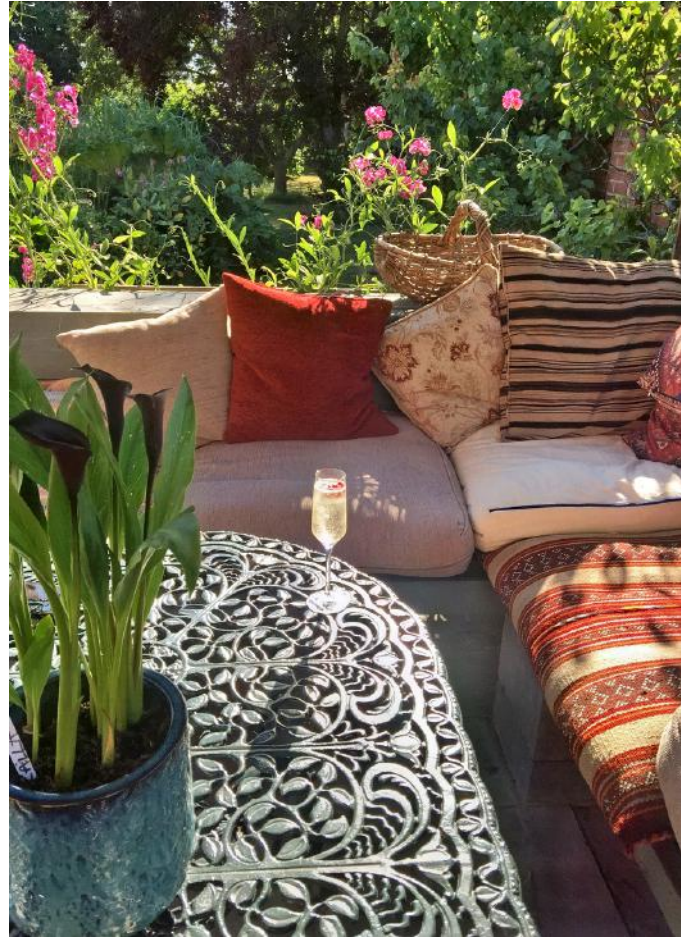


Outside, the property continues to impress. A large gravelled driveway, set well back from the road, provides extensive parking and leads to the double garage, which has been designed with future annexe conversion in mind. This two-storey structure includes a loft room, a gardener's WC, and essential utilities, making it ideal for guest accommodation, a home office, or even a holiday let (STP).

The rear gardens are a true private retreat, perfectly designed for both relaxation and entertaining. A large paved terrace immediately behind the house provides a superb space for al fresco dining, complete with a handcrafted brick pizza oven and a covered seating area with integrated lighting and power. Beyond, rolling lawns are dotted with mature trees, fruit-bearing plants, and well-established borders. A central pond, surrounded by elephant grass and aquatic greenery, enhances the natural beauty of the space, while raised vegetable beds cater to keen gardeners.







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A home where space meets
serenity, offering timeless
elegance and endless
potential
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Adding to the charm of the outdoor space are a collection of high-quality outbuildings, including a potting shed and log store. The garden room log cabin is a standout feature—expertly crafted with timber cladding and a pitched roof, this versatile space is currently used as a games and entertainment room, complete with a mezzanine level, electric heating, and its own consumer unit. This would also make an ideal art studio, home business space, or treatment room.

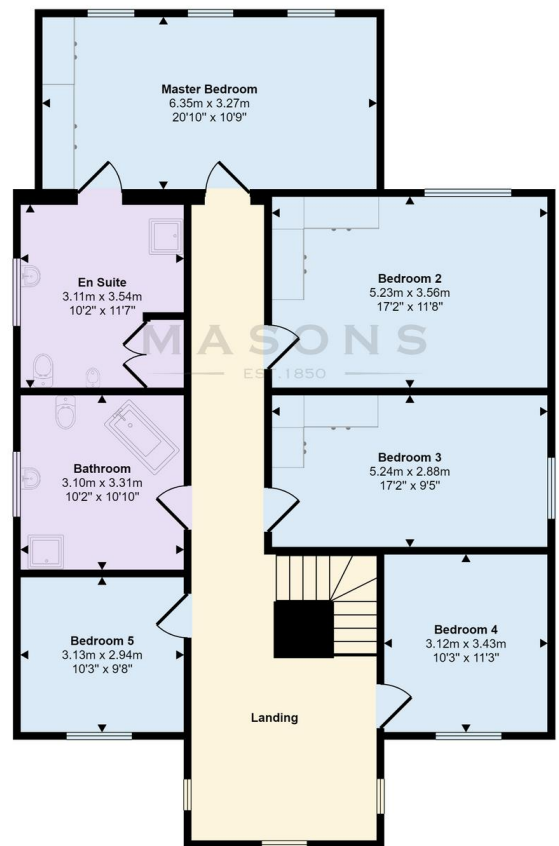
For those who love adventure and the outdoors, the bespoke-built treehouse is a spectacular addition. Elevated above the garden with commanding views over the surrounding farmland and Lincolnshire Wolds, it features a lower-level secure workshop and an upper-level retreat, complete with heating, lighting, and a private balcony—a magical escape for both children and adults alike.



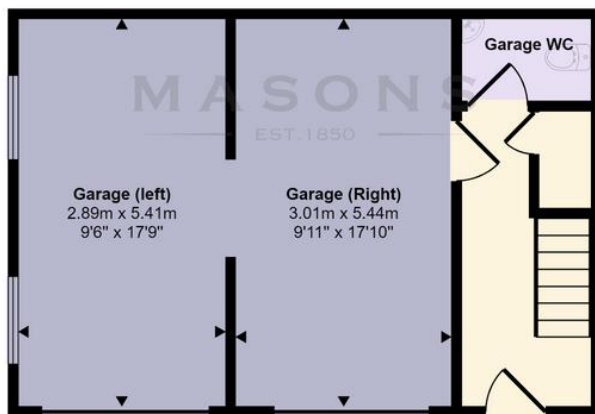




Ground Floor
Approx 131 sq m / 1412 sq ft



First Floor
Approx 131 sq m / 1415 sq ft



Garage Ground Floor
Approx 43 sq m / 468 sq ft



Garage First Floor
Approx 31 sq m / 339 sq ft



Man Cave
Approx 24 sq m / 258 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.

Grimoldby

A peaceful village with a heart of history

Grimoldby is a small village located in the East Lindsey district of Lincolnshire, UK. Nestled between the towns of Louth and Mablethorpe, it offers a quiet, rural lifestyle with picturesque surroundings. The village is steeped in history, with roots dating back to medieval times, evident in its traditional architecture and landmarks. Grimoldby is primarily residential, with a mix of charming cottages and modern homes, and is well-connected to surrounding areas via local roads. It has a strong sense of community, with local events and activities that bring residents together. The village is close to the beautiful Lincolnshire Wolds Area of Outstanding Natural Beauty, offering residents and visitors scenic walking and cycling routes. With easy access to both the countryside and the nearby coastal town of Mablethorpe, Grimoldby is an ideal location for those seeking a peaceful lifestyle while being close to modern amenities.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. 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		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Directions

Proceed away from Louth on the Legbourne Road and at the roundabout, take the first exit along the B1200. Follow the road for several miles into Manby Middlegate and at the traffic lights, turn left into Grimoldby along Tinkle Street. Follow the road for some distance and the property will be found on the left hand side.

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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