



# Salters Croft

Covenham St. Bartholomew  
LN11 0FF

**M A S O N S**  
— Celebrating 175 Years —



# Salters Croft

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LN11 0FF



5-bedroom, 3-bathroom detached country  
residence

Built in 2000 with traditional brick, clay  
pantiles, and character features

Open-plan kitchen-living-dining room with  
oak-framed conservatory

Luxurious principal bedroom with en suite  
and built-in wardrobes

Beautiful mature gardens with terrace, lawn,  
woodland walk and greenhouse

Attached double garage and signal box-style  
workshop/shed

Peaceful village-edge setting near Louth,  
Grimsby and the Lincolnshire Wolds

Privately positioned on the edge of a charming village, Salters Croft is a substantial and beautifully crafted country residence, set within large mature gardens and offering over 2,700 sq ft of space across three well-designed floors. Thoughtfully built in 2000 with timeless materials and traditional architectural details, the property blends the warmth of an older character home with the ease and efficiency of modern living. With five bedrooms, three reception rooms, a spectacular kitchen-living space with oak-framed garden room, and a detached workshop styled as a railway signal box, this is a home that truly offers something special.

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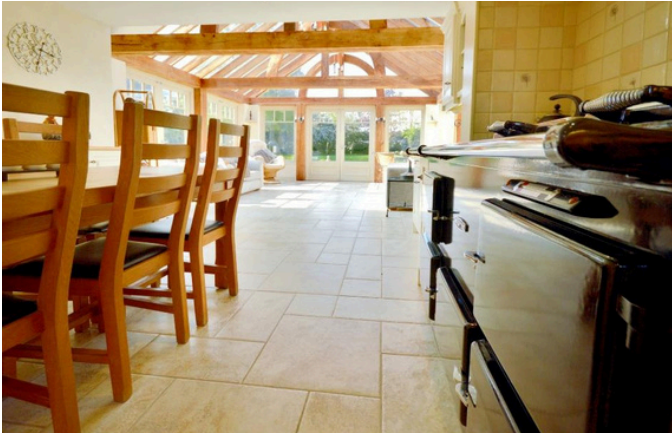












Salters Croft impresses from the outset with its handsome brick façade, tall pitched roof with clay pantiles, and carefully corbelled gables. The house is approached via a sweeping block-paved drive that curves through a leafy front garden, arriving at a spacious parking area and an attached double garage.



Inside, the entrance hall sets a grand tone with its wide staircase, oak-effect flooring and generous proportions. To one side is a large, light-filled lounge with windows on four aspects and a central fireplace with stone surround and LPG flame-effect fire. Opposite is a charming study/snug featuring a brick fireplace with multi-fuel stove—ideal for quiet evenings or a cosy reading nook.

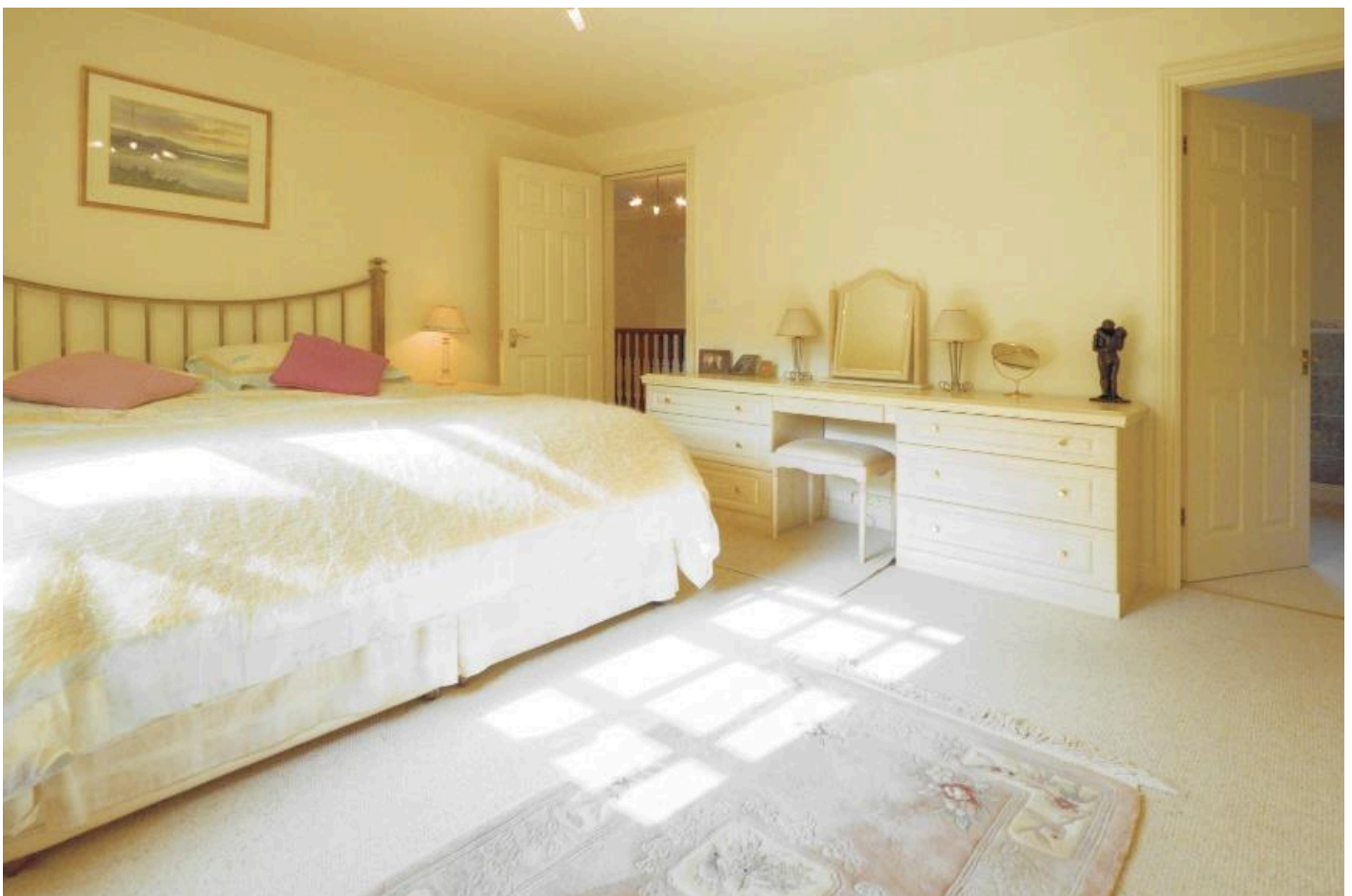
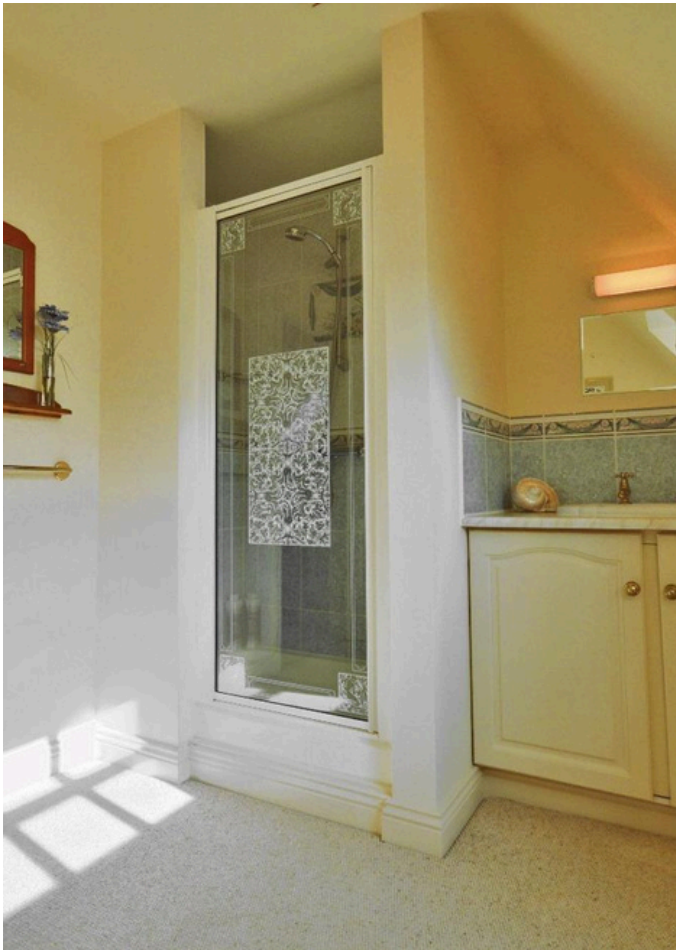


At the heart of the home is the open-plan kitchen, dining and living space. Beautifully fitted with ivory cabinetry, black granite worktops and a Redfyre range cooker, the kitchen flows seamlessly into a showstopping oak-framed garden room. With vaulted ceiling, king post trusses and triple sets of French doors opening onto the patio, this conservatory brings the outdoors in and invites year-round enjoyment of the garden views. A spacious utility room with side entrance keeps the practicalities tucked away.

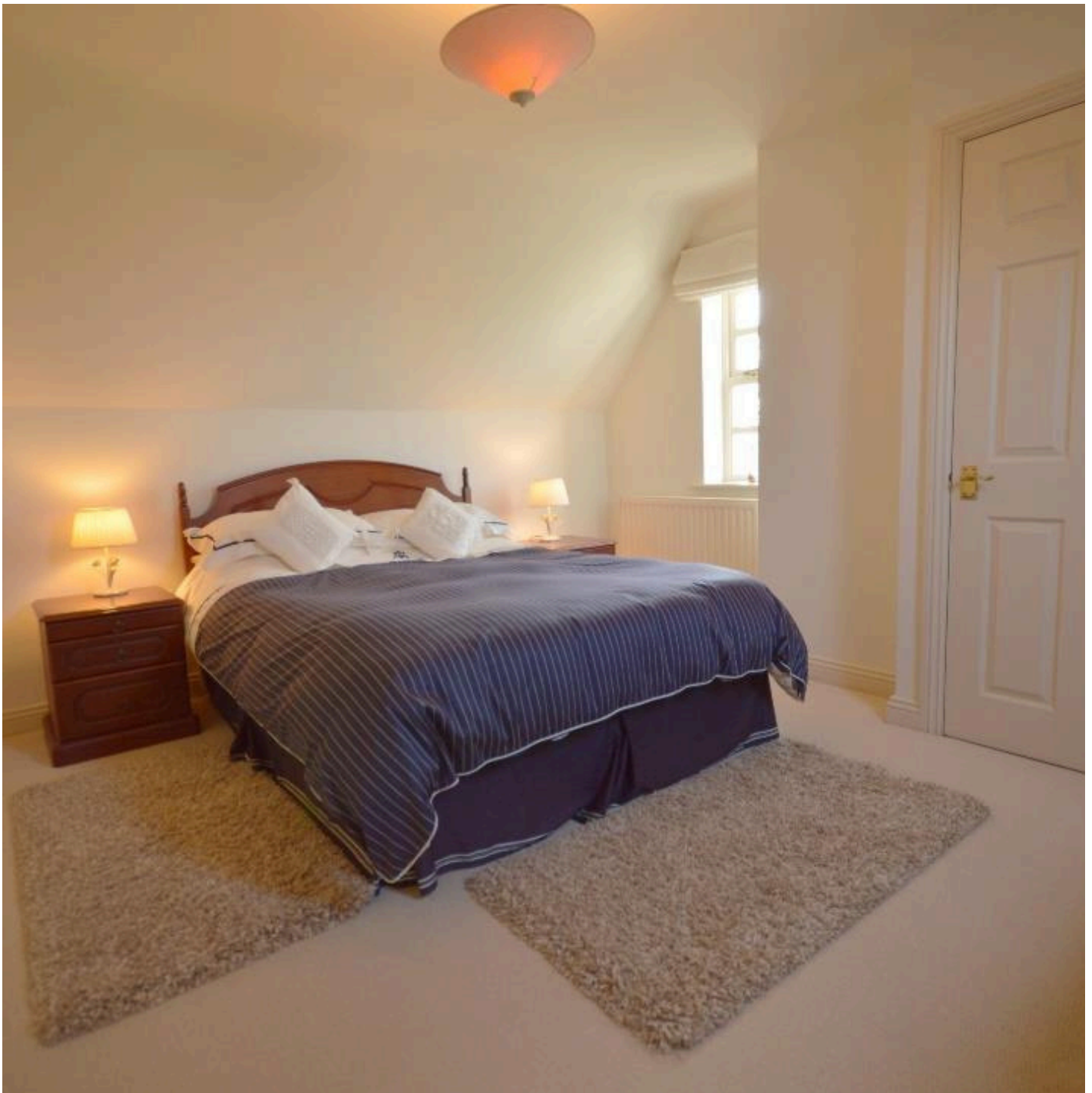


Upstairs, the first-floor gallery landing adds elegance and light. The principal bedroom enjoys garden views, built-in wardrobes, and a stylish en suite shower room. Two further double bedrooms offer excellent proportions and storage, served by a family bathroom with separate shower and bath. On the second floor, two large double bedrooms and a second shower room complete the accommodation—perfect for guests, teenagers or working from home.















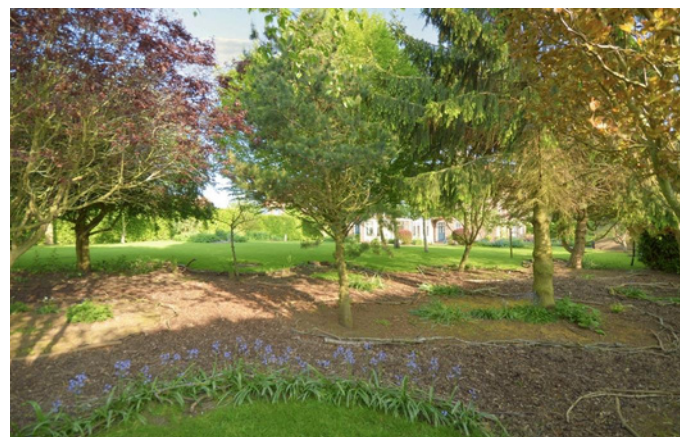
Salters Croft sits in a beautifully landscaped plot that includes formal lawns, mature borders, and several secluded seating areas. A sun terrace wraps around the rear of the house with a paved patio and walled garden beds, leading to a charming signal box-style garden shed and workshop, complete with power, lighting, and characterful multi-pane windows.

A second terrace off the garden room provides an ideal spot for outdoor dining, surrounded by flowering trees, raised beds, and winding paths. Beyond, the main lawn stretches out, flanked by ornamental trees and deep shrubbery beds. In one corner, a wildlife garden and bark-lined woodland walk create a peaceful, private escape that changes with the seasons. A greenhouse and raised kitchen garden beds sit discreetly nearby for those with green fingers.

The attached double garage includes storage, lighting, and access to the garden, with space for appliances and the oil-fired central heating boiler. An oil tank is positioned discreetly to one side, and external lighting enhances the home's presence into the evening.













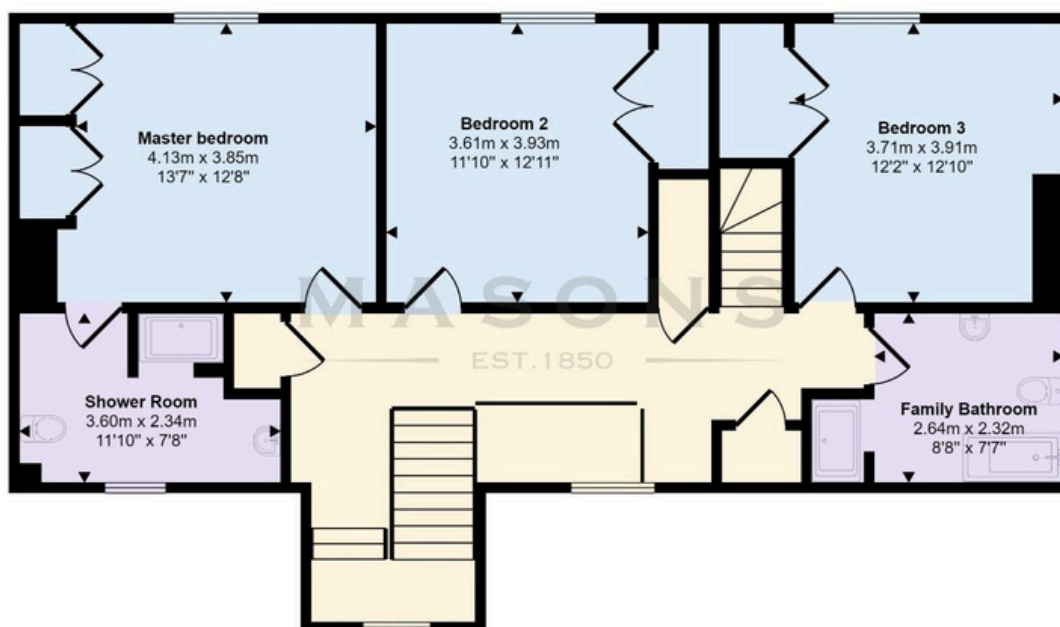


Ground Floor  
Approx 184 sq m / 1983 sq ft

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.

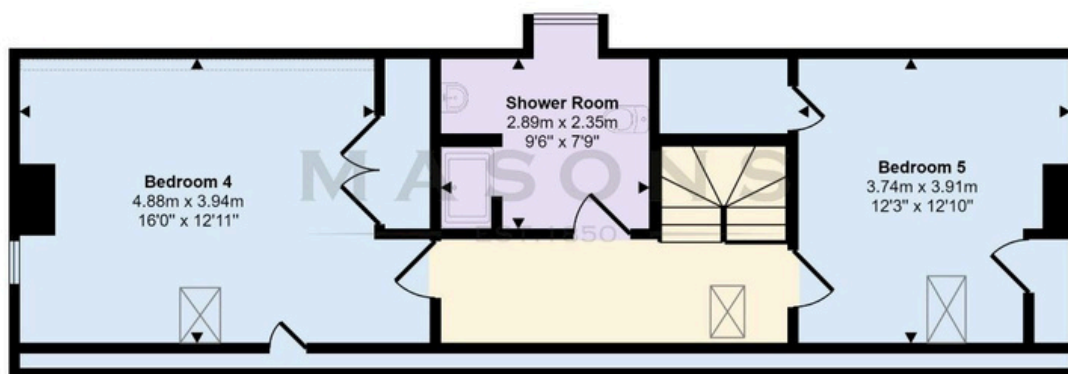
Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.





First Floor

Approx 96 sq m / 1033 sq ft



Second Floor

Approx 62 sq m / 670 sq ft

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## Covenham

From St. Bartholomew to St.  
Mary – Experience the Charm  
of Covenham

Covenham is a charming rural village split into two areas, each centred around its Grade II Listed churches: St. Bartholomew to the north and St. Mary to the south. To the north, the Covenham Reservoir provides a scenic spot for walkers and a popular venue for sailing and water sports, making it a great choice for those who enjoy outdoor activities and rural tranquillity.

Nestled in picturesque countryside just east of the Lincolnshire Wolds, the village offers a peaceful setting while remaining conveniently close to key destinations. The village is ideally located for commuting, with the market town of Louth just five miles to the south and the business hub of Grimsby about 11 miles to the north. Humberside Airport is approximately 22 miles away.



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles).





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	57 D	67 D
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band G

### 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 the A16 road north and after leaving the town, carry straight on at the two roundabouts and then pass three turnings to the right. Upon approaching Utterby village, take the right turn along Ings Lane towards Covenham. Follow the lane to the eventual T-junction on the sharp bend and bear left here, then follow the lane into Covenham. After passing the right turning towards Yarburgh, carry on round the bends past the Church of St. Mary on the right and then turn right along Birketts Lane just before the Church of St. Bartholomew. After the left bend, turn left on reaching the right bend, along the block paved driveway and continue straight ahead, past the house on the right into the grounds of Salters Croft (the name plate is on the right gate pillar).

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.



# M A S O N S

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