



Whitby House

Fulstow

M A S O N S

— Celebrating 175 Years —

Whitby House

Main Street, Fulstow
LN11 0XG



Handsome 3-bedroom Victorian home, c.1880

Set within 0.6 acres (STS) of mature, private gardens

Extensive brick outbuildings (c. 1,500 sq ft) with huge potential (STP)

Driveway with ample parking, formal lawn and orchard-style garden

Summer house with electrics, workshop, boot room, and garage

Village centre location near pub, school, and countryside walks

A superbly presented and substantial detached Period house in a village centre location just yards from The Cross Keys pub and standing in grounds of around 0.6 acre (STS) to include a range of outbuildings some 1500 sq. ft in area with potential for residential conversion (STP). 3 double-bedroom accommodation combining contemporary styling with character and to include 2 reception rooms, garden room and fitted dining kitchen. Superb large and level secluded gardens with a log cabin summer house.

MOVEWITHMASONS.CO.UK
01507 350500

This handsome double-fronted detached house is thought to date back to 1880 and stands centrally within a large plot of around 0.6 acre with a frontage of approximately 42m (138ft) to the lane. The property has brick-faced, and part rendered external walls beneath pitched timber roof structures which were stripped, felted, re-battened and re-covered with clay pantiles in 2019. Heating is by an oil central heating system supplemented by three multifuel cast-iron stoves in the fireplaces of the two reception rooms and the dining-kitchen. The windows are uPVC double-glazed including two large walk-in bay windows in the reception rooms.

The large windows create a light and airy atmosphere within the house and the stylish décor has a contemporary theme. On the east side of the house there is a wide driveway providing space to park a number of vehicles. Adjacent is an extensive range of outbuildings with practical current use whilst affording potential for conversion into a separate dwelling, holiday home or annexe, either fully or in part, (STP).

A glance at the photos will reveal a superb garden around all four sides of the house, and once through the gates, there is a secluded and private atmosphere with established trees and hedgerows along the boundaries. This belies the village centre setting just a few yards from the pub. Main Street is actually a small lane winding its way through individual properties before leading out into open countryside.





“—
Where history lives
in every brick—but
the future is yours to
shap
—”



The ground floor of the property begins with the main entrance at the front of the house, where part-glazed uPVC double doors open into a welcoming entrance porch. This space features tall, deep side windows, natural brick walls, and a top window displaying the house name. From here, a glazed multi-pane door leads into the lounge.

The lounge is a bright and attractive reception room with a walk-in bay window overlooking the front garden, complete with Roman blinds. A recessed fireplace houses a cast iron multi-fuel stove set on a slate tiled hearth with an oak mantel above. The room also includes a double radiator and a high-level cupboard containing the electricity meter and consumer unit.

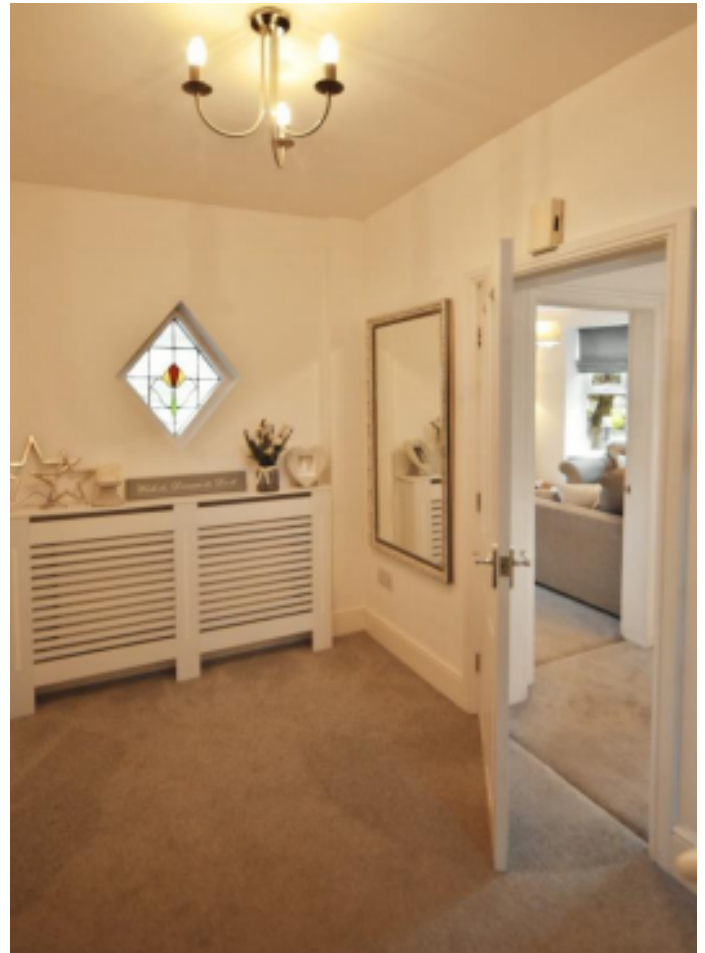
Adjacent to the lounge is a cosy sitting room/snug, which also benefits from a bay window with Roman blinds and an additional side window. This room features another recessed fireplace with a cast iron stove, also set on a slate hearth with an oak beam above. There is a coved ceiling, radiator, and a white four-panel door connecting it to the lounge. The ceiling lights in both reception rooms are operated by a double dimmer switch located in the lounge.





A central hallway runs through the heart of the house. It features a decorative radiator cover, coat hooks, and a distinctive diamond-shaped leaded window with coloured centre panes that look into the garden room. A wide staircase with a painted handrail leads to the first floor via a quarter landing, and there is access to an understairs storage cupboard. From the hallway, doors lead into the lounge and into the cloakroom/WC.

The cloakroom/WC is spacious and modern, fitted with a white suite including a dual-flush low-level WC and inset wash basin mounted in a sleek base unit with cupboard storage. A limestone-style ceramic tiled floor, radiator, roller blind on the side window, tilting wall mirror, and spotlight complete the room. A shaped understairs alcove adds character and extra storage potential.





The large dining kitchen is both practical and stylish, designed for family living and entertaining. It is fitted with olive green base cupboards, deep pan drawers, a wine rack, tall larder units, and an integrated dishwasher and fridge. A black and chrome LPG Rangemaster cooker with five burners, double oven and grill sits beneath a matching extractor hood. Hardwood block worktops incorporate a white ceramic 1.5-bowl sink with chrome mixer tap, and metro-style tiled splashbacks add to the modern feel. A glazed dresser unit with internal lighting provides additional storage. The room features a slate-effect ceramic tiled floor, three windows (each fitted with Venetian blinds), and a recessed fireplace with a cast iron multi-fuel stove.

A door from the kitchen leads into the garden room, a bright and inviting space with views over the garden through windows on the side and rear elevations, and access outside via a part-glazed door. This room is perfect for enjoying the garden in cooler months, with its slate-effect tiled floor, white uPVC panelled sloping ceiling, decorative radiator cover, and a wall light providing soft illumination.



The first floor features a spacious landing filled with natural light from large windows on both side elevations, each fitted with Roman blinds and offering pleasant views over the gardens and driveway. The landing includes ceiling light points, a smoke alarm, and access to the roof void, with a screen surrounding the stairwell. A built-in range of pale grey wardrobes, including single and double units—some with mirrored doors—offers ample storage with internal shelving and hanging rails.



There are three generous double bedrooms. Bedroom 1, located at the front, is bright and airy with two front-facing windows and a side window, all with Roman blinds and low sills for enjoying the outlook. Bedroom 2, also front-facing, includes windows to the front and side with Roman blinds. Bedroom 3, at the rear, features windows to the side and rear with roller blinds, a sloped ceiling, and built-in storage units in satin grey.





The bathroom is modern and stylish, fitted with a white suite including a low-level WC, pedestal basin, panelled bath, and a walk-in shower with a glazed screen and drench head. Additional features include part-tiled walls, a decorative ceramic tiled floor, a designer radiator, and an airing cupboard housing the hot water cylinder, shower pump, and linen shelving.





Barn 1 is a large brick-built structure with a pitched clay pantiled roof, timber double doors, internal brick piers, single-glazed window, loft with heavy cross beams, and electric light and power. The garage features double timber doors, brick walls, a corrugated roof, light, power, and a beamed alcove. Barn 2 is another spacious brick-built structure with a corrugated roof and skylights, electric light, and pedestrian access via a single-glazed door and rear sealed window. A brick-built workshop with a mono-pitched tiled roof includes LED strip lighting, power points, and a consumer unit, with an adjoining garden store equipped for tools and garden appliances.



The detached freezer room and utility building is brick-built with a concrete tiled roof, plumbing and electrics for appliances, base units, windows with roller blinds, and strip lighting. Lean-to stores include a boot room with shelving, lighting, and central heating controls, and a boiler house containing a Firebird Popular 90 oil-fired boiler.





The detached freezer room and utility building is brick-built with a concrete tiled roof, plumbing and electrics for appliances, base units, windows with roller blinds, and strip lighting. Lean-to stores include a boot room with shelving, lighting, and central heating controls, and a boiler house containing a Firebird Popular 90 oil-fired boiler.

The summer house is a Scandinavian-style log cabin with French doors, pine interiors, power points, and serves as a tranquil retreat or potential home office.

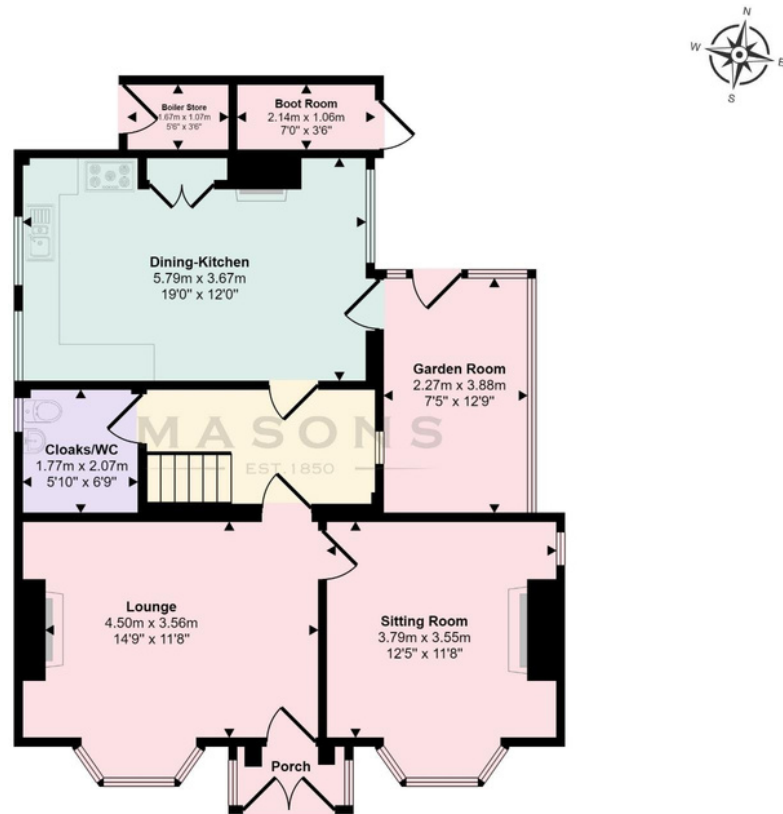
Set in approximately 0.6 acres (subject to survey), the gardens are a standout feature, offering seclusion and excellent sun orientation throughout the day. At the front, lawns flank the pathway to the porch, bordered by mature trees, shrubs, and hedgerows. Climbing plants adorn the bay windows with walled trellis, and a hedge separates the front garden from the driveway. The lawn extends around the west side with colourful shrubs and tall boundary hedges for added shelter, continuing into the large, private rear garden.



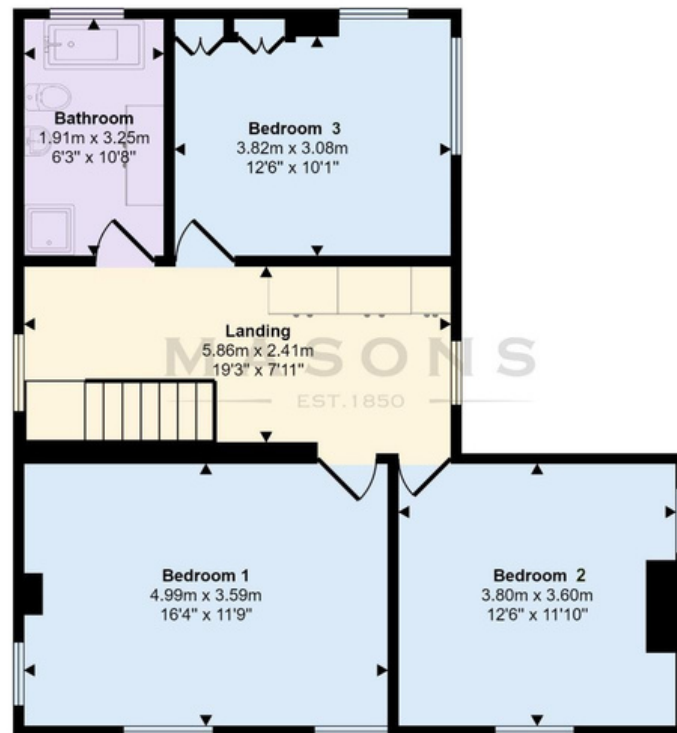
Outdoor seating is plentiful, with flagstone patios at the rear for afternoon and evening sun, and a garden room patio area ideal for morning sun, featuring raised brick flower beds, picket fencing, and gated access from both the drive and front garden. An additional seating area lies beyond, and the oil storage tank is discreetly positioned behind the freezer store.







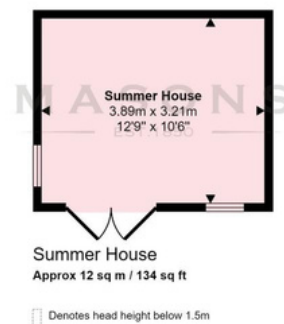
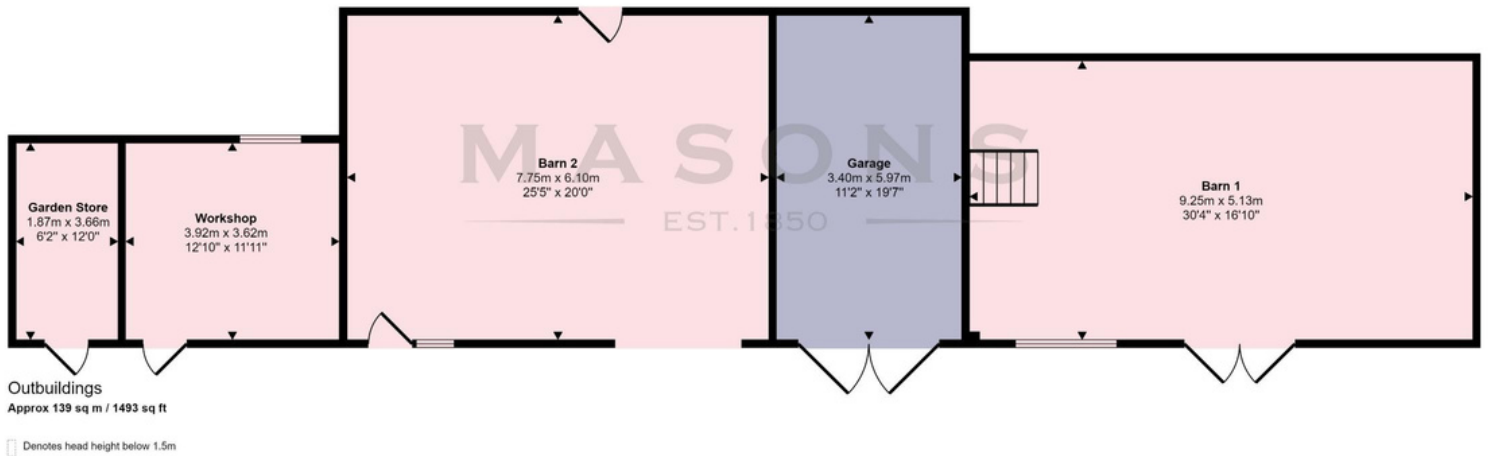
Ground Floor
Approx 84 sq m / 905 sq ft



First Floor
Approx 68 sq m / 734 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.



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.

Fulstow

Charm and History Combined



The cottage is positioned on Main Street, a misleading address as it constitutes a small lane leading from the village centre through a variety of individual homes before continuing out into open countryside. Fulstow is positioned away from, yet convenient for, the A16 road and stands between the market town of Louth to the south and the larger business centre of Grimsby to the north. The village stands on the Greenwich Meridian line, being the only English village where this crosses the village centre and is referred to in the 1086 Domesday Survey as Fugelstow. The Grade II Listed church originates from the early 13th century and is dedicated to St. Lawrence. A village hall was built in 1986 and the village primary school dates back to the opening date in 1863. The Cross Keys public house stands just a few paces from Whitby House and a second former pub, The Lord Nelson, has now been turned into a residential house, further along the lane. A small, enthusiast-operated steam railway can be found on the western village outskirts.

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+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

We are advised that the property is connected to mains electricity, water and drainage with LPG gas used for the range cooker in the kitchen. No utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///lends.eaten.woven

Directions

From Louth, travel north on the A16 road passing the village of Fotherby and continue through to the far side of Utterby. Carry straight on at the staggered crossroads then take the right turn signposted to Fulstow. Follow the lane to the village centre and at the staggered crossroads, carry straight on along main street.

Whitby House will be found on the left side after just a short distance.

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

EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given 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 Masons Louth 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.

rightmove

ZOOPLA

OnTheMarket

PrimeLocation

equestrianproperty4sale.com

UKLANDand
FARMS.co.uk