



Hall Croft

Grainthorpe

M A S O N S
— Celebrating 175 Years —

Hall Croft

Main Road, Grainthorpe,
LN11 7JS



4-bedroom detached home in approx. 1/3 acre
of mature gardens

Around 3,300 sq ft (STS) of well-planned
living space

Three reception rooms including garden
room and formal dining room

Principal suite with dressing area and
luxurious en suite bathroom

Gated entrance, large driveway and extensive
outbuildings

Landscaped rear garden with lawn, kitchen
garden, greenhouse and seating areas

Quiet village location close to countryside
and coast

Hall Croft stands adjacent to the mature grounds of a Listed 18th Century Hall on one side and a more modern country house with land to the north side. The property is understood to have been built in the early 1970's and was extended around 19 years ago to create the exceptionally spacious home of today. The house has brick-faced cavity walls under pitched roof structures and pitched roof dormers, covered in clay pantiles.

The windows are uPVC double-glazed with multi-pane styling and include a number of ground floor windows from floor level taking advantage of the lovely outlook to front and rear. Many windows are also of tilt and turn design for versatility. Heating is by an oil central heating system with combination boiler serviced regularly. There is also an open fireplace in the lounge.

The rooms are very well proportioned, and the grounds feature a large block-paved forecourt with remote-controlled electric gates behind a walled entrance bay. A gardener's delight awaits at the rear with lawns, shrubbery and flower beds, mature trees, garden outbuildings, seating and outside dining areas, all enjoying views over a paddock beyond.

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The house is entered from a spacious block-paved forecourt through a distinctive uPVC four-panel door—white inside, bold red outside—flanked by windows. This opens into the Entrance Hall with a quarry-tiled floor, decorative coving, ceiling light, and glazed double doors with side panels leading into the large Reception Hall. Here you'll find a coved ceiling with ceiling rose, an eight-branch brass chandelier, double radiator, and white doors to a full-height, shelved drinks cabinet. There's a mains smoke alarm, telephone point, and archways leading right to a ground-floor bedroom and left to the kitchen and cloakroom/WC, which includes a white suite with dual-flush WC, bracketed basin, tiled splashback, mirror, and a light-operated extractor fan.



The Lounge features a marble fireplace with open grate, two large front-facing windows with views towards the Wolds, and an additional side window. Coved ceilings, four brass wall lights, two radiators, a TV aerial socket, and carbon monoxide alarm complete the space. The Dining Room is ideal for entertaining, with its own chandelier, wall lights, double radiator, and multiple windows—one of which extends to floor level—overlooking the front of the property.

The spacious Dining Kitchen is fitted with beech-style units, deep drawers, an integrated Bosch dishwasher and fridge, and a Rangemaster electric range cooker with ovens, grill, and warming drawer, along with a matching hood and tiled splashbacks. There's ample lighting, a pantry, and a door leading to the Freezer/Laundry Room with shelving and space for multiple appliances. The adjacent Sitting/Garden Room enjoys lovely garden views through large tilt-and-turn windows and central French doors. It includes a brass chandelier, radiator, TV and telephone points.



Additional rooms include the L-shaped Office/Study with floor-level garden views, built-in hardwood desk, radiator, and a full-length store cupboard. The Utility Room connects to the Side Lobby and features matching kitchen units, worktops, a one-and-a-half bowl sink, and access to the roof storage via an automatic ladder. Both front and rear uPVC doors lead outside. There's also a Wine Store with full-wall racks and a second Cloakroom/WC with a pedestal basin, tiled splashback, radiator, vinyl flooring, and window to the side.





The Guest Room is a spacious double bedroom with a recessed built-in wardrobe and access to full-height storage cupboards. It features coving, a ceiling rose with a prism-style chandelier, two wall spotlights, a TV socket for a wall-mounted TV, and both side and floor-level rear windows with garden views. Additional features include a wall mirror and double radiator. The Ensuite is bright and fitted with a white suite including a dual-flush WC, pedestal basin with chrome tap, tiled splashbacks, mirror with shaver light, and a corner glazed shower cubicle with mixer unit. A large floor-level window and coved ceiling complete the space.

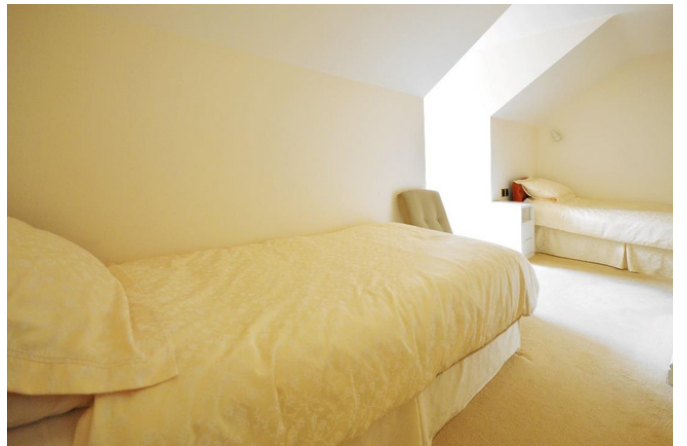


The Rear Hall is split-level with garden views from the upper floor and a staircase featuring a mahogany spindle balustrade. It includes a double radiator, coved ceiling, brass chandelier, and two double cupboards—one for coats, one shelved—each with top storage. On the first-floor Landing, a high-level rear window adds natural light. There's a glazed ceiling light, wall light, radiator, smoke alarm, and sloped ceiling. The Walk-through Dressing Room to the Master Bedroom is fitted with extensive wardrobes, spotlights, a Velux skylight, radiator, and storage access. The bedroom is large, with a shaped dormer window, white fitted furniture including shelves and drawers, TV and phone points, chandelier, and two storage hatches. The En Suite Bath and Shower Room includes a large shower cubicle, wide bath, WC, pedestal basin, chrome towel radiator, ceramic-tiled walls, Velux window, and LED lighting, plus a walk-in airing cupboard with radiator and shelving.



Bedroom 3 is L-shaped around a chimney breast, suitable for twin or triple beds with wall lighting positioned accordingly. It includes a built-in wardrobe, dormer and side windows, ceiling lights, radiators, and under-eaves storage. The Ensuite has a Velux skylight, vanity unit with basin and storage, WC, mirror with shaver light, corner shower cubicle with electric shower, extractor, and chrome towel radiator. Bedroom 4 is a front-facing double room with dormer window, built-in double wardrobe, and a vanity basin set into a birch-style cupboard with tiled splashback, mirror, and shaver light. It also includes a radiator, ceiling light, wall spotlights, and under-eaves storage access.

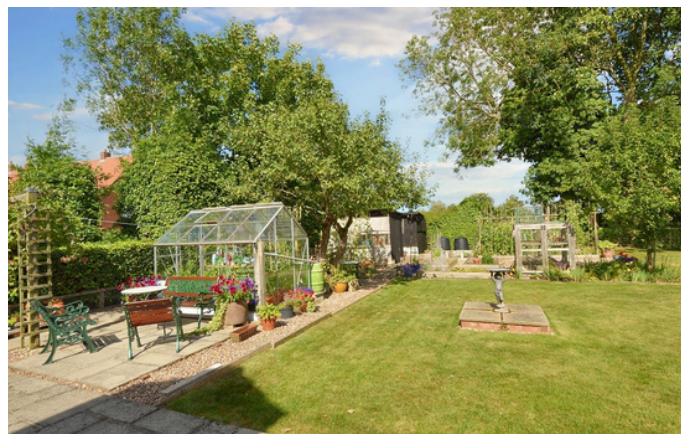




To the rear of the utility room is a large, open-sided lobby with a double strip light and access to the Boiler House, which contains a Worcester oil-fired combination boiler, water softener, digital programmer, shelving, and lighting. Adjacent is the Fuel Store, integrated into the main structure, with a white uPVC door, shelving, strip lighting, and an exterior light. The Integral Workshop is a generous space with outside lighting, water supply, workbench, shelving, power points, and strip lighting. Additional outbuildings include a Mower Shed (timber with a corrugated roof on a concrete block base), a Chicken Shed (also timber with a concrete-floored run and power supply), and a Timber Garden Shed with a profile sheet roof and stable door leading to a rear storage area.

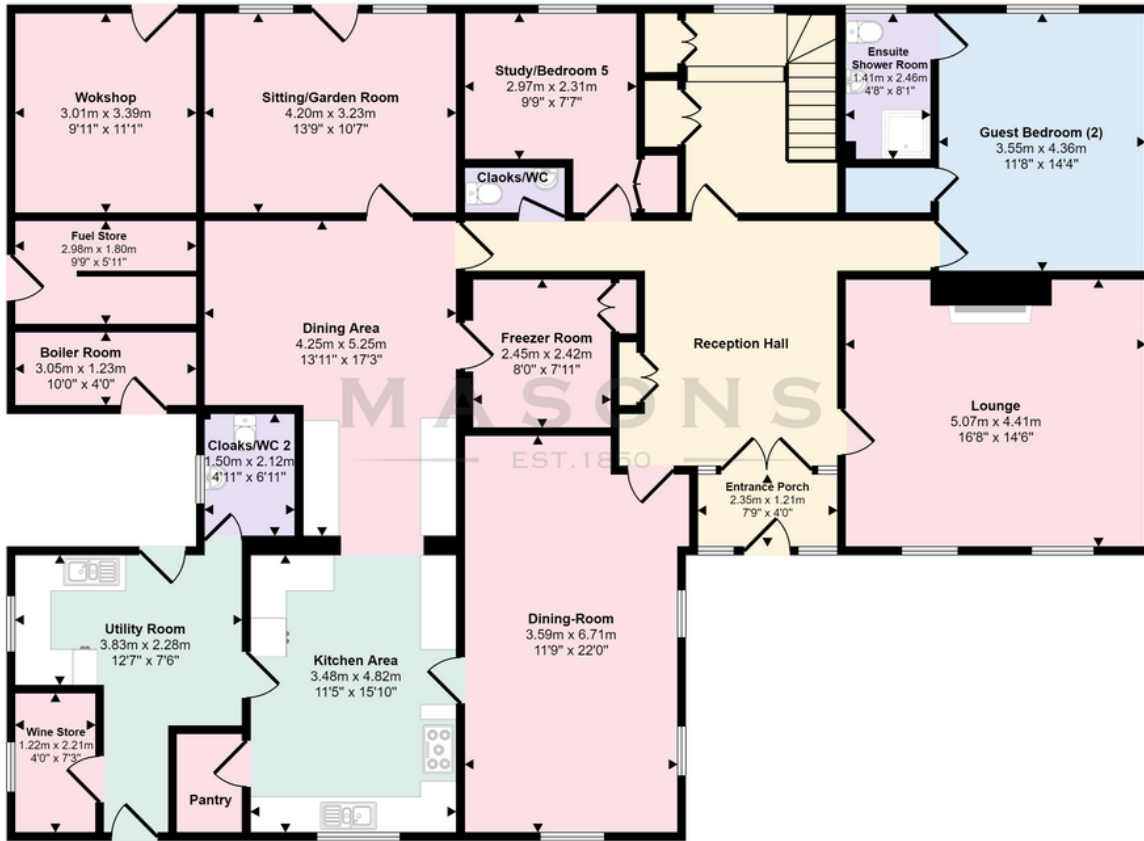
The property is set well back from the road behind a front garden and a large entrance bay with brick walls, pillars, and remote-controlled electric gates. These open to a spacious block-paved forecourt with ample parking and decorative plinths for flowerpots or tubs. Surrounding the property are gravel beds and pathways through beautifully maintained gardens featuring ornamental shrubs, raised beds, fruit and ornamental trees, and a corner seating area with screen fencing. Gates on either side of the bungalow provide access to various parts of the garden and to the outbuildings, including the mower shed, boiler house, and fuel store.

The rear garden is a standout feature, mainly laid to lawn with mature fruit and ornamental trees, well-stocked shrubbery beds, trellised climbing plants, and open views over paddock land. A flagstone pathway runs along the rear elevation, leading to a morning patio and a secluded arbour ideal for enjoying the sunset and watching birds. The kitchen garden includes a trellis archway with climbing plants, a greenhouse, and additional garden sheds in the rear corner. The property also benefits from an outside water tap and sensor lighting to the front and rear elevations.





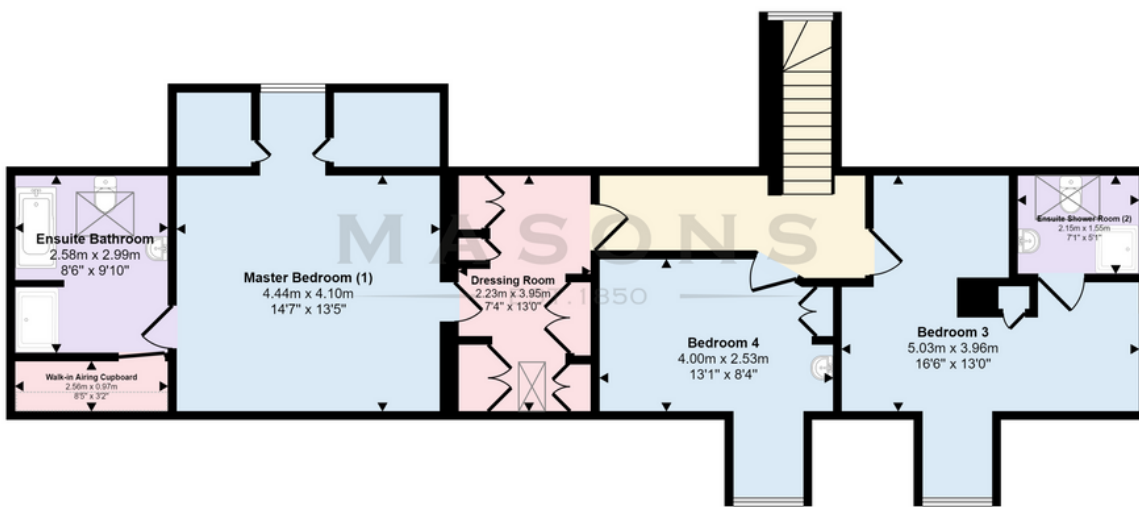




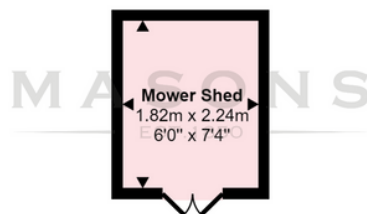
Ground Floor
Approx 217 sq m / 2335 sq ft

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 89 sq m / 962 sq ft



Mower Shed
Approx 4 sq m / 44 sq ft

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Grainthorpe

Charm by the Coast

Grainthorpe is a picturesque village nestled in the East Lindsey district of Lincolnshire, approximately eight miles north of Louth. With origins tracing back to Roman times, the village was recorded in the Domesday Book as 'Germundtorp'. Historical landmarks include the 15th-century Tithe Farm and the 12th-century St Clement's Church. The village offers a range of amenities, including a primary school, village hall, and a local pub, The Black Horse. Nature enthusiasts can explore the Grainthorpe Village Walk, which meanders through coastal marshes and arable landscapes. Grainthorpe seamlessly blends historical charm with rural living, making it an ideal location for those seeking a tranquil yet connected lifestyle.



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		78 C
55-68	D	55 D	
39-54	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 and water whilst drainage is part mains and part private, but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Directions

Proceed away from Louth on Brackenborough Road and then follow the lane out of town and continue until the village of Yarburgh. At the T-junction take the left turn, proceed into the village centre and then turn right along King Street. Follow the lane to Grainthorpe village. At the T-junction turn left along the A1031 and continue until Hall Croft is found on the right 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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