



# Building Plot at Grange Farm

Bonthorpe Lane, Willoughby, LN13 9SU

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



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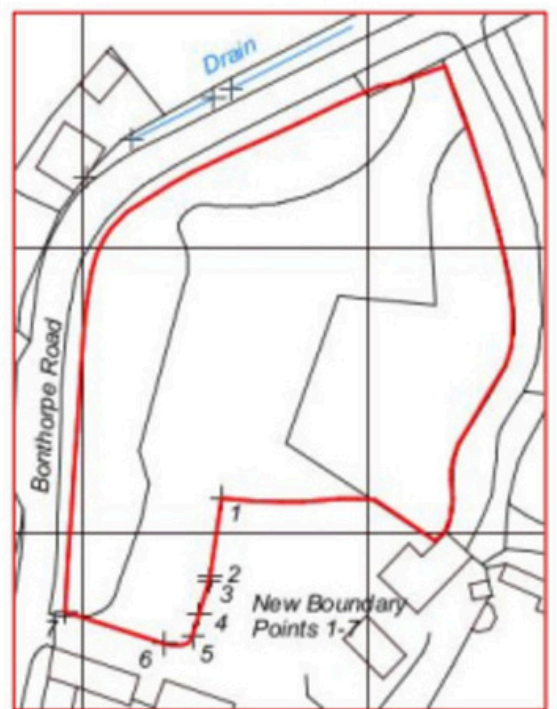
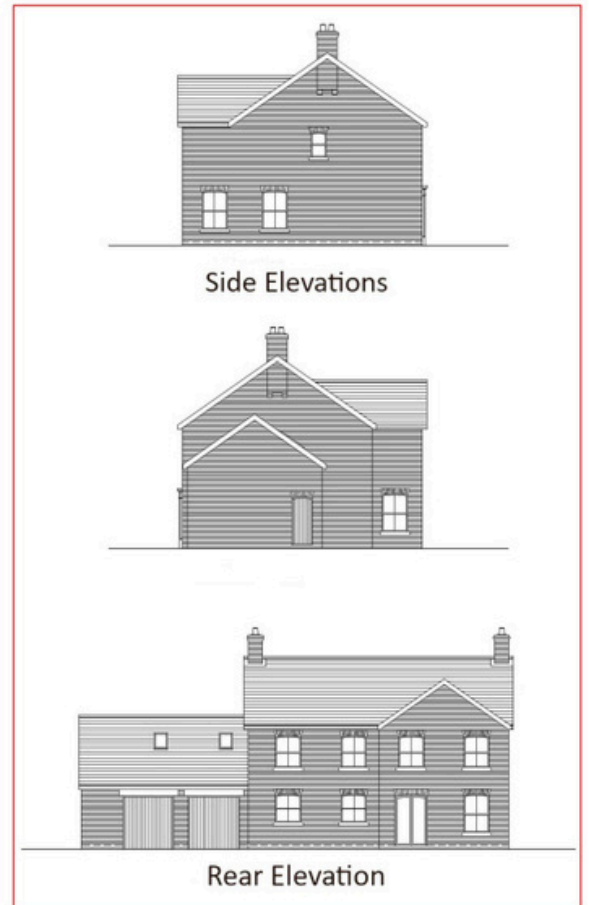
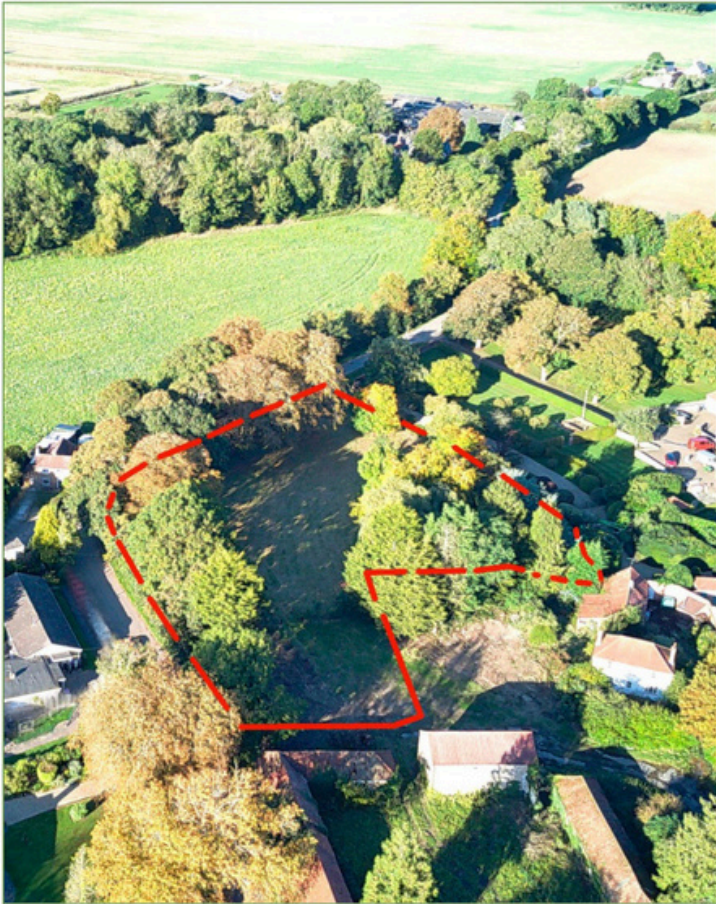
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Enjoying a mature tree-lined setting with 1.28-acre grounds, this exceptional building plot is close to the Church of St. Helena and has full planning permission for a detached 4 bedroom family house with an attached double garage. The grounds enjoy a “parkland” environment in a quiet location on the village outskirts with potential for domestic garden or equestrian use only (STP).

Full planning permission was granted by the East Lindsey District Council on the 27th of November 2019 for the detached house and attached garage in conjunction with other adjoining development.

Applicants should satisfy themselves regarding planning matters by visiting the planning portal of the ELDC website and searching for application number N/208/00615/18 where a copy of the decision notice and accompanying plans/documents can be found and downloaded.

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The architect's approved design as shown in the elevations is for a traditional detached family house with an attached double garage and independent access to a home office above. The illustrated front elevation above is shown with an attractive golden brickwork colour reflecting the local "Farlesthorne Brick" which can be found in many local buildings.

The house will enjoy an exceptional setting with a current parkland feel but offering potential to keep a pony, enjoy horticultural pursuits, create a small hobby farm or consider leisure use, subject to planning permission. The grounds are enclosed by some fine, mature native trees with typically traditional iron post and rail fencing along the lane side. The house will provide excellent family accommodation if built in accordance with the approved plans and a brief description with approximate room sizes scaled from the plans, is described below.

#### **Ground Floor**

Main entrance at the front of the house shown on the elevations with a pillared entrance and 4 - panelled front door into the :

#### **Entrance Hall 4.61m x 2.35m (15'1" x 7'8")**

To include staircase with side screen or balustrade as required and an understairs cupboard accessed from the kitchen. A good size reception area with doors leading off to the living room at the front of the house, the study, the kitchen at the rear and a door at the side to the:

#### **Cloakroom/WC 2.6m x 0.91m (8'6" x 6'3")**

With space for a suite comprising low-level WC and bracket or vanity wash hand basin, together with light-operated extractor fan.

#### **Living Room 5.87m x 4.61m (19'3" x 15'1")**

Positioned at the front of the house with two windows on the front elevation and of excellent size.

#### **Study 2.6m x 1.91m (8'6" x 6'3")**

Also positioned at the front of the property with window on the front elevation.

#### **L-Shaped Dining/Living Kitchen 11.12m x 5.47m in the living area and 3.16m in the kitchen area (36'5" x 17'11" in the living area and 10'4" in the kitchen area)**

The architect's drawings show a spacious kitchen area designed for an L-shaped range of base and wall units with two windows on the rear elevation, extensive work surfaces and ample space to incorporate built-in appliances. A door leads from this area to the utility room adjacent and the kitchen is open plan with the dining and living area beyond – an excellent size with two windows to the side elevation overlooking the parkland, single window to the opposite side elevation and rear single window, together with French doors opening onto the patio and garden areas.

#### **Utility Room 2.6m x 1.5m (8'6" x 4'11")**

Shown on the plans with space for units to the side and recess with plumbing for washing machine, together with any further appliances required. The utility room has a connecting door to the attached double garage.

#### **First Floor Landing 5.12m max. x 3.9m max. (17'5" max. x 12'9" max.)**

A spacious landing with two large, built-in linen/storage cupboards, window on the rear elevation and balustrade or side screen adjoining the top steps of the staircase on each side. Further doors lead off to the four double bedrooms and the family bathroom.

#### **Bedroom 1 (rear) 5.21m x 3.83m (17'1" x 12'6")**

A spacious double bedroom with ample space as shown on the floor plan for built-in wardrobes and other furniture. Two windows to the rear elevation and connecting door to the:

**En Suite Shower Room 2.82m x 1.7m (9'3" x 5'6")**

Shown with space for a wide shower cubicle and a suite comprising a vanity or pedestal wash hand basin and low-level WC; window on the side elevation.

**Bedroom 2 (front) 4.44m x 3.55m plus wide recess  
(14'6" x 11'5" plus wide recess)**

Another good size bedroom, also shown on the plans with ample space for built-in bedroom furniture and having a window on the front elevation.

**Bedroom 3 (rear) 4.13m x 2.84m (13'6" x 9'3")**

A smaller double bedroom or, as shown on the floor plan, a good size single bedroom with ample space for built-in furniture and a window on the rear elevation.

**Bedroom 4 (front) 4.62m/4.02m x 3.71m  
(15'2"/13'2" x 12'2")**

An ideal guest bedroom with window on the front elevation, a recess to the side suitable for a built-in wardrobe and a connecting door to the:

**En Suite Shower Room 3.05m x 2m (10' x 6'6")**

Positioned over the adjoining garage, the shower room has space for a shower cubicle, suite of low-level WC and wash basin as required and a skylight window to the rear roof slope.

## Garage Wing

## Ground Floor

**Double Garage 5.72m x 5.46m plus workshop  
recess (18'9" xc 17'11" plus recess)**

An excellent size and shown on the floor plans as having two pairs of double doors on the rear elevation and a window on the front elevation. Independent Entrance Lobby and doorway to the first-floor office. With staircase and side screen having kite-winder upper steps and door into the:

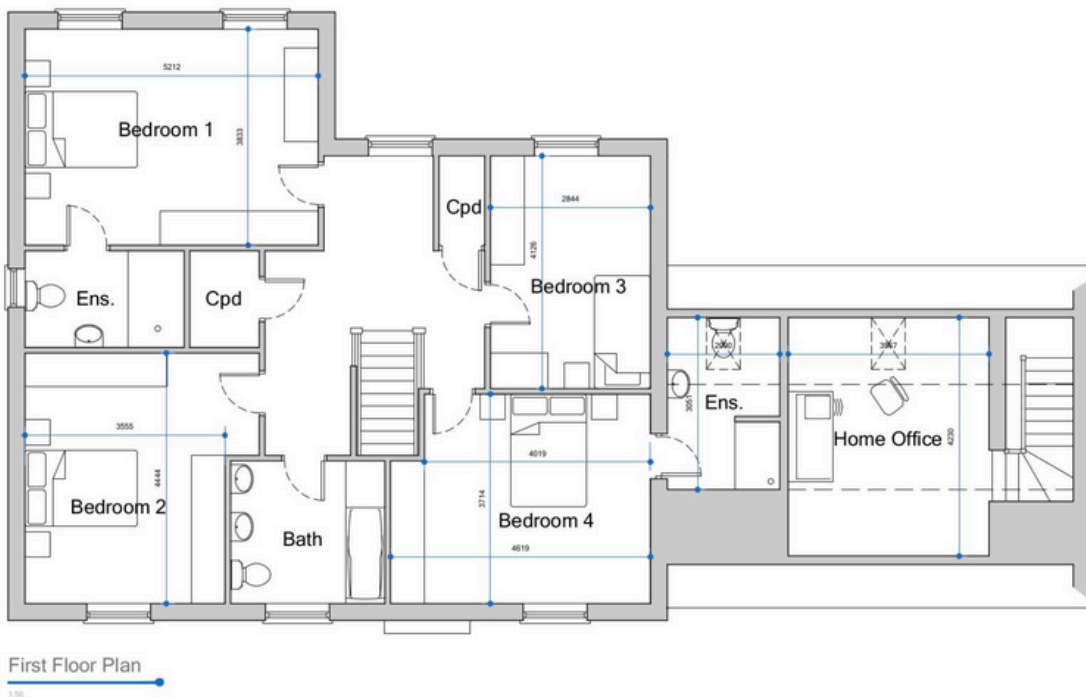
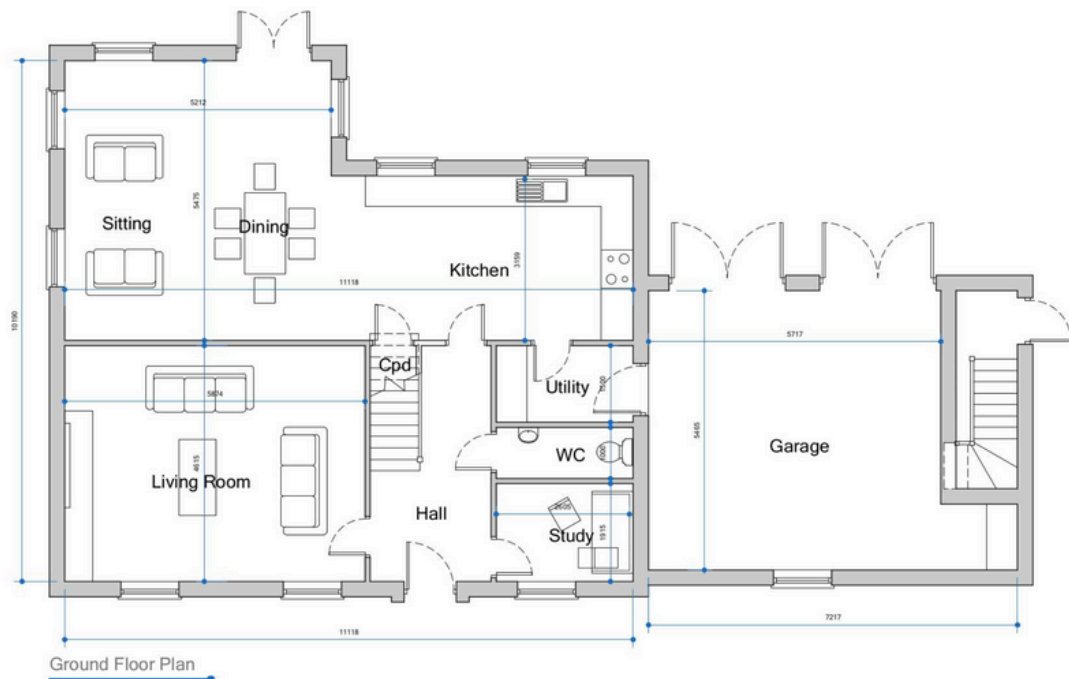
## First Floor

## Home Office

With part-sloping ceiling having a skylight window on the rear slope and ample space for furniture – a comfortable setting for working from home.

Outside The grounds afford potential to create formal gardens with hard and soft landscaping around the house with driveway to be surfaced from the lane by the purchaser/s and accessed via a vehicular and pedestrian right of way over the area shown blue on the site plan subject to shared maintenance of that area according to user. There is ample space in the paddock for outbuildings (possible stable for a pony shown on the site plan) subject to planning permission as required. NB – The new owner/s will be required to erect and forever after maintain boundary fencing of type to be specified within 3 months of completion.





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.

# Willoughby

Where History, Community, and  
Countryside Meet.

Willoughby is a captivating village located on the edge of the Lincolnshire Wolds, just 3 miles south of Alford and 12 miles from the seaside town of Skegness. Steeped in history, the village is known for its connection to John Smith, a prominent 16th-century figure from Willoughby who played a significant role in the Virginia Colony in North America, with recorded connections to Pocahontas. The village boasts charming landmarks, including a notable Manor House and a substantial rectory within the church grounds. Once served by the East Lincolnshire Railway, Willoughby retains some classic railway architecture from its past. With a strong sense of community, the village hall and green host events like the popular annual summer fair. Willoughby offers essential amenities, including a primary school, a petrol station with a store, a public house, and even a visiting mobile fish and chip van, making it a welcoming and vibrant village.



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.



## Viewing

The plot can be viewed from Church Lane, you may enter the site on foot only during daylight hours by following the private lane from the parking area in front of the church. Please contact the selling agent for further information on viewing and to register your interest.

## Council Tax

The property is not recorded on the East Lindsey District Council website for council tax purposes but any residential occupation such as that for which permission has been granted would alter this position.

## Sporting and Mineral Rights

These are included in the sale where they are owned .

## Method of Sale

The land is for sale by Private Treaty.

## Agent's Note

The land is sold subject to and with the benefit of all existing wayleaves, easements and quasi - easements and rights of way, whether mentioned in these particulars or not. 01507 350500 [www.movewithmasons.co.uk](http://www.movewithmasons.co.uk) NB The contract will specify a single dwelling only on the plot and a covenant restricting the use of the paddock to residential or equestrian only (STP)

## Location

What3words: ///nappy.cherry.bullion

## Directions

From Alford take the B1196 south for around 3.5 miles which culminates in the centre of Willoughby village. Bear left along Church Lane immediately before the Willoughby Arms pub. Go past the church set back on the right (the lane becomes Bonthorpe Road) and the plot will then be found immediately after the barns which stand along the lane side on the right, The grounds of the plot continue for some distance around the sweep of the lane, with traditional metal post and rail fencing, as far as the grand entrance into the large neighbouring house

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. Any Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Applicants should satisfy themselves as to the position and accessibility of mains services. The red-lined aerial image shows the approximate position of the boundaries and should be verified against the contract plan at sale stage. Floor plans and elevations are taken from the approved architect's drawings showing approximate intended dimensions.

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