



Westwood

South Elkington

M A S O N S

— Celebrating 175 Years —



Westwood

South Elkington, LN11 0QR

Detached 1950s home with 4 double bedrooms

Elevated position with views across the Wolds and treetops

2,272 sq ft of accommodation including house and outbuildings

A range of outbuildings and garaging with annexe potential (STP)

Beautiful mature gardens front and rear

Sweeping tree-lined driveway with private setting

Edge-of-village location within walking distance of Louth

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Nestled on the edge of South Elkington and surrounded by treetops and pastures, Westwood is a hidden 1950s gem with timeless views and exciting potential. Set within walking distance of Louth but with a distinctly rural feel, this four-bedroom detached home occupies an elevated position with a private, tree-lined approach and panoramic outlooks across the Lincolnshire Wolds. Lovingly held in the same family since 1983, it now presents a rare opportunity to refurbish or reimagine a property in one of the area's most peaceful and scenic spots.

Approached via a long, part-shared driveway that sweeps through mature trees and planting, the home enjoys wonderful privacy and a calming, green backdrop. The accommodation extends to around 2,272 sq ft including a range of outbuildings, and while the house would benefit from modernisation, its layout, setting and character provide a rich canvas for creativity.

The ground floor includes a light-filled entrance hall, kitchen and walk-in pantry, dining room, living room and a charming garden room, all overlooking the surrounding greenery. A ground-floor WC and side hallway offer additional space and flexibility. Original features such as timber flooring, panelled ceilings, and glazed doors remain in place, echoing the home's mid-century charm.

Upstairs, four double bedrooms offer wonderful views in every direction, with treetop canopies to the front and open pasture to the rear. The layout is spacious and adaptable, with scope to extend or reconfigure (subject to planning).











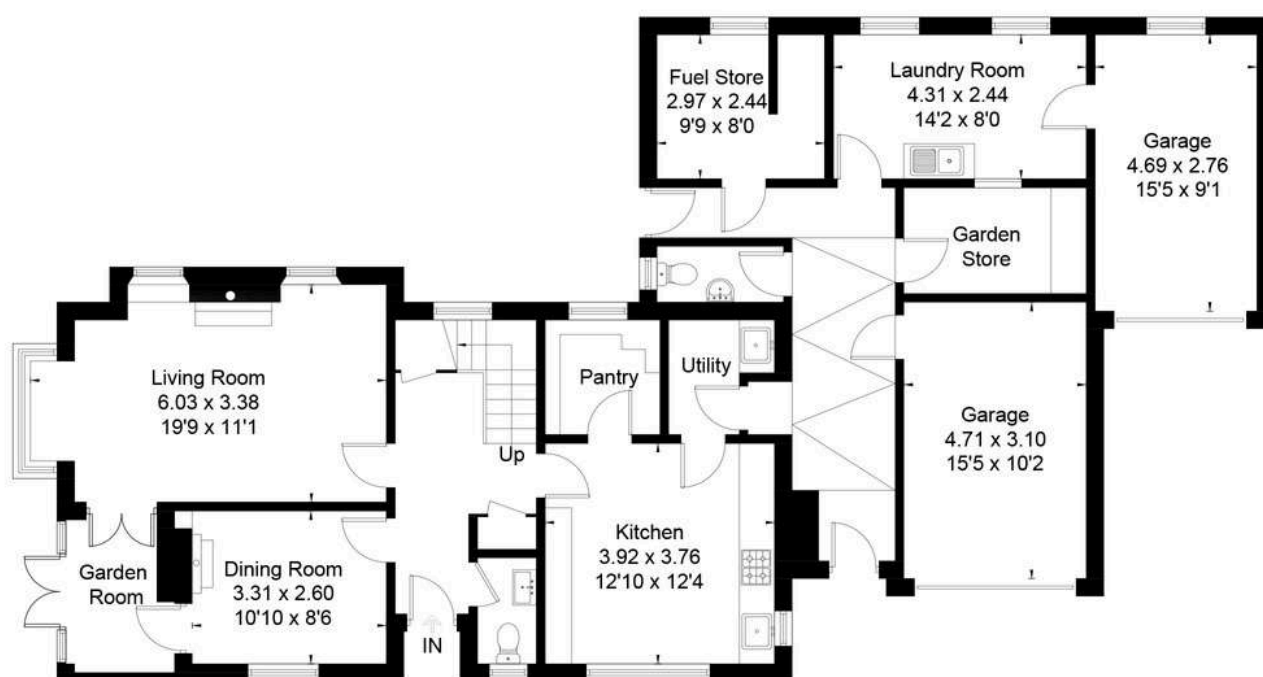
Outside, the property is surrounded by well-established lawned gardens, flanked by shrubs and trees. A covered passage connects the main house to an impressive suite of outbuildings—currently used as garaging and stores, but offering exciting potential for conversion into additional living space or annexe accommodation (STP). To the rear, open farmland stretches into the distance, offering an unbroken view of the Wolds.



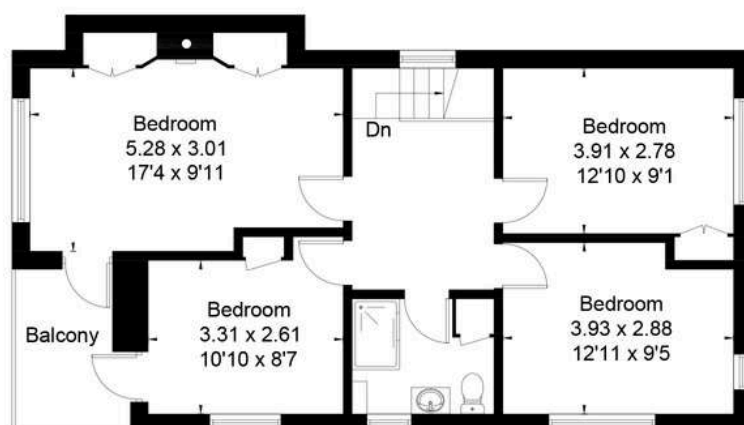
Westwood is a home that feels truly connected to its landscape—private, peaceful, and perfectly placed for those seeking a home with character, potential and countryside calm, all within easy reach of Louth.



Approximate Floor Area = 211.1 sq m / 2272 sq ft (Including Garage)



Ground Floor



First Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 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 water and electricity with private drainage and gas central heating. No utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Directions

From Louth take Lincoln Road signposted to Lincoln, the driveway to Westwood is the last driveway on the right before the Lincoln/Market Rasen fork.

Agent's Note

It is understood that the property has a right of way over the first portion of the driveway which then splits and joins the owned section of the driveway and on to the front of the 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. 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.

South Elkington

A Historic Haven Amidst the
Wolds

South Elkington is a tranquil village nestled in the Lincolnshire Wolds, just three miles northwest of Louth. Steeped in history, it was first recorded in the Domesday Book and features remnants of medieval ridge and furrow fields . The village is home to All Saints Church, a Grade II* listed building with origins in the 13th century, showcasing a blend of chalk, ironstone, and limestone architecture . Nature enthusiasts can enjoy the South Elkington Circular, a 2.8-mile loop offering scenic views of the surrounding countryside . The community spirit is evident in landmarks like the Church Institute, built in 1905, which continues to serve as a hub for local events . With its rich heritage and serene landscapes, South Elkington offers a perfect blend of historical charm and rural living.



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).



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EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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