



Eskham Farm

Eskham

M A S O N S
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Eskham Farm

Eskham, Northeast Lincolnshire
DN36 5UB

Unique setting in coastal Lincolnshire

Beautiful landscaped grounds of 3.5 acres (STS)

Private wildlife/fishing lake

Detached 4 bedroom cottage with 3 reception rooms

Luxury bathroom, 3 showers, gymnasium/sauna

Bespoke dining-kitchen, study, garden room

Superb Wellis Amazonas W-flow swim spa and Wellis Everest jacuzzi

LPG central heating system, stove and cooking range

Double garage, double car port, garden outbuildings

PV solar panels with 6 Kw batteries and thermal solar panels

Barn with excellent workshop, games room and stores

Potential conversion to annexe/holiday cottage (STP)

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This highly individual detached country residence has attractive brick facings to the principal walls beneath a pitched timber roof structure covered in clay pantiles with inset pitched roof gable-fronted dormers to both front and rear elevation.

We understand that the property was largely rebuilt during the 1970s and '80s on the site of former village cottages. The property has an LPG central heating system with condensing boiler renewed in 2023, supplemented by a Dunsley converter and solar thermal panels operating via a combined system. A bank of ground-based PV solar panels has recently been installed with 6Kw battery, together with a swim spa and jacuzzi both with air source heat pumps.

There is an Esse wood-burning range in the kitchen for traditional cooking and a multi-fuel stove to the snug fireplace. Windows and external doors are double-glazed with uPVC frames, many of the windows being of tilt and turn design with lockable handles. High gloss walnut laminate flooring has been fitted through the hallway, cloaks/WC, lounge, study and dining room. The kitchen has a range cooker, an integrated dishwasher and American style fridge freezer with ice dispenser.

The property retains an attached barn now forming a gymnasium and sauna, together with separate original brick and pan-tiled barn currently used as a games room, storage, kitchen area and large workshop, but providing considerable potential for conversion into a bungalow annexe or single storey holiday cottage, subject to obtaining planning consent. This barn has an injected damp proof course, insulated loft, double-glazing, independent electricity supply, water and drainage connections in place.

There are 10 Ring security surveillance cameras around the property which are controlled via Wi-Fi and mobile app.



A 6-panel front door with glazed side panel opens into the entrance hall, an attractive reception area with fine staircase having painted, moulded balustrade and an internal feature window to the snug above the quarter landing. There is a coved ceiling with ceiling and wall light point, smoke alarm and painted panelling to an under-stairs good size cupboard.



At the front is the cloakroom/WC with a white Victorian style suite of, high-level WC and vanity wash hand basin with base double cupboard beneath and tiled surface surrounding. This room contains a full house water softener and has a light point to wall and ceiling.



The lounge is a particularly spacious reception room with two large, glazed panels from floor level presenting stunning views across the gardens and double-glazed French doors onto the patio. There is an attractive front oriel bow window and excellent lighting by 8 LED ceiling downlighter spotlights.





The dining room is a bright and airy room with two wall light points, moulded dado rail, French door to outside and keyhole style walk-through opening to the kitchen. There are lovely views from this room over the formal garden areas. Adjacent is the snug – a cosy room with inglenook style brick fireplace having a split-level quarry tiled hearth, cast iron multi-fuel stove and beam above. There are 2 wall light points, a cross-beamed ceiling and more superb views over the garden and open fields towards Louth market town and the Wolds AONB in the distance.



A study also links the hall to the dining kitchen and this room is L-shaped with a quality suite of office furniture by Sharps, ideal for a home working station. There is a shaped corner desk, PC base cupboard unit, banks of drawers and a further desk to the opposite corner with double base cupboard, space for printer and two black glass-fronted cabinets. A large window overlooks the main approach to the house.





The spacious dining-kitchen has an extensive range of bespoke wooden units with a professionally painted ivory finish and comprising base units with ceramic tile work surfaces and splashbacks, ceramic sink unit with ornate independent mixer taps, drinking water tap and waste disposal unit. There are matching wall and glazed cabinets, corner dresser and a Rangemaster stainless steel Nexus SE range cooker with wide induction hob, two ovens, grill and slow or warming oven. Samsung American style tall, plumbed-in fridge-freezer with stainless steel finish and ice dispenser, integrated dish washer and kick-space heater. A brick surround encloses the green enamelled Esse cooking range with side plinth and extractor over. The floor is terracotta tiled with hand-made tiles. At the front is an oriel bow window with an L-shaped window seat overlooking the main approach to the house. The kitchen has a cross-beamed ceiling with light points, pelmet lights and uplighters to the wall units; electricity consumer unit with MCBs. An old-fashioned clothes "sheila" can be raised on pulleys up to the ceiling.





A door from the kitchen leads to the Victorian style garden room which has an insulated roof, double-glazed windows with perfect fit blinds and French door with roller blind to outside. There are wall light points, a ridge light point and ceramic tiled floor extending through into a side lobby which has a part glazed door to the courtyard and a heavy pine shelf with coat hooks.

The lobby leads through to the utility room and a wet room with a walk-in shower and glazed screen, ceramic wall and floor tiling and a white suite of low-level WC and corner pedestal wash basin. The white ladder style radiator has a supplementary summer immersion heater. The L-shaped utility room has base and wall units, oak block work surfaces with ceramic mosaic-tiled splashbacks, a sink unit, space with plumbing for washing machine, ceramic tiled floor, and the Ideal LPG central heating boiler. The ceiling has a trap access to the wing roof void.





A door from the utility room leads to the gymnasium and sauna room in the attached barn, which has ledged and braced doors onto the courtyard, a built-in vacuum cleaning system ducted through the house, a ceramic-tiled floor to the far side with changing area for the swim spa and jacuzzi and door through a porch to the main garden. The controller for the solar panels and the 6Kw battery pack are also positioned in this room.



On the first floor there is a long landing with two built-in window seats to the front dormer windows overlooking the approach to the house. A smoke alarm is fitted, 2 ceiling light points and the balustrade extends around the stairwell to form a gallery area. The recessed airing cupboard contains the foam-lagged hot water cylinder with immersion heater, regulator for the thermal solar panels, the Dunsley converter and digital programmer. A trap access has a ladder to the boarded upper roof void with two lights, and there is a recessed cupboard by the top of the stairs.

The L-shaped master bedroom has a part-sloping coved ceiling with light point, 2 wall light points and a custom-made long range of built-in units with a light wood finish comprising wardrobes and centre cupboard. A gable window with perfect fit blackout blind presents exceptional views across the grounds. To one side there is a white rope-effect pedestal wash basin, with side screen and shaver-light over.



The family bathroom is superbly appointed with an ornate white octagonal shaped suite comprising a wide panelled Jacuzzi bath, low-level WC, bidet and pedestal wash basin set in a framed surround with cabinets and bevelled mirrors above. A deep shower cubicle has a folding screen door, mixer unit with handset and drench head; combined spotlight/extractor fan above. There are LED downlighters, part ceramic tiled walls and ceramic-tiled floor together with ornate, built-in, part-glazed cupboards and shelving.





Bedroom 2 is also L-shaped and has a part-sloping ceiling, front dormer window, gable window and door to an ensuite shower room fitted with a light-coloured suite of low-level WC, pedestal wash basin and shower cubicle with a Triton electric shower unit and glazed door. There is a light, extractor fan and built-in shelving.



Bedroom 3 is a further double room with rear window presenting fine views and a glazed door to a ceramic tiled shower cubicle with mixer unit, extractor fan and grey vanity wash basin adjacent set into a white roll-edge surround with base cupboard beneath and light above. There is a built-in oak-style wardrobe adjacent to the shower, with sliding panelled and mirror doors.

Bedroom 4 is presently a dressing room with part-sloping ceiling and rear dormer window. The third and fourth bedrooms have views for miles across the field towards Louth market town and the Wolds AONB beyond.



Outside

At the side of the house, with white double gates from the driveway, there is a most attractive gravelled courtyard with flagstone paving and features, pergola over a winding pathway, climbing plants, fuel bunker and a water feature cascading over a pebbled mock stream to a fountain. An ideal area for seating, flower pots, tubs and baskets, all sheltered and enclosed by brick wall and the L-shaped range of brick and pan tiled barns as shown on a separate floorplan. The barns have a mains water supply, drainage pipe and electricity supply via a separate consumer unit with MCB's – there are also 2 night storage heaters and fitted base and wall units. At present the interior forms a games room for pool and football tables, storage and kitchen areas and an enviable large workshop. Overall, this building, by virtue of the layout and the services in place, lends itself to ready conversion into an annexe or holiday cottage providing 2 good bedrooms, dining-lounge, kitchen and shower room subject to planning consent.





The impressive in/out gravelled driveway is entered through commercial motorised and remote-controlled double 5-bar gates, and encircles a lawn with trees whilst also leading to a detached brick and rendered double garage with a pitched pantile roof, a remote-controlled motorised roller door, strip lights, power points, side pedestrian door and single-glazed window.

Facing the garage is a substantial timber car port, open at front and rear with side panelling, power points and a mineral felt roof over 28mm exterior plywood. The property has a number of outside taps, a bore hole water supply and a number of outside power sockets including a power connector for motor home or caravan by the garage.

The exceptional landscaped grounds extend from the house to the west, projecting into the open farmland surrounding, with panoramic views across the fields to the Wolds in the distance. The upper garden has lawns flanked by grass banks planted with stands of native English trees creating an avenue which naturally leads down to the lower garden beyond and at the side, the bank of photovoltaic solar panels is orientated to the south.



The lower garden is dominated by a large wildlife and fishing lake with an island and footbridge from the Summerhouse nearby forming a jetty for a small boat. The lake is partially enclosed by further mature trees with grass banks forming a wide walkway and water plants - a perfect haven for the wildlife and/or fishing enthusiast as the lake is stocked with tench, roach, rudd, bream and perch following a comprehensive overhaul with a main depth of over two metres. Vehicular access for car and caravan can be gained from the driveway.







There is a kitchen garden area close to the house, some timber garden outbuildings and a mini timber barn to house a garden tractor/lawnmower and machinery. Adjacent is the chicken run with chicken house, garden tool shed, a greenhouse and fruit cage.



On the south side of the house is the formal lawned garden with ornamental trees, screen hedges and a fine, very sunny raised sun-terrace extending around the main reception rooms with sweeping curved steps down to a large block paved patio. These are superbly positioned to take advantage of the stunning views and the daily circling of the sun. The garden planting reveals a wealth of delights as the seasons pass and the garden is separated from the land beyond by white painted picket fencing with a hand gate.

Close to the door out from the gymnasium and sauna are the Wellis Everest jacuzzi and the superb Wellis Amazonas W-flow swim spa which will be included in the sale and are heated by air source heat pumps taking advantage of the low cost power supply which this property enjoys.





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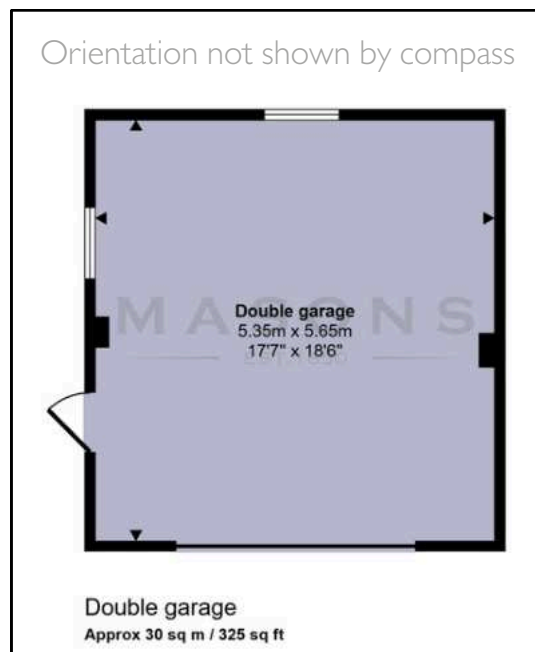






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

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



Outbuilding
Approx 109 sq m / 1171 sq ft

Denotes head height below 1.5m

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Eskham

A coastal hamlet

Eskham enjoys a unique landscape originating from the mediaeval salt making industry which took place along the Lincolnshire coast and elevating the main part of this small rural hamlet above the surrounding marshland. Nearby Marshchapel is a good-sized village with a post office/store, primary school, two public houses, (the Greyhound and White Horse) and the Grade I listed church of St. Mary.

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.

A wider range of amenities can be found in Grimsby and Cleethorpes (11 miles) whilst the market town of Louth is approximately 13 miles to the south west. The Humberside airport provides global access via Amsterdam.



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. The town stands on the eastern fringe of the Lincolnshire Wolds Area of Outstanding natural Beauty



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

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

Location

What3words: ///horn.love.workbench

Directions

From Louth take the A16 road north, continue past Fotherby, through the village of Utterby and then at the staggered crossroads turn right towards Covenham. At the next crossroads carry straight on to the eventual T junction with the A1031 road and turn left. Follow the road for a short distance, then slow down on entering the hamlet, and look for the twin entrances to Eskham Farm which is the second property on the left 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.

M A S O N S

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