



The Orchards

Grainthorpe

MASONS
Equestrian



The Orchards

Wragholme Road, Grainthorpe,
LN11 7JD



An attractive and sizeable 4 bedroom home
(2794 sq ft)

Beautiful gardens and grounds extending to
2.99 Acres (STS)

Fabulous flowing indoor/outdoor living and
entertaining space

External studio annexe with potential for
extension and use for Air BnB/holiday
accommodation (STP)

Great potential for a camping/glamping venture
a short drive from Louth, The Wolds and The
Coast

Ground floor bedroom and shower room

Pretty wooden stable block with tack
room and space for 2 stables

Gated vehicular access to the rear gardens
and grounds

Uninterrupted outlook over farmland to
the coast

The Orchards is set back from the road across
a smart part walled and lawned garden with a
gravelled driveway to one side and a gated
access to the rear grounds.

The house which extends to 2794 sqft offers
excellent living and entertaining space with
fantastic reception rooms to include a
sizeable Sitting Room and an impressive
Living/Dining/Kitchen with French Doors
which open out onto the beautiful rear
gardens and grounds.

The grounds have been tended by the present
owners to turn what was paddock land into
extensive lawns interspersed with attractive
and mature shrub and tree planting. There is
the potential to revert the land to pasture if
required, utilising the 2 wooden stables for
equestrian and/or livestock housing.

The location of this delightful property
combined with it's Annexe and beautiful
grounds give great potential for a touristic
business venture utilising the existing Annexe,
perhaps further extending this and also using
the grounds for a camping/glamping venture
(STP)

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A path leads through the sheltered walled front garden to the part glazed front door this in turn leads to an attractive entrance hall with a genuine Parquet floor and stairs rising to the first floor. This hallway gives access to all of the ground floor reception rooms creating a flowing layout.

The fantastic Kitchen exudes character with a beamed ceiling, wood effect Karndean flooring and an open fire with surround. There is ample space for a dining table and the room features a large central Island Unit with a granite surface, a Franke 1.5 bowl sink and drainer as well as housing integrated appliances to include a fridge, a freezer and dishwasher. A bank of bifold doors create a flexible and flowing access to the adjacent Conservatory. In addition there is a set of French doors which lead out to a sheltered patio area ideal for dining Al Fresco.





The range of wooden shaker style base and wall units with granite surfaces flank a recessed chimney style housing for a gas and electric Range Cooker with an ornate mantle over and extractor fan. The sizeable Conservatory benefits from heating, a practical tiled floor, double glazing and a door linking the pair of rooms to the adjacent Utility Room. The useful Utility Boot/Room has tiled flooring and leads to the ground floor WC/Shower Room and a walk-in pantry.

The Utility/Boot Room is fitted with a stainless steel sink and drainer, space and plumbing for a washing machine and dryer as well as having space for an American style refrigerator. This room also links to the adjacent Sitting Room as well as having a door to the rear gardens, making it a useful boot room.

The impressive Sitting Room has ample space for seating as well as dining if required. The room features oak veneer flooring and a most attractive wide Inglenook style fireplace with a brick faced surround, an impressive oak beam mantle and a log burning stove. A set of French doors link the space to a paved terrace and the gardens beyond.





The smart ground floor shower room is ideal for use as a WC and in conjunction with the ground floor bedroom 4. The room is fully tiled, benefits from a light tube and is fitted with a shower, WC and basin. The Fourth bedroom has parquet flooring and a window to the front of the house, this space could alternatively be used as an office if required.



Stairs lead to the sizeable first floor landing which has a useful space for a desk/library area. Doors lead from the landing to the characterful bedrooms.

The master bedroom is bathed in light from a double aspect and French doors to a Juliet balcony which takes in the gardens.



The room also features attractive part sloping ceilings and an En Suite WC. In addition, the bedroom benefits from a useful walk-in storage cupboard with shelving.

Bedroom 2 is another sizeable double bedroom with part sloping ceilings and a double aspect. This room also benefits from an En Suite WC with basin and a vanity unit.

Bedroom 3 has a dormer style window to the front of the house, a part sloping ceiling and ample built in storage. The bright and sizeable family bathroom has a window to the front of the house, is fully tiled and benefits from a walk-in shower, bath, WC and a basin with vanity unit below.





To step into the rear gardens and grounds of The Orchards is to step into an oasis of calm and beauty.

The grounds have been manicured and cared for to create many pretty vistas and walkways leading to different spaces to explore. The gardens are divided with high hedging in to a more formal space, interspersed with delightful flower beds and shrub planting, plus a large fenced vegetable patch; and a second area which has pretty shrub planting and mown pathways giving it the feeling of a hidden meadow with views over open farmland and on to the coast. This end of the grounds could be easily turned back into paddock land if required and would also make a great situation for a camping/glamping venture (STP).



The gardens adjacent to the house are designed to be enjoyed as part of a flowing indoor/outdoor lifestyle with French doors linking the house to sheltered paved patio areas. There is a most attractive hexagonal wooden garden house located close to the paved patios which is presently used as a wood store but which has electricity connected and would equally make a cosy and attractive outdoor entertaining space. A sheltered nature pond gives interest and benefits from a sunken terrace accessed via a set of steps.



A short walk from the house is the impressive Annexe/Garage building. This brick and pantile construction features a dovecote with weather vane as well as 3 attractive arched bays leading to the double garage and workshop space on the ground floor. The workshop has plumbing for a washing machine and a personnel door.

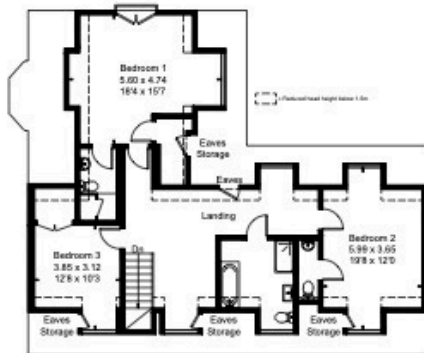
An external staircase leads to the first floor studio annexe which benefits from a Kitchenette area fitted with a sink and drainer and breakfast bar together with a bathroom including bath, WC and basin. This space could be extended to utilise some/all of the ground floor with the addition of an internal staircase to create a sizeable 2 storey annexe/holiday cottage (STP) if required.

To the rear of the Annexe/Garage Block is a pretty orchard area and the gardens lead on to the attractive wooden stable block which has a tiled roof and which benefits from a concrete apron with overhang. There is space for 2 stables and a tack room although the space is presently used as a general store and the stables have been partially opened into one single area. There are electric points in the tack room and electric lighting in the building, water is nearby at the adjacent Annexe/Garage. A hardcore roadway gives access from the front of the property to the stable area and there is space for horsebox parking if required.

Adjacent to the stables is the large greenhouse and beyond that a fruit cage with strawberries, raspberries and rhubarb growing.



Approximate Floor Area = 259.6 sq m / 2794 sq ft
 Outbuildings = 154.2 sq m / 1660 sq ft (Including Annexe / Garage)
 Total = 413.8 sq m / 4454 sq ft



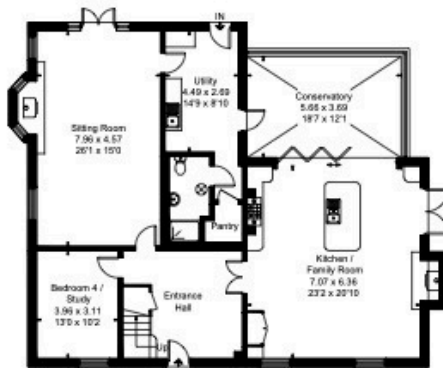
First Floor



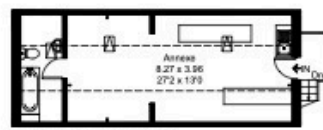
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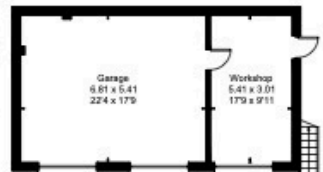
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Ground Floor



Outbuilding - First Floor



Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



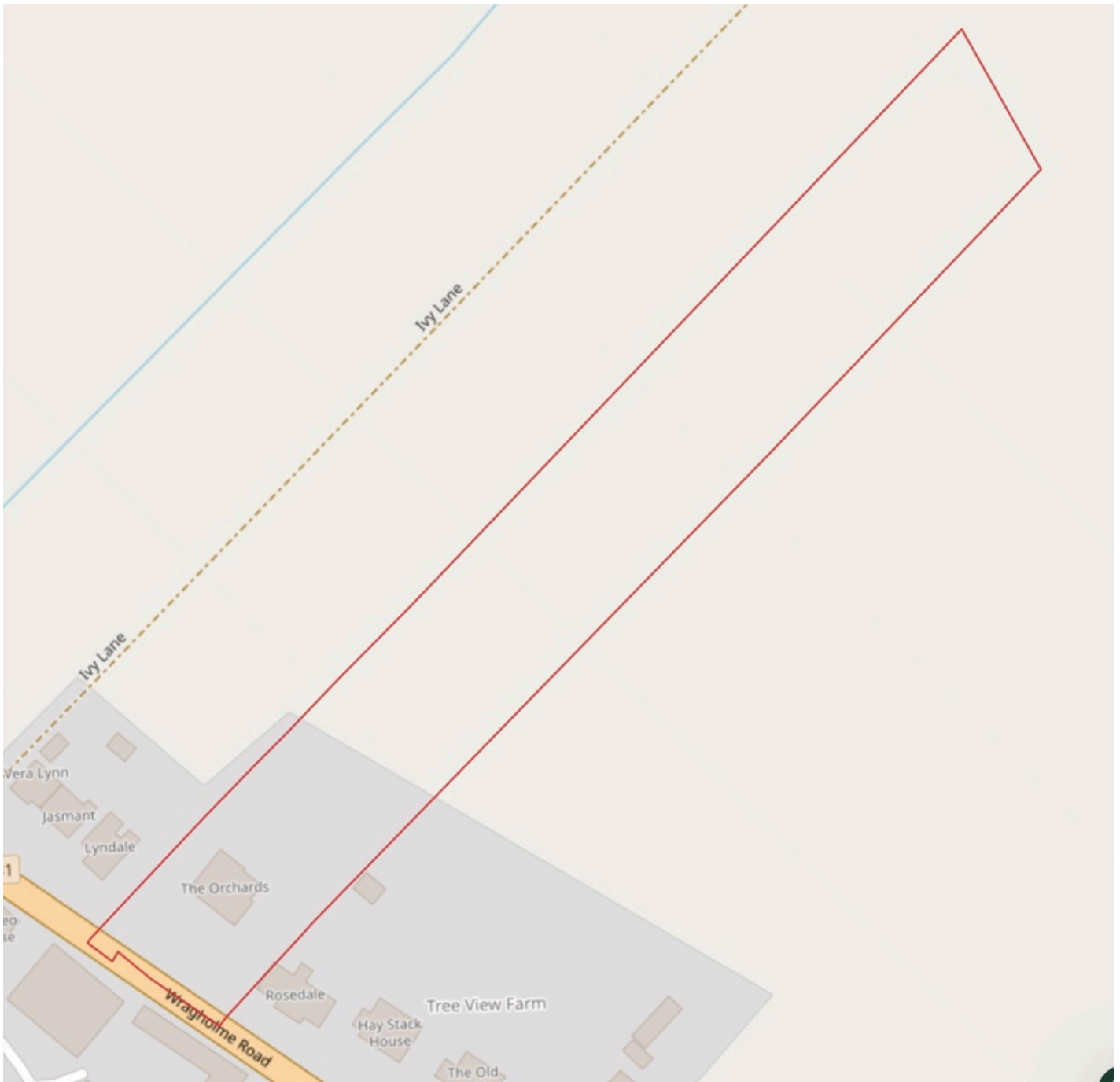
This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #89038



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.

Site Plan



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Grainthorpe

Charm by the coast

Grainthorpe is a charming country village nestled near the scenic Lincolnshire coast. The village is home to a junior school, a welcoming village hall, and a small local bakery renowned for its artisan bread. Grainthorpe boasts a vibrant community spirit, hosting annual events such as an Arts and Crafts Fair, a Tractor Rally, and a traditional May Day Celebration. For recreation, the village features playing fields with a tennis court, cricket pitch, and football pitch.

Steeped in history, Grainthorpe is recorded in the Domesday Book of 1086 as "Germundtorp," with 28 households. Its centrepiece is the Grade I Listed parish church of St. Clement, dating back to 1200, with subsequent alterations and restorations that reflect its rich history. The churchyard and other areas of the village connect to pathways that meander through the surrounding open countryside, offering peaceful walks and picturesque views.



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		
55-68	D		58 D
39-54	E	48 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property is connected to mains water, drainage and electricity but no utility searches have been carried out to confirm at this stage. The main house and the annexe have individual submerged Propane gas tanks supplying gas central heating systems.

Tenure

Freehold

Location

What3words: ///clubs.sending.fortnight

Directions

To drive to the property from Louth take the A16 towards Grimsby. Continue through Utterby and then take the right hand turn onto Pear Tree Lane. Continue for around 2 miles, over the staggered crossroads and on past the Reservoir to a T junction. Turn right at the T junction and continue into Grainthorpe past Coal Shore Lane where The Orchards can be found on the left hand side after around 200 yards.

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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