



The Orchards

Fotherby

M A S O N S
— Celebrating 175 Years —

The Orchards

Peppin Lane, Fotherby,
LN11 0UW



4 Bedroom home

Semi rural setting

Individually designed property

Swimming Pool

Spacious reception rooms

3 Bathrooms

Double garage

South facing garden

1.8 acre paddock available separately with
great potential

A brilliant opportunity to acquire this highly individual, architect designed home, set on a generous plot in a quiet, semi-rural setting. The property offers versatile accommodation including three reception rooms, kitchen diner, utility, two ground floor bedrooms and bathroom. To the first floor are two further large bedrooms, both en suite, with a second-floor loft room. Double garage with further versatile loft room above and delightful gardens with swimming pool to the centre, enjoying a southerly aspect. An adjoining 1.8 acre (STS) paddock to the rear is available by separate negotiation, which houses a plant nursery, outbuildings and stables with development potential making a total site of 2.2 acres (sts).

A unique and highly individual, architect designed home positioned at the end of a no-through road, The Orchards originally dates back to the 1980s and was built as a show home for the plant nursery and later converted into a small bungalow. The property was then vastly extended in 2003, to its current layout, having large side wings constructed with block cavity walls with rendered finish and decorative timber cladding in part, with high pitched roof covered in clay pantiles. The property has a mixture of uPVC and timber-framed windows with oil-fired central heating system, together with a heat recovering ventilation system. The swimming pool also has a heat exchanger which is working in connection with the boiler. The property has right of way along the initially shared driveway and has the right to park adjacent the property along the road, if required. The area edged blue on the plan is included in the advertised price with the area edged red by separate negotiation.

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Stable-style timber entrance door into the spacious hallway with timber staircase leading to the first floor, with tiled floor and pine doors into principal rooms. Off to the left is a superb kitchen diner with extensive range of base and wall units having Shaker-style doors and granite-effect, laminated work surfaces. Kenwood free-standing electric cooker with extractor, space and plumbing for dishwasher, stainless steel sink and extending breakfast bar with space to side for dining table. Floor to ceiling windows to one corner, overlooking the pond to the front of the property and the driveway, making for a peaceful space to relax.





Off the kitchen is the lovely dining room with carpeted floor and timber beam, opening into the very large reception room, far larger than average, with windows to side and sliding patio doors to rear and onto the patio, overlooking the swimming pool and barbecue area. Carpeted floor and side lights.

Off the hallway is a further reception room, currently set up as a snug, with windows to two aspects and door into the utility room, having base unit with sink, stable door into garden and plumbing and electrics for washing machine. The ground floor bedroom wing extends off the snug with a hallway and two ground floor double bedrooms to front and rear, as well as the family shower room with shower cubicle, wash hand basin, WC, tiled flooring and window to front.





First Floor

Landing with timber floor, skylight to side and staircase leading to second floor. The master bedroom is positioned to the rear being a very large double in size and having window and skylight with built-in wardrobes, timber floor and a superb balcony overlooking the rear garden, with sliding patio door, tiled floor and timber banister, enjoying a view out across the woodland areas, having a southerly aspect. The en suite shower room has a corner shower cubicle, wash hand basin and low-level WC. Skylight to side and tiling to floor and wet areas. The second bedroom is positioned to the front, also a very generous double in size with built-in wardrobes, timber floor, vaulted ceiling, skylight and floor-to-ceiling windows to front corner overlooking the pond. Further en suite shower room with corner shower cubicle, wash hand basin and low-level WC. Tiling to floor and wet areas with skylight to side.



Second Floor

A full-length loft room which is a very versatile space, having high, vaulted ceilings, skylight and timber floor and is currently set up as a games room and home working space. However, would easily sub-divide to create further bedrooms and a bathroom if required (subject to any necessary consent), while at one end is a useful storage cupboard.



Garage

The double garage positioned to the side of the property is very large in size, far longer and wider than average, with windows to rear and pedestrian door. Electric roller door to front, inset spotlights to ceiling and also housing the Boulter oil-fired central heating system with pressurized hot water cylinder and filtration and plumbing for swimming pool.



Garage Loft

Accessed via an external timber staircase to the balcony on the rear, with double entrance doors into a superb, versatile space positioned above the garage with vaulted ceilings, timber floor and lighting and electrics, offering potential for a variety of purposes including games room, cinema room, home working space or converted into an annexe or holiday let (subject to any necessary consents).



Outside

The front of the property is approached by an initially shared roadway, into the extensive gravel driveway leading to the garage, with mature shrubs and hedges to the boundaries and a delightful pond to the side next to the kitchen, with water feature making a tranquil space to relax.

The rear garden enjoys a southerly aspect, having sun all day, with the superb swimming pool to the centre being the focal point, with surrounding paved patio surrounding leading up to the property. Brick-built barbecue area adjacent and lawned areas with mature hedged boundaries. Oil storage tank to side with gap through the hedge into the secondary rear garden which has a further hedge separating it from the paddock beyond, laid to lawn with a large, aluminum-framed greenhouse.





The Paddock (by separate negotiation – edged red on plan)

The paddock is accessed further along the access road, with gated entrance opening into the expansive plot, currently laid to lawn with mature hedged boundaries and bushes, with the site currently used as a plant nursery and could continue to be used as such by the purchaser. Two large polytunnels, including the stock within and a further frame to side. Close to the paddock is the former stable block, being of timber-framed construction with corrugated metal coverings, having electric and water supplied, with American style stables within, providing potential to be used for equestrian purposes. Glass house adjacent and large storage shed behind, along with further storage units adjacent the stables. The plot then continues into a further large, grassed paddock with hedged boundaries with a public footpath crossing the far rear boundary which is screened by a large hedge, with the entire paddock covering an area of approximately 1.8 acres (STS). The paddock has potential for residential development and is for sale with this hope potential without any overage restrictions, as a separate purchase in addition to the advertised purchase price for the house. Any development on the land would be subject to planning consent.



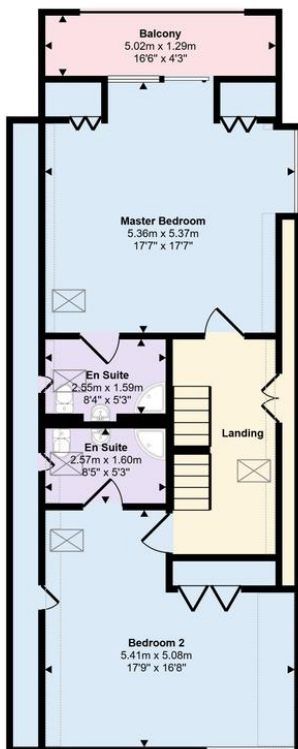




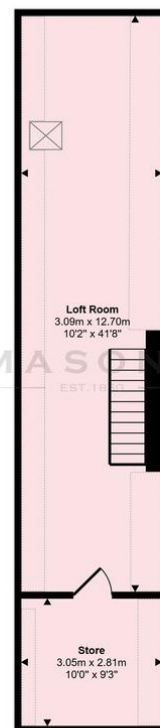
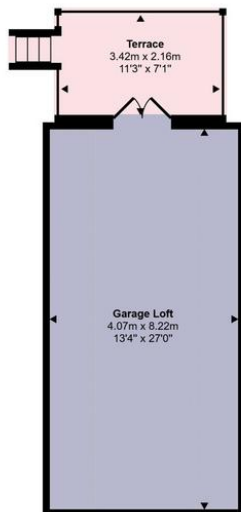




Ground Floor
Approx 210 sq m / 2263 sq ft



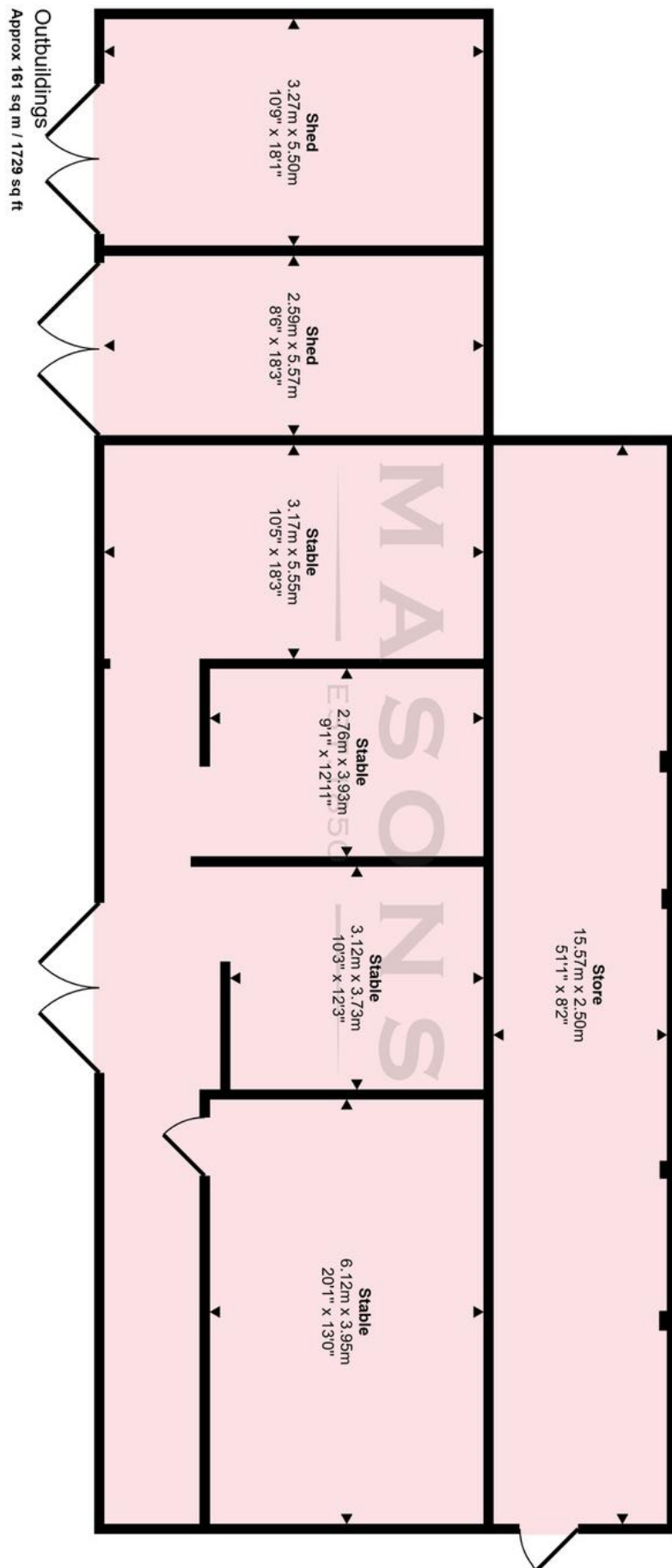
First Floor
Approx 117 sq m / 1258 sq ft



Second Floor
Approx 48 sq m / 518 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.



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Fotherby

Escape to Fotherby, where the Wolds meet your doorstep.

Fotherby is a charming village with excellent transport links, positioned just off the A16 for quick access to Louth to the south and Grimsby to the north. Both towns offer a wide range of shopping, schools, and leisure options. The picturesque Lincolnshire Wolds Area of Outstanding Natural Beauty is nearby, perfect for those who enjoy walking or equestrian pursuits, with beach riding available on day passes. The Lincolnshire Coast is also within easy reach. For commuters, the M180 connects to the national motorway network, and Humberside International Airport is just a 30-minute drive away. Enjoy the best of both rural tranquility and easy access to vibrant towns and major transport hubs.



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.



Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



EPC to appear here soon

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 electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///nagging.silence.connected

Directions

Proceed out of Louth on the A16 in a northerly direction until the first right turning for Fotherby. Take this turning and follow the road into the centre of the village and take the right turn into Peppin Lane. Proceed along Peppin Lane, around various bends and over the former railway, then take the right turn into the private shared drive. Continue along to the end and The Orchards will be found directly in front of you.

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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