



# Chapel Cottage

Brinkhill

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



# Chapel Cottage

Brinkhill, Louth  
Lincolnshire LN11 8QY



Formerly the village chapel

Peaceful Wolds village setting

Superbly styled contemporary interior

Fitted dining-kitchen with appliances

2 fully tiled ensuite shower rooms

2 spacious double bedrooms

Limed oak style LVT flooring

Ethernet wall TV/PC wiring and sockets

Attached garage/workshop with r/c door

Multiple LED downlighters

Garden home office/studio

In the heart of Brinkhill, nestled in the Lincolnshire Wolds AONB, this detached cottage has been transformed since August 2022, by a comprehensive renovation, extension and modernization scheme culminating in a lifestyle home which combines peaceful rural life with a sleek modern interior. There are two spacious double bedrooms, each with modern ensuite shower room, a conservatory, fully open plan ground floor living space including fitted kitchen, dining and seating areas together with a newly built attached garage with EV charging point. A garden cabin has also been transformed into an insulated home office/studio with decking adjacent and secluded garden with stream. uPVC double-glazed windows and oil central heating system with new combi-boiler. Security alarm to cottage and studio, together with front and rear CCTV cameras linked to hard drive and all operable by mobile app.

A rare turn-key opportunity in a prime Lincolnshire Wolds village

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This attractive white colour-washed detached cottage is believed to date back to around 1850 but the smart exterior now belies its origins as the village chapel. The roof has been re-covered in concrete-tiles with a dry ridge system while internally, the outer walls have been insulated with Celotex and then re-plastered. The windows are uPVC-framed, double-glazed units and the complementary conservatory to the gable wall has blue-brick base walls and a polycarbonate roof. A spacious garage/workshop has been constructed with plastered vaulted ceiling, an internal connecting door to the living space and an EV charging point. A gravelled approach to the motorised door provides parking space at the front (illustrated in the night-time image).

There are new insulated ceilings to the ground floor accommodation and the windows have contrasting Venetian blinds in matt black which complement new designer aluminium radiators with a 10 year manufacturer's guarantee. The property has been re-wired and has a new Worcester oil boiler and oil storage tank. A wired ethernet system to sockets for wall mounted wifi TV's or monitors is in place and a number of the sockets have USB points.

The ground floor has been deep filled, levelled then covered in oak-effect LVT flooring which continues up to the first floor bedrooms and landing. The external chimney stack remains for aesthetic reasons but the chimney breast was removed internally, when steel was installed to create the open plan, living and dining-kitchen throughout the full ground floor of the original cottage area.

The property now has a spacious feel throughout with an impressive fitted kitchen, two superb modern shower rooms, which are ensuite to the double bedrooms, one having Jack and Jill access from the landing. To the rear of the property, a timber garden cabin has been Celotex insulated and then plastered and decorated internally to create a studio/home office with veranda and decking. This building and the cottage have independent security alarms.

The cottage stands in the heart of the village with secluded gardens and a small village stream passes through the side garden, at the front.

Viewing is a must to appreciate the peaceful rural setting and exceptional, immaculate, modern lifestyle afforded by this unique country home.





## Ground Floor

The property is entered through the white, uPVC-framed, double-glazed **conservatory** against the gable wall, with French doors to front and rear and an opaque, mono-pitched polycarbonate roof. There is a tall designer radiator in red, a bracket for a wall lantern and an internal window to the main cottage. A panelled door with latch handle and centre bull's-eye pane, leads into the open plan ground floor living area, dining area and kitchen.







Enjoying a tremendous feeling of space with two windows on the front elevation, the entire ground floor area has been transformed into one spacious and stylish living space to include a **modern fitted kitchen, ample dining area and comfortable living space**. A staircase with LVT treads in limed oak style extends this floor covering from ground to first floor and has a white pillared balustrade with handrail and an under stairs recess for furniture or display.

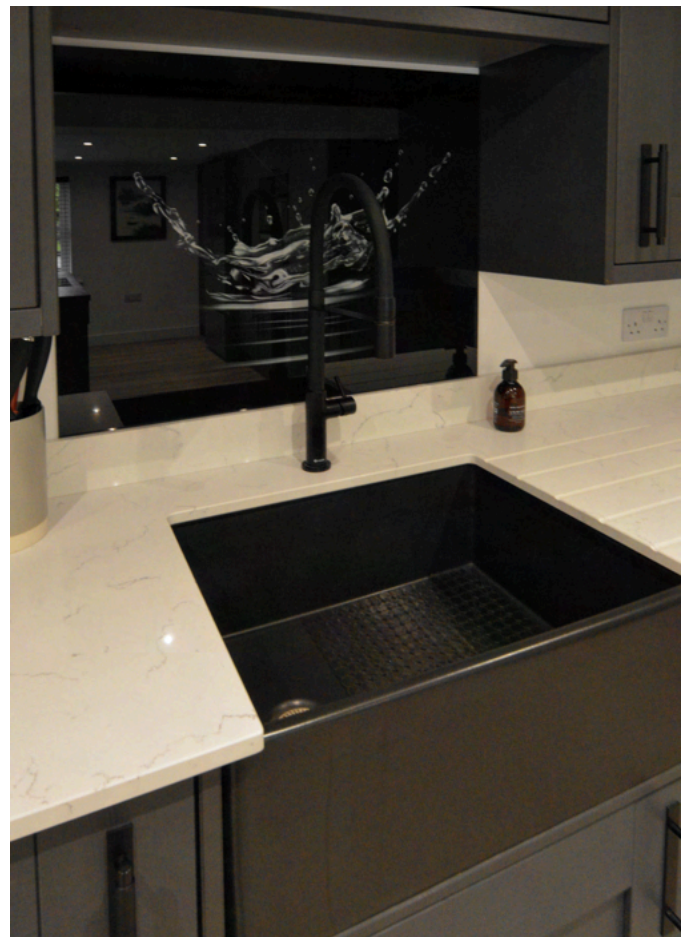




The **kitchen area** has a range of fitted units with contrasting dark grey woodgrain-effect and walnut styled facings, to include base cupboards, an island unit with a T-shape configuration having further base cupboards and drawers including deep pan drawers, a range of wall cupboards and tall shelved larder units.

There is a built-in bin unit with recycling and waste compartments, an American-style Haier fridge/freezer with double doors and two lower drawers in matt grey, an integrated faced CDA dishwasher and a built-in CDA electric fan-assisted oven incorporating grill, together with a matching CDA microwave oven with illuminated controls. The Hotpoint washing machine is also included in the sale. Work surfaces are a combination of slim profile granite and deep walnut with a contemporary matt black Belfast sink with matching tall mixer tap and pull-out hose; a particularly fitting glass splash back above features a water-splash.

The island unit has an inset ceramic black induction hob and **dining bar**. The multiple LED ceiling downlighters work on 4 bank dimmer switches with 2-way switching. There are modern radiators and sockets in the **living area** for a wall-mounted WiFi TV. Two wide windows are positioned on the front elevation.







A connecting door leads from the kitchen area to the **attached garage** which is an excellent size with twin skin block-built walls which are rendered externally to complement the cottage, a plastered, vaulted ceiling, painted floor, sensor LED strip lighting, double power point, EV car charger and an electric motorised roller door which can be operated by an internal wall switch or by remote control fob.







## First Floor

The white, pillared balustrade extends from the staircase along the side of the stairwell to form a **gallery landing** with a window to the rear elevation, LED ceiling downlighters and a mains-powered smoke alarm. The trap access to the ceiling has a folding pine ladder giving access to the roof void, which has two electric lights and a large area is boarded for storage purposes. The first floor rooms have Shaker style doors with a light grey painted finish subtly contrasting the walls and one provides Jack and Jill access to the master ensuite shower room. Another door opens a useful linen /store cupboard.

**Bedroom 1** is a double bedroom with a spacious feel and a full-width range of built-in wardrobes, having sliding, glazed doors and fitted internally with clothes rails, soft-close drawer units and shelf compartments adjacent.

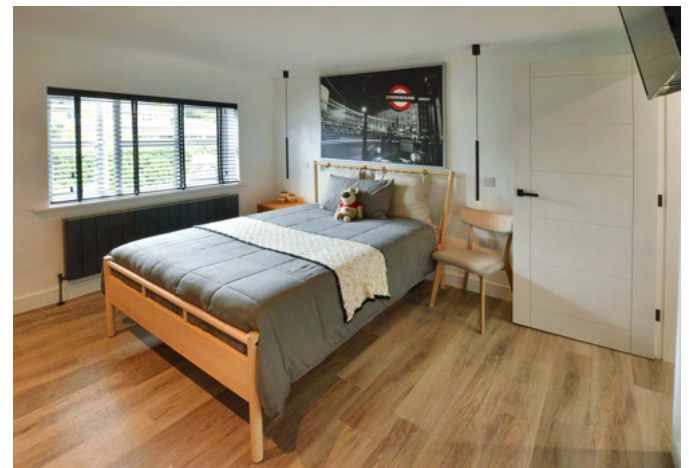




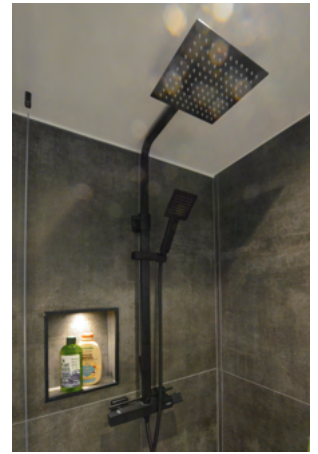
There are modern, pencil-style, pendant bedside lights with independent switches in addition to the LED ceiling downlighters. Sockets are in place for a wall-mounted WiFi TV.

The **ensuite shower room** has textured ceramic wall and floor tiling and a built-in range of vanity base cupboards with granite plinth supporting a white Imex wash-basin with matt black, tall pillar lever tap and adjacent is the low-level WC with enclosed cistern and dual-flush control.

The wide, ceramic-tiled and glazed shower cubicle has a matt black thermostatic mixer unit with handset, wall rail and square drench head; a wall niche is for shampoo, conditioner etc. Heating is by a matt-black ladder-style radiator/towel rail and there are LED downlighters and an extractor fan. A wall-mounted, LED-framed mirror has touch-free switching and the gable window is obscure glazed.







The **second bedroom** is also a spacious double bedroom with an urban lifestyle theme and has a radiator, gable and front windows, the former providing views along the lane and there are two pendant, bedside lights with filament bulbs and bedside switches, together with ceiling downlighters. Power and wi-fi sockets are in place for a wall-mounted TV and a connecting door gives access to the ensuite shower room.

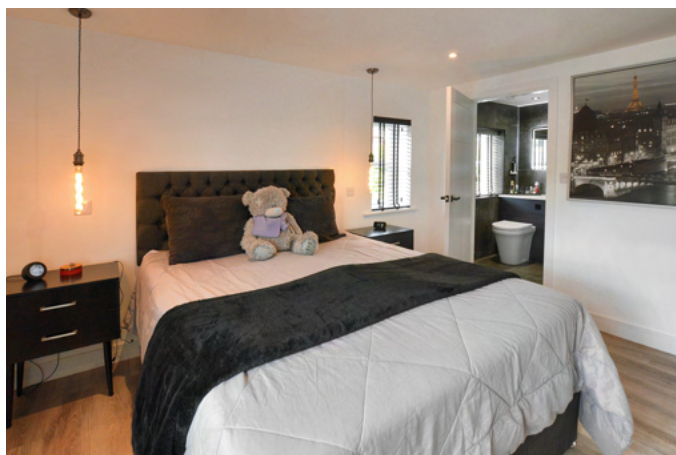






The **second ensuite shower room** complements the master ensuite with floor and wall tiling in grey tones, a vanity unit with base cupboards, a plinth-mounted Imex sink with matt black lever tap and low-level dual flush WC with enclosed cistern.

The large glazed and ceramic-tiled shower has two recesses for shampoo/conditioner, a matt black thermostatic mixer unit, handset on rail and drench head.



A wide, LED illuminated mirror has touch-free switching and in this room the gable window has been left clear to enjoy the view along the lane through the village. The matt-black combined towel rail and radiator is of ladder style.



## Home Office/Studio

In conjunction with the alterations to the cottage, the garden timber cabin has also been similarly transformed, creating an office/studio with three pine ceiling roof trusses, four double power points and three pairs of ceiling lights on a dimmer switch. Two of the power sockets have combined USB points and there is oak-effect, laminated flooring. Two windows face the cottage and double French doors with window adjacent open onto a veranda, which in turn, leads onto a spacious timber deck – ideal for garden furniture, alfresco dining etc. with cut-out flower beds left for planting to taste. An internal door from the office/studio leads to a useful store with double strip light.







## Outside

The cottage stands behind a post and rail fenced front garden with a grey gravel, lined pathway leading through a braced 5-bar gate from the driveway with a neat bark border to the main front entrance into the conservatory. This entrance is screened from the lane by decorative acoustic style panels creating a contemporary appearance with up-down exterior lights and a gloss grey corrugated planter with ornamental shrub.





At the side of the garage a high wrought iron lockable gate opens onto a flagstone pathway with up/downlighters to the garage side wall, and this leads past the part-glazed pedestrian door into the garage and around the rear of the property passing an enclosed newly paved storage area. This is deal for wheelie bins and garden equipment, with the oil storage tank and external power points at the side; this area is lit by a further wall up/dowlighter and enclosed by side and rear fencing.

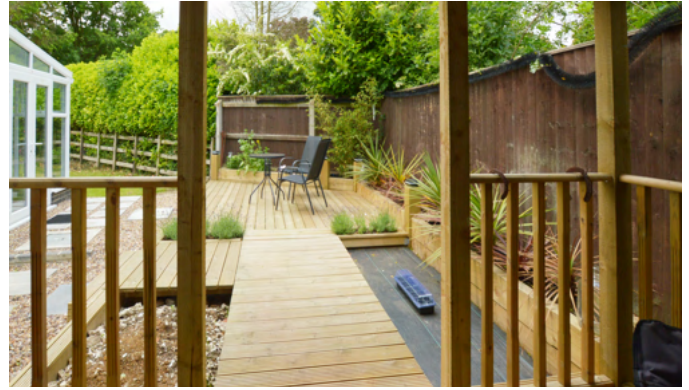
By the conservatory, the triangular shaped, sheltered lawned garden has post and rail fencing with high hedging along the rear, a stream to the front having shrubs along the bank and a mature tree in the corner, all privately screened from the lane by a tall conifer hedge on the front boundary.

There is a rear outside tap by the Worcester oil combination central heating boiler and an external electricity meter cabinet.

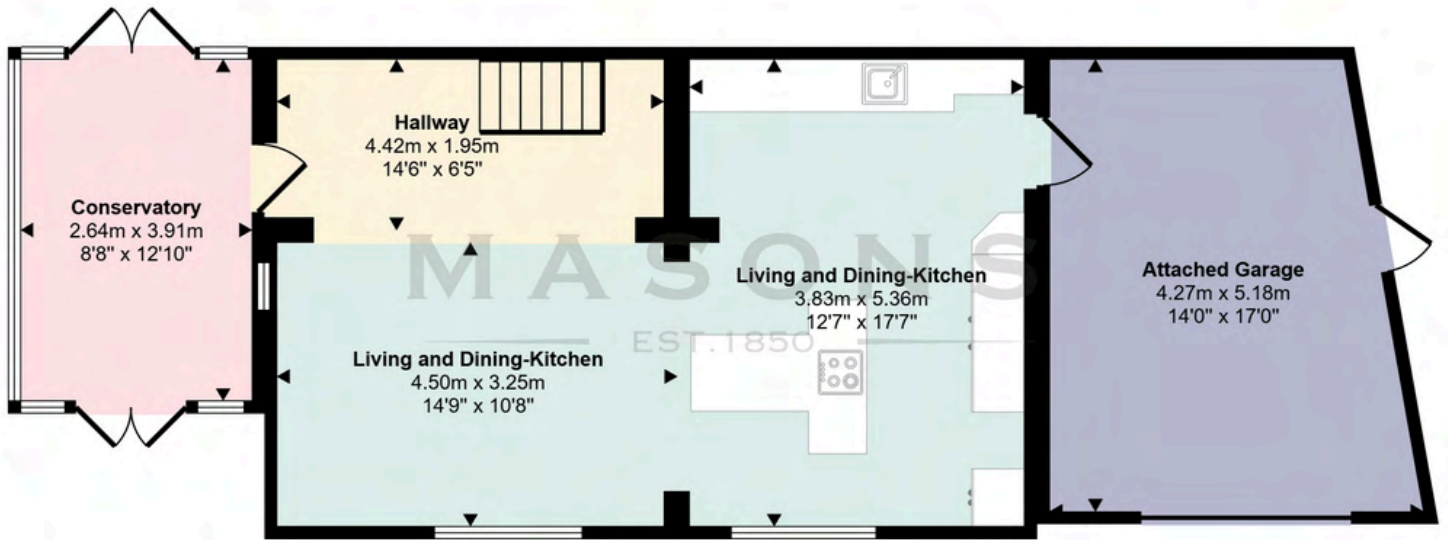




“  
A combination of  
traditional and  
contemporary lifestyles  
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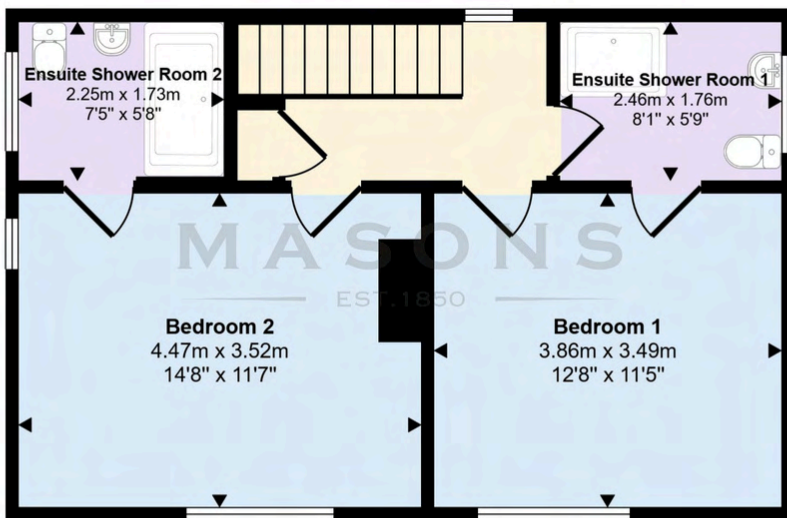






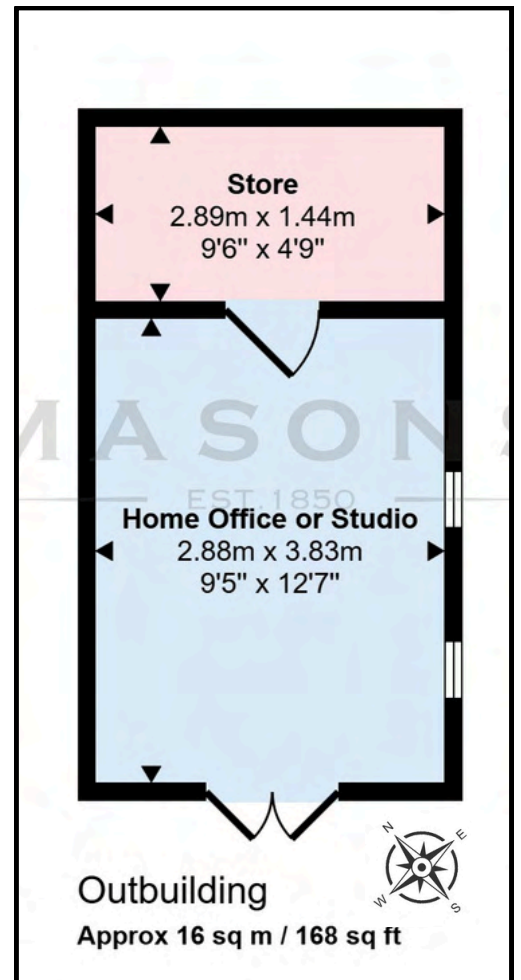
### Ground Floor

Approx 78 sq m / 843 sq ft



### First Floor

Approx 46 sq m / 492 sq ft



### Outbuilding

Approx 16 sq m / 168 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.



# Brinkhill

A Prime Wolds Village

The sought-after village of Brinkhill stands within the scenic Lincolnshire Wolds Area of Outstanding Natural Beauty. The village has a very long history and was mentioned in the Domesday Book when it was known as Brinle with 26 households and considered quite large at the time. The land was then held by Earl Hugh as part of the Greetham land and a moated site within the village is a scheduled monument being one of three moated sites within a 400 meter radius in the village and thought to have been the site of a manor house.

Brinkhill nestles within the surrounding hills and is well positioned for three market towns – Louth (known as the Capital of the Wolds) to the north, Horncastle to the west and Spilsby to the south. There is a smaller market town to the east in Alford beyond which the Lincolnshire coast is about 13 miles away from the village at its closest point. The market towns provide a variety of shopping and recreational facilities together with the highly regarded King Edward the sixth and two Queen Elizabeth grammar schools/academies in Louth, Horncastle and Alford respectively. The main business centres are in Grimsby, Lincoln and Boston.

Just a short drive from the village is the popular country pub, The Massingberd Arms.



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 cinema, theatre, sports centre, swimming complex, tennis academy, and golf club.





| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | 80 <b>C</b> |
| 55-68 | <b>D</b>      | 64 <b>D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

### 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 and water while drainage is to a septic tank but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Location

What3words: ///snooping.leaps.views

### Directions

From Louth take the A16 road south for several miles and after passing through the village of Burwell, proceed up and over the hill and then take the first right turning to Ketsby. Follow the lane to the crossroads and carry straight on past the Massingbird Arms country pub on the left. Take the first left turning towards Brinkhill and follow the lane into the village. Continue through the village centre and Chapel Cottage will be found on the right 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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