



# Mawers Farm

Fotherby

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





# MawersFarm

Peppin Lane, Fotherby, Louth  
Lincolnshire LN11 0UW

Grade 2 Listed detached Georgian Farmhouse

Set back in grounds of around 1.9 acres (STS)

Extensive range of traditional and more modern outbuildings

Quiet village setting just 3 miles from Louth Market Town

3 double bedrooms and first floor bathroom

2 reception rooms (one recently a ground floor bedroom with ensuite cloaks/WC)

Farmhouse dining-kitchen with Rayburn Range

Oil central heating system,

Potential for development including possible Class Q residential conversion (STP)

Variety of possible land uses including leisure, hobby farm, horticultural etc. (STP)

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## The Farmhouse

Mawers Farm is a Grade 2 Listed property and described in the official Listing as

“ Farmhouse. Late C18 with minor C19 alterations. Pale red brick with pantile roof having brick coped partially tumbled gables and kneelers and 2 gable stacks. T-plan. 2 storey, 3 bay front with dog tooth eaves course, half glazed central panelled door in wooden surround with plain pilasters, entablature and cornice, flanked by single bordered sashes. To first floor 3 similar windows. All windows have segmental brick heads in smooth red bricks.”

The property has been occupied and farmed by members of the same family since 1937 utilising the original brick and tiled outbuildings in connection with dairy farming and in more recent years, the range of buildings to the east was added. The latter could well be considered as a potential Class Q conversion into a residential dwelling and the older buildings could be converted for many uses - all subject to appropriate consents.

The grounds of around 1.9 acres (STS) provide an ideal opportunity to create a hobby farm or carry on horticulture or possibly leisure activity (STP). A public country path leads through the property (see Agent's note on the penultimate page).





## Accommodation

The main front entrance into the house has been seldom used and our description of the rooms therefore, leads from the side elevation.

### Ground Floor

A part-glazed door opens into an **entrance porch** with corrugated roof, windows to two sides and a wide, internal ledged door with centre knocker, door lock and a secondary original wood-cased lock with old metal key, opening into the **dining kitchen** - a traditional farmhouse kitchen with space for a table in the centre, this room has a quarry-tiled floor, a range of units with oak doors and facings comprising base cupboards and drawers, glazed wall cabinets and roll-edge work surfaces with an enamel single drainer sink unit.

There is an electric oven, hob and recess with plumbing for washing machine, having ceramic tile splash-back. To one side is the Rayburn oil-fired cooking range finished in cream and black enamel in a tiled surround, with recess at the side providing space for refrigerator/freezer. There is a window on the side elevation over the wash basin, a radiator, panelled ceiling with strip light and door with steps down to a pantry.

A further door leads to the **boiler/store cupboard** which is a walk-in cupboard with the Grant oil-fired central heating boiler operating with a digital wall programmer by the doorway. There are coat hooks, a high-level shelf and electricity consumer unit with MCBs in this room.

The **pantry** is spacious and has wall shelves, a side window and light.







A four-panel door leads from the dining kitchen into the **sitting room or separate dining room**. This room is positioned at the front of the house and has a ceramic-tiled fireplace and hearth, (the flue has been sealed) and there is a front multi-pane sash window. The room is heated by a radiator and has painted, full-height corner cupboards and a moulded four-panel door to the **front entrance lobby**. This has a four-panel door with steps down to the **cellar** and a wide, part-glazed front door with pine hand rails. There is a ceiling light over and the staircase leads off to the first floors. A further four-panel door leads to the lounge.





The **lounge** has been occupied recently as a ground floor bedroom and could continue to be so used, particularly with the benefit now of an ensuite cloakroom/WC with a white, low-level WC operating via a macerator system, together with a bracket wash hand basin with ceramic-tiled splash-back and glazed shelf over. The room also has a white pedestal wash hand basin with ceramic-tiled splash-back and a sealed fireplace. There is a radiator and front multi-pane sash window.



### First Floor

The staircase leads from the front entrance lobby to two quarter-landings before branching off to front and rear first floor landings. The **front landing** has a gallery where the balustrade extends across the stairwell and there is a front sash window providing lovely views over the deep front garden, orchard and main approach to the house. A door on each side gives access to bedrooms one and two.





**Bedroom 1** is on the right side of the house at the front, and a spacious double bedroom with wide plank floorboards, a moulded beam to the ceiling with light point adjacent and there is a sealed fireplace set into a painted wooden surround. On each side of the chimney breast there are single and double panelled doors to built-in cupboards, the larger with original coat pegs. A multi-pane window on the front elevation provides open views across the front garden and orchard to the fields beyond. There is a long radiator beneath.



**Bedroom 2** is another large double bedroom at the front of the house with a front multi-pane sash window presenting lovely views, as from the landing and bedroom one.

There is a sealed fireplace set into a painted wooden surround and double doors on each side, to built-in store cupboards and shelving. This room has a radiator, a boxed beam to the ceiling and a ceiling light point.

The smaller **rear landing** has a trap access to the attic which has floor boarding and is separated into three areas over the accommodation. There are doors from the rear landing to bedroom three and the bathroom.

**Bedroom 3** is located in the rear wing of the house and is another spacious double room with a large, shaped chimney breast and a sash window to the side elevation, presenting views to the east. There is a panelled ceiling with light point and a radiator.





## Outbuildings and Grounds

The land extends for some considerable distance beyond the house and here there is a range of traditional brick and pan tiled outbuildings, generally in need of renovation but providing potential for a variety of uses and in addition, there is a large open-fronted **pole barn**, a **timber garage** and the original detached outside **two holer privy**. Attached to the rear of the house is an outside **Toilet** with low level WC and bracket wash basin.

The **bathroom** is L-shaped overall and includes the airing cupboard which contains the foam-lagged hot water cylinder with immersion heater and shelving for linen. There is a white suite with panelled bath having two grips, and a Period-style pedestal wash hand basin, together with a low-level WC. In addition, there is an enclosed ceramic-tiled shower cubicle with an electric instant shower unit, handset on rail and ceiling extractor fan/spotlight. The side window has a ceramic-tiled sill, there is a radiator and a chrome, ladder-style radiator/towel rail.

To the side, there is a timber and corrugated **tractor shed** and a more recent range of outbuildings is positioned to the east of the house comprising a **grain store** with ventilated floor, around which there is an **L-shaped barn** and a **second barn** adjacent. Attached to these buildings is a **milking parlour** and **tank room** with galvanized steel panelled walls. The traditional outbuildings were operated for many years as part of the family farm and mainly used as **horse stables**, **calf pen**, **milking parlours** with a **cold store**, a **coal store** and a **cut house** dating back to the days of threshing machines, belt operated through slots in the building wall. There is a small brick and tiled **calf pen** near the old privy (not shown on floorplans).



The grounds are mainly laid to grass with a number of shrubs, many mature trees along the western boundary and a productive orchard towards the front of the garden, On the far side the land does not quite reach Church Lane, but culminates in the boundary with the small charming Grade 2 Listed Sunday School.









“ —  
|  
Pole Barn, Tractor  
Shed and more  
recent Outbuildings  
— ”















## Floorplans of the Outbuildings



Pole Barn  
Approx 95 sq m / 1024 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.



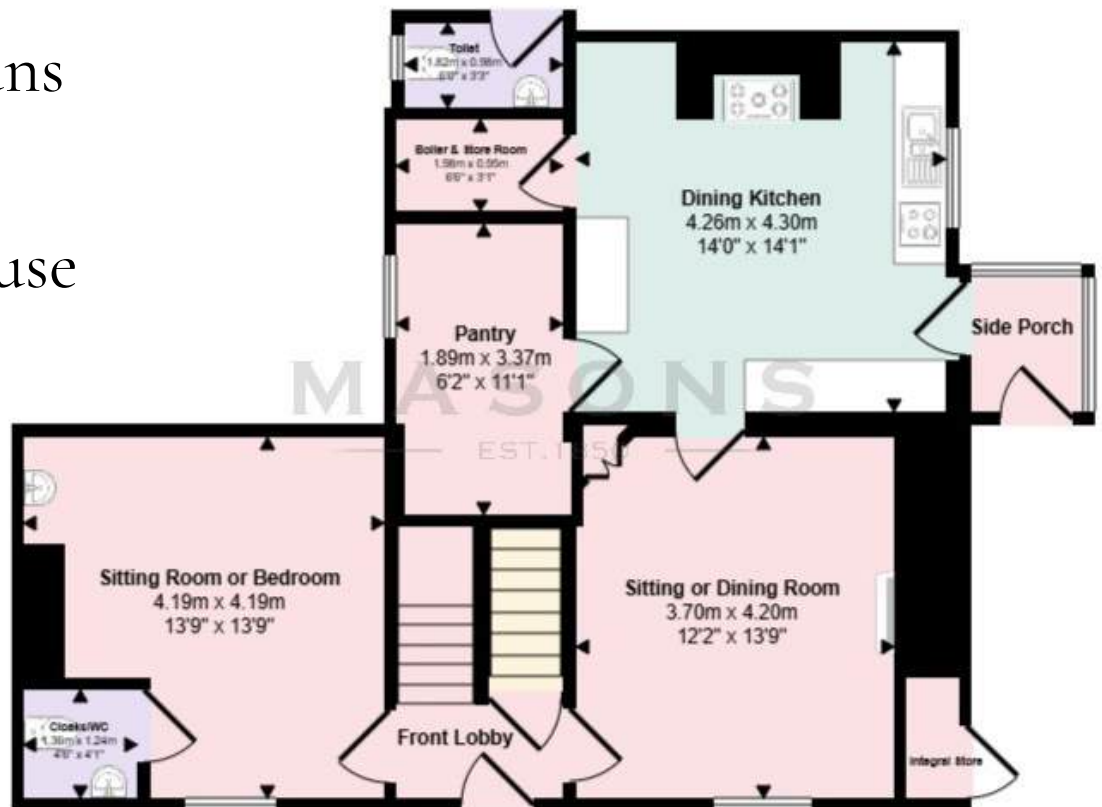


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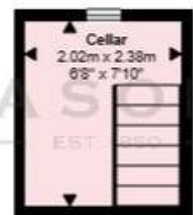
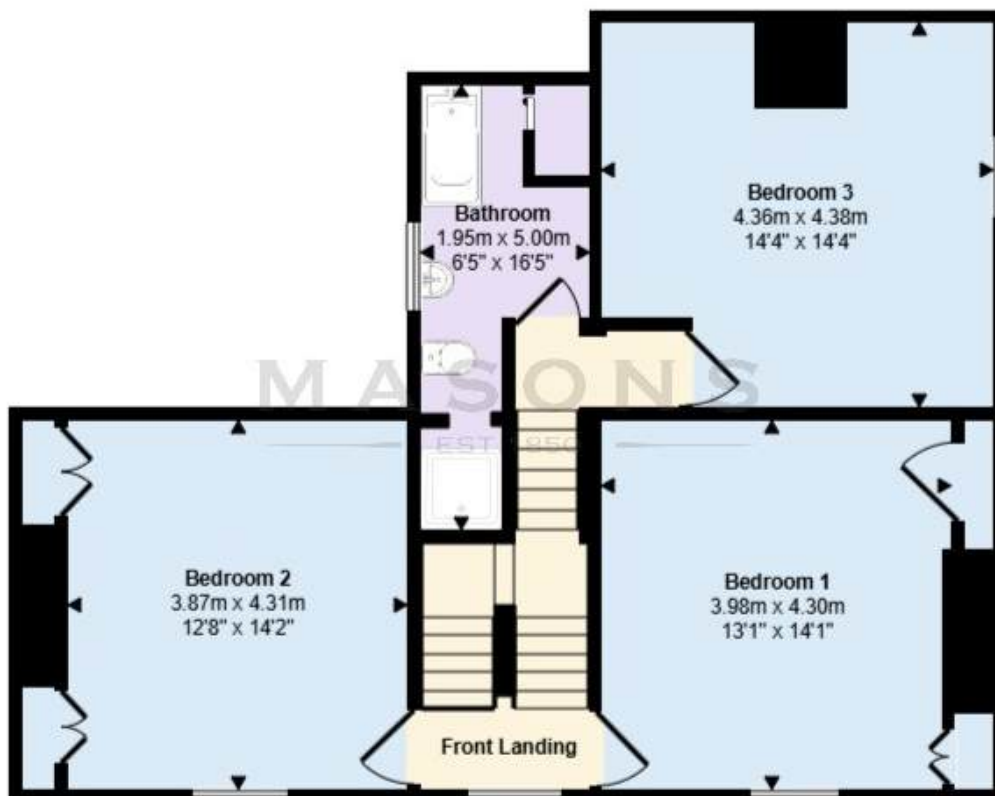
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# Floorplans of the Farmhouse



Ground Floor  
Approx 78 sq m / 838 sq ft



Cellar  
Approx 5 sq m / 52 sq ft

First Floor  
Approx 75 sq m / 803 sq ft

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# Fotherby

Country life just 3 miles  
from Louth Market Town



Fotherby was transformed when a by pass road took the A16 between Louth and Grimsby across to the west, leaving a quiet and peaceful village with farmland surrounding.

The distinctive church of St Mary is Grade 2 Listed and was rebuilt by the renowned Architect James Fowler in 1863. The 6 attractive Alms Houses in the photo below were also built by James Fowler and Church Lane has a tiny Grade 2 Listed Sunday School dating back to when Queen Victoria came to the throne



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is a short distance to the west of Fotherby and 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.





## Viewing

Strictly by prior appointment through the selling agent.

## Council Tax

Band C

## 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: ///raced.gentlemen.fish

## Directions

From St. James' church proceed north on Grimsby Road and at the T-junction, turn left and then take the third exit on the roundabout along the A16. At the next roundabout, carry on at the second exit along the A16 and then take the second right turn towards Fotherby. Proceed into the village and look for the right turning into Peppin Lane. Take this turning and proceed until Mawers Farm is found on the left side, standing well back from the road.

## Agents Note

NB - there is a public footpath from Peppin Lane to Church Lane along the current driveway leading past the house and round the eastern side of the pole barn

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. Red-lined aerial images show approximate boundaries and should be checked against the contract plan on sale.



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