



Weedon House

Little Carlton

M A S O N S
— Celebrating 175 Years —



Weedon House

Main Road, Little Carlton, LN11 8HP

Charming Country Home with character

Spacious & Flexible Living with four bedrooms and two bathrooms

Beautiful Mature Gardens with a south-facing rear yard and outbuildings.

Approx. 1.72 Acres (STS) with equestrian or leisure potential.

Modern Comforts – Upvc windows and oil central heating

Character Features Throughout

Idyllic Rural Village Location just a short trip to Louth

Versatile Lifestyle Opportunity – Ideal for countryside living, hobby farming, or retreat.

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Dating back to circa 1880, this charming and characterful country home blends original period features with modern updates. Offering spacious and flexible accommodation across two floors, the property includes four bedrooms, multiple reception rooms, and a ground floor shower room, allowing for potential single-level living. Outside, the home is set within mature gardens and benefits from a rear south-facing yard and useful outbuildings. A significant highlight is the well-maintained paddock extending the area to approximately 1.72 acres (sts), offering excellent equestrian, horticultural, or leisure potential (subject to consents). Nestled in the peaceful rural village of Little Carlton, just 6 miles from Louth and close to the Lincolnshire Wolds and coastline, this property provides an idyllic setting for countryside living with scope for a range of lifestyle pursuits.

The property originally dates to around 1880 and has later extensions, having retained many original features and its charm and character. The property benefits from new uPVC windows and doors throughout, with a modern, efficient Worcester oil-fired central heating system.





Front entrance porch with uPVC part-glazed door and windows to one side with further uPVC door into the central hallway. The hallway is a spacious further reception room, ideal for a variety of uses with window to front, staircase to first floor and feature fireplace. A door off to the left leads into the spacious lounge with original timber features and stone-built fireplace. Built-in shelving, patio doors onto rear garden and windows to front and side aspects, carpeted floor.







The kitchen is a bright, sunny space with built-in base and wall units, one and a half bowl sink and space and plumbing for washing machine. Multiple windows to rear, tiled floor and space for white goods. Door into rear garden and sliding door to side into pantry. The dining room is to the right hand side and is a spacious reception room with large box bay window to front, side window, feature fireplace and carpeted floor, with the recent addition of a shower room off this room, making it ideal for use as ground floor bedroom if required. The shower room has a walk-in shower unit with thermostatic mixer, wash hand basin with cupboards below, low-level WC and fully tiled walls with windows to two aspects.



First Floor

Spacious landing which extends around to the side, with original timber doors to bedrooms and bathroom. Built-in laundry cupboards. The master bedroom is a superb, large double in size with windows to three aspects, allowing for a very private space. Ample space for addition of an en suite shower room if required. Laminated floor.

The second bedroom has a large window to the front, a further double in size having further storage areas and carpeted floor.



Bedroom three is a further double bedroom with window to the front and built-in wardrobes, while the fourth bedroom is a single in size with window to the rear enjoying views over the garden and paddock. The family bathroom is positioned to the rear with a large window and modern suite comprising low-level WC, wash hand basin and bath with shower attachment. Fully tiled walls and floors.



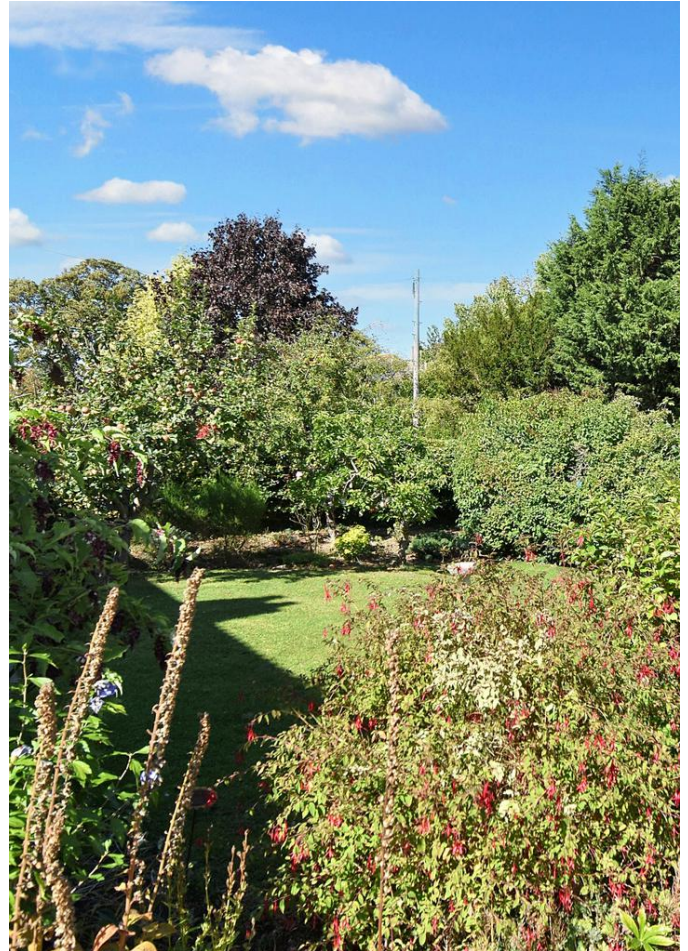
Outside

Rear Yard

A sunny south-facing rear yard having concrete base on different levels with fenced boundaries, also housing the oil-fired central heating boiler. Brick-built outhouse to side with galvanized gates making it ideal for livestock or animals or for use as garden stores. Gated access leading onto drive and to the paddock.

Front Garden

The property is approached by a concrete drive with fenced and hedged boundaries. The front garden is laid to lawn with well planted borders with bushes and fruit trees. Patio adjacent the front door, with the driveway extending up through double gates into the rear paddock.





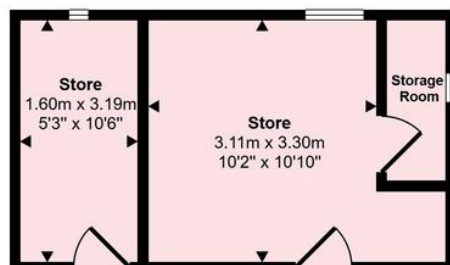
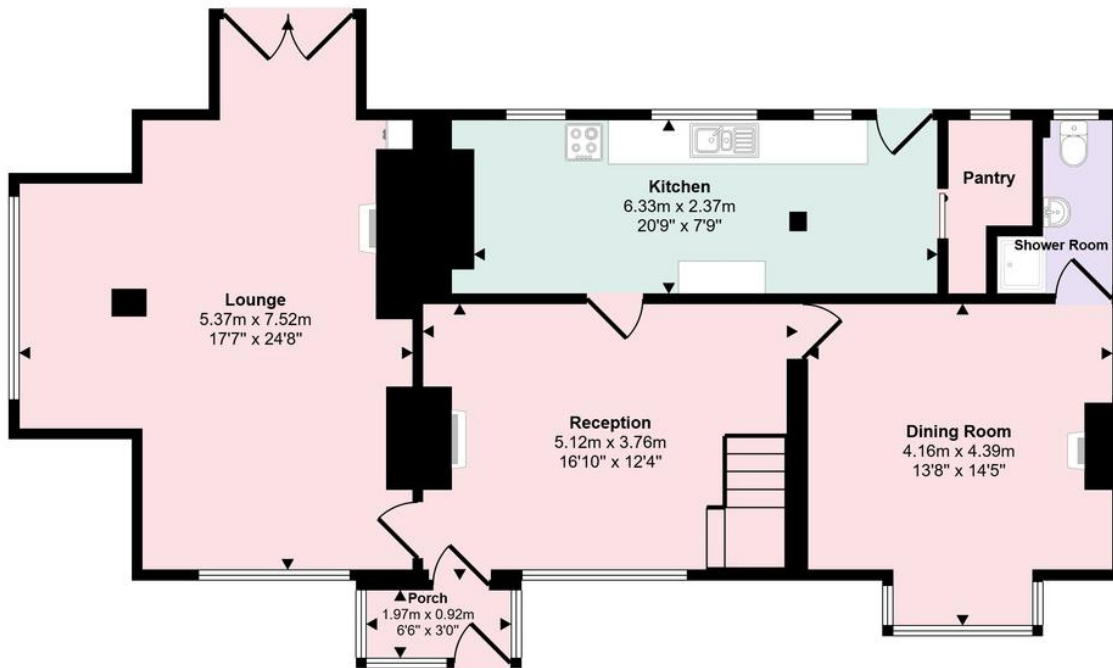
Paddock

A sunny patio area extends into the well-maintained, lawned paddock with planted borders and mature trees, including damson and other fruits, with the paddock extending to a total area of around 1.72 acres (subject to survey) with ditch to one boundary and fencing and hedging to the others. Mainly level ground with a wild, longer grassed area to the far side, with views over neighboring equestrian paddocks with the land lending itself to equestrian use or horticulture and leisure, etc. subject to any necessary consents.









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.

Little Carlton

Typically English village life

Approximately 6 miles east of Louth and originally an Anglo-Saxon island settlement, Little Carlton was found by research to have once been a High-Status ecclesiastical and trading site and no ordinary village. Comprising a variety of individual country homes, the village had a windmill and watermill, the latter surviving and now Grade 2 Listed. The residents of Little Carlton and neighbouring Great Carlton enjoy a peaceful country lifestyle away from the noise of busy thoroughfares yet just a short drive from amenities. The coastal nature reserves and beaches are just 6 miles away while the Area of Outstanding Beauty – The Lincolnshire Wolds, can be found around 3 miles away on the fringe of Legbourne.



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. The town has excellent leisure facilities including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles). Nestled on the edge of the Lincolnshire Wolds, Louth offers easy access to scenic walks and bridleways,



EPC to appear here

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 private drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///forgiving.steered.viewers

Directions

Proceed away from Louth on the Legbourne Road and at the roundabout, take the second exit along the A157. Follow the road to Legbourne and continue through to the far end of the village. A short distance after leaving Legbourne, take the first left turn signposted to Little Carlton and then follow the country lane. This culminates in the centre of the village and if you turn right, then the driveway will be shortly on the right.

Agent's Note

NB. The property has a private septic tank which is located in the neighbouring property's garden.

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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