



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

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01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Stables Retreat**  
Newbridge Lane  
Covenham St. Mary  
LN11 0PQ

**Offers Over £750,000**

A superb opportunity to purchase this converted stable block which now creates a most beautiful and spacious family home and sits on approximately four and a half acres, with the option to purchase around four/five more acres for those wishing to do so. The property has undergone a complete transformation over the past few years in what I feel is a truly lovely family home. Currently the property offers three double bedrooms but there is a partial conversion completed to create a fourth bedroom/annex with ensuite bathroom. Beautifully presented throughout the property briefly comprises entrance hall, lobby with cloakroom and pantry off, spacious kitchen/living/dining area, living room with roof lantern and doors to the centre courtyard. Three double bedrooms all with ensuites and the principle bedroom also having walk in wardrobe. As mentioned there is a partial conversion completed which would create either a fourth bedroom with ensuite or a small annex. Courtyard garden to the centre of the property creating a pleasant and secluded area and offering access to the large barn/stables. Exiting the barn to the rear takes you to the paddocks and this along with the property and garden the vendor informs us is around four and a half acres, with also the possibility of purchasing a further approximately four/five acres for those wishing to do

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



**Entrance Hall**

13' 2" x 10' 1" (4.021m x 3.082m)

Offering composite entry door to the side elevation with two adjoining glazed panels leading from the driveway, then a further French door with adjoining glazed panels leading and looking in to the inner courtyard. Tiled flooring. Vertical central heating radiator.

**Lobby**

9' 0" x 8' 0" (2.748m x 2.451m)

A useful storage area which has a pantry, storage cupboard and cloakroom off and leads through to the spacious kitchen dining living area.

**Pantry**

5' 0" x 3' 9" (1.531m x 1.139m)

A great storage area with fitted shelving.

**W.C**

4' 4" x 4' 0" (1.311m x 1.215m)

With oak flooring and fitted with w.c and wash hand basin set into a modern bathroom storage unit.

**Kitchen/Diner/Living**

28' 1" x 13' 7" (8.561m x 4.130m) max

A lovely feature kitchen/dining living area with ample natural light provided by the three uPVC double glazed windows to one side, two velux windows and uPVC double glazed door with two

adjoining glazed panels. The kitchen is fitted with an excellent range of base units with attractive work surfacing over with inset sink and drainer. Large Aga oven along with a separate standard oven to the opposite side. Four ring electric hob. Splashback tiling. integrated fridge. Plumbing for a dishwasher. Pleasantly decorated and having feature vaulted ceiling with attractive wood beams.

**Living/Family Room**

12' 8" x 23' 6" (3.858m x 7.155m)

A feature to this property has to be that of the living area which has a large roof lantern window flooding the room with natural light and large bi folding doors to the rear which open to the inner courtyard creating an ideal entertaining area. Covling to the ceiling.

**Bedroom One**

16' 2" x 12' 5" (4.925m x 3.776m)

Tastefully decorated and having a feature cathedral styled beam ceiling. uPVC double glazed French doors to the side elevation. Doors to the ensuite bathroom and walk in wardrobe.

**Walk in wardrobe to Bed One**

8' 10" x 12' 6" (2.684m x 3.800m)

Offering access to the loft void and having down lighting, the walk in wardrobe offers ample space.

### Ensuite to Bedroom One

7' 3" x 12' 5" (2.217m x 3.785m) max

Equipped with a close coupled w.c, shower cubicle and wash hand basin set onto a drawer unit and a panelled bath. Splashback tiling. Down lighting.

### Bedroom Two

13' 0" x 11' 4" (3.968m x 3.444m)

Another lovely sized room with uPVC double glazed French door and window to one side and to the opposite side a tilt and turn window. Attractive oak flooring. Built in wardrobe.

### Ensuite to Bed Two

7' 3" x 11' 3" (2.202m x 3.419m)

uPVC double glazed window to the side elevation and fitted with a roll top claw foot bath, w.c, shower cubicle and attractive wash hand basin with towel rail. Splashback tiling. Down lighting.

### Bedroom Three

10' 4" x 12' 5" (3.143m x 3.777m)

The third bedroom is again another double room and has a velux window. Loft access.

### Ensuite to Bedroom Three

4' 2" x 12' 4" (1.282m x 3.759m)

A lovely ensuite with wet room styled shower, pedestal wash hand basin and w.c with concealed cistern. Tiled flooring. Velux window. Down lighting.

### Partially Converted Room One

11' 11" x 11' 8" (3.636m x 3.555m)

To the rear of the property there remains a section of building which has not been fully completed, but could offer either a fourth bedroom with ensuite or a lovely annex. Works are ongoing but this may not be completed prior to any sale

### Partially Converted Room Two

9' 2" x 11' 8" (2.796m x 3.550m)

This was designed to accommodate bedroom area with ensuite.

### External Utility Room

9' 9" x 11' 8" (2.976m x 3.544m)

A lovely sized utility accessed via the courtyard and having a range of storage units with work surfacing. Large stainless steel sinks and work area ideal for bathing of dogs or horse equipment. Splashback tiling. Plumbing for a washing machine.

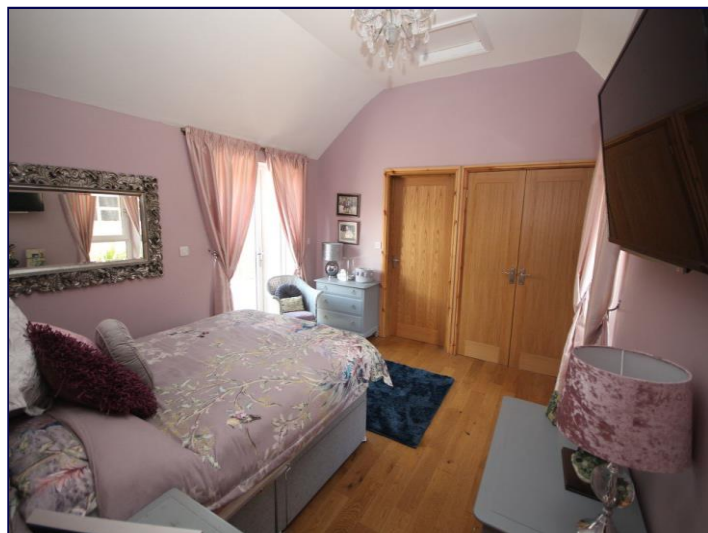
### Barn/Store

30' 2" x 42' 8" (9.198m x 13.015m) min

A large barn area attached to the rear of the property and having doors from the inner courtyard and through to the rear. Internally there are three stables and tack area along with a mezzanine level. Internal light and power points.

### Outside

The property resides on approximately four and a half acres the vendor informs us and there is the opportunity to purchase another 4 to 5 acres if so required. Long gravelled private driveway from the front takes to you a large gravelled standing area allowing for ample parking for multiple vehicles. To the rear of the barn there are two oil tanks one which feeds the heating and the other the Aga oven. Separate paddock areas to the rear with sweeping views.



**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

Mains electrics are understood to be connected, drainage and sewers are via a septic tank and heating is provided by oil. Water is via a bore hole on the property. Solar panels help to provide hot water. However Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

Band TBC: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

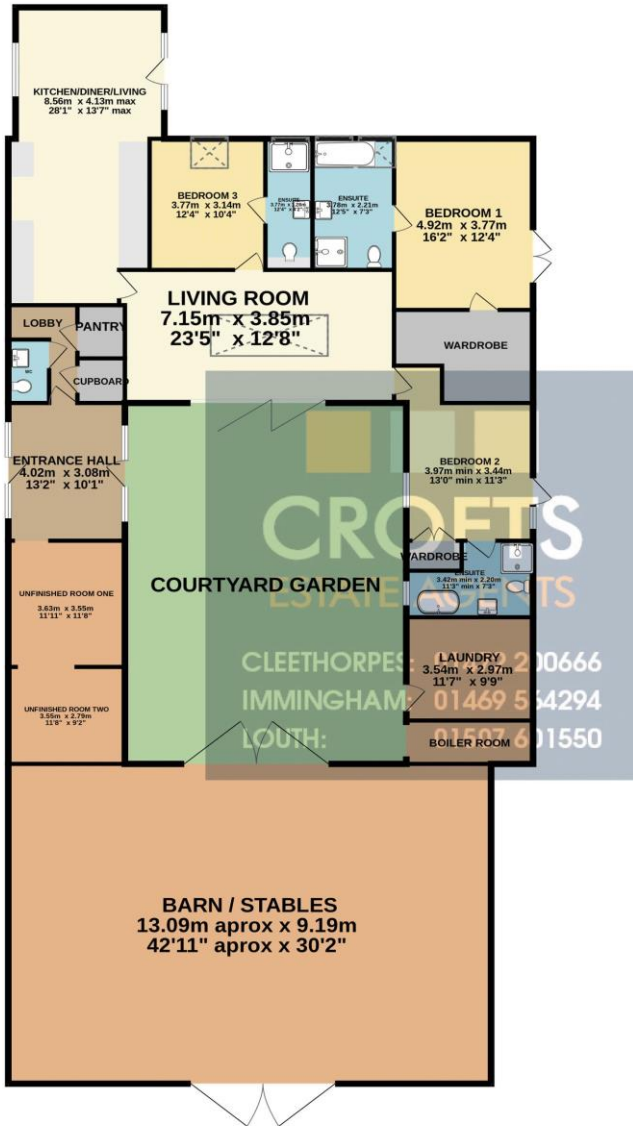




**OPEN 7 DAYS A WEEK**

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
312.0 sq.m. (3359 sq.ft.) approx.



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CLEETHORPE  
IMMINGHAM  
LOUTH:

2 00666  
01469 5 4294  
01469 6 01550

TOTAL FLOOR AREA : 312.0 sq.m. (3359 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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