



Willsons

Ashleigh Farm, Mablethorpe Road, Theddlethorpe  
With Two Holiday Cottages

£440,000



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Willsons

SINCE 1842



Ashleigh Farm, Mablethorpe Road,  
Theddlethorpe, Mablethorpe,  
Lincolnshire, LN12 1NJ

### "AGENT'S COMMENTS"

*This Grade II Listed Farm House with an abundance of history dating back to the 1700's, offers a rare opportunity to be part of the ongoing chronicle of this historic holding. With three bedrooms (one being en-suite), sun room, cottage gardens, numerous outbuildings to include workshops, open-fronted agricultural building and three brick-built stables, planning permission for two holiday cottages (one of which is partially completed), situated in a prominent coastal location with paddock and ponds, this holding offers a wealth of options to the new owner.*

### LOCATION

*Theddlethorpe St Helen is a coastal village offering primary school, village hall, public house, church and several miles of sand dunes and stunning beaches. The village is situated to the north of the town of Mablethorpe which is a traditional seaside with 'Blue Flag' awarded beaches located approximately 17 miles north of Skegness and 27 miles south of Cleethorpes. The town has a range of shops being both independent and national and amenities including a cinema, sports centre, primary school and a health centre. Regular bus services run to the resort of Skegness and market town of Louth approximately 15 miles away. Secondary schools both grammar and comprehensive can be found at Louth and Alford approximately 7 miles away.*



**Willsons**  
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### Property Entrance

With chalk based driveway leading to wide central yard space providing parking for ample vehicles and access to all buildings.

### Front of Farm House

Wrap-around gardens, with areas of patio and pathways of traditional brick, wooden five-bar gate, walled archways with wrought iron gate, raised flowerbeds with dwarf walls, feature well pump and trough, lawns and mature cottage garden borders.

### Front Porch

With wooden front door and porch (0.9m x 0.9m) leading into Living Dining Room

### Open Plan Living Dining Room

32'9" max x 13'1" (10.0m max x 4.0m )

Divided by a central chimney breast once used as a bread oven, with fireplace, surround and hearth to two sides, two electric heaters, telephone point, spiral staircase, wooden sash windows to the front of the property and tiled flooring.

### Inner Hallway

10'2" x 11'5" (3.1m x 3.5m )

With feature corner fireplace and hearth, shelving alcoves, under-stairs storage cupboard and quarry tile flooring.

### Kitchen Diner

7'6" x 29'10" (2.3m x 9.1m)

With base units, sink with 1.5 bowls, mixer tap and drainer, integrated LPG gas hob with stainless steel splashback, full height storage cupboard housing fuse box, electric heater, half-glazed wooden external door, windows to three aspects of the property and quarry tile flooring.

### Shower Room

3'3" x 10'2" (1.0m x 3.1m )

With WC, wash basin, shower cubicle with electric shower, extractor fan, electric heater, window to the rear of the property and tiled flooring.

### Conservatory

14'1" x 12'5" (4.3m x 3.8m )

Of brick wall and wooden double glazed window construction, double glazed roof panels, French Doors leading to the rear garden and tiled flooring.

### Bedroom One

16'0" x 10'5" (4.9m x 3.2m )

With high vaulted ceilings, WC, sink vanity unit, built-in storage cupboards, electric heater, windows to three aspects and wooden flooring.

### First Floor Landing

9'6" x 5'6" (2.9m x 1.7m )

With original beams and wooden flooring.

### Bedroom Two

13'1" max x 12'5" (4.0m max x 3.8m )

'L' shaped room with television point, full height storage cupboard, windows to the front and rear of the property and wooden flooring.

### En-Suite

13'5" x 7'10" (4.1m x 2.4m )

With WC, wash basin, central roll-top bath, built-in storage cupboard housing the immersion tank, window to the front of the property and tiled flooring.

### Bedroom Three

12'9" x 9'10" (3.9m x 3.0m )

With two full height storage cupboards, radiator, window to the front of the property and wooden flooring.

### Utility Outbuilding with Shower Room

14'9" x 12'9" max (4.5m x 3.9m max)

With French Doors to the front, window to the right hand side and concrete flooring.

Shower Room (2.7m x 1.1m) / 8'10" x 3'7"

With WC, sink vanity unit, shower enclosure with electric shower, extractor fan and tiled flooring.



### **Gardens**

With areas of patio and pathways of traditional brick, summerhouse, raised flowerbeds with dwarf walls, areas of lawn, vegetables gardens and cottage gardens, property boundaries of fencing, mature hedging and trees.

### **Holiday Cottage**

With planning permission in place for a holiday cottage. Full planning details can be found on East Lindsey Planning portal under application N/180/01066/18.

### **Kitchen**

13'9" x 14'9" (4.2m x 4.5m )

Dual aspect kitchen with wall and base units, sink with mixer tap and drainer, integrated double oven and LPG gas hob with extractor over, space and plumbing for washing machine, under-stairs storage cupboard, wooden stable style external door, open plan stair case to first floor, windows to the front and side of the property and tiled flooring.

### **Living Room**

15'1" x 14'1" (4.6m x 4.3m )

With fireplace, surround and hearth, full height storage cupboard housing the fuse box, French Doors leading to patio area, wooden windows to the side of the property and laminated flooring.

### **Bedroom One**

13'9" x 9'2" (4.2m x 2.8m )

With fully vaulted ceilings, built-in storage cupboards, two wooden Velux windows and carpeted flooring.

### **En-Suite**

14'9" x 6'10" (4.5m x 2.1m )

With WC, sink with vanity unit, bath with electric shower over, extractor fan, built in storage cupboards housing the electric immersion tank, Velux window and vinyl tiled flooring.

### **Partially Converted Holiday Cottage**

40'4" x 14'9" (12.3m x 4.5m )

Partially converted former 'Stable' building with planning permission in place for a holiday cottage for occupation between 15th March - 31st October. Full planning details can be found on East Lindsey Planning portal under application N/180/02318/19.

With wooden entrance door with stained glass panel, double French Door to right hand side and two further sets of French Doors to the rear, feature round window and four additional windows to the front of the property, two of which are full-height. Water is connected to the building.

### **Rear Lean To Workshop**

60'8" x 13'5" (18.5m x 4.1m )

With full width door, block walls, water, power and lighting are connected, personnel door and concrete flooring.

### **Open-Fronted Agricultural Building**

54'1" x 27'10" (16.5m x 8.5m)

Open fronted four bay general purposes agricultural building with concrete flooring.

### **Stable One**

12'1" x 12'5" (3.7m x 3.8m )

With power and lighting, concrete flooring.

### **Stable Two**

11'1" x 12'1" (3.4m x 3.7m )

With power and lighting, concrete flooring.

### **Stable Three**

10'9" x 11'9" (3.3m x 3.6m)

With power and lighting, concrete flooring.

### **Workshop**

23'3" x 12'1" (7.1m x 3.7m )

With power and lighting, open plan roof joists and concrete flooring.





### **Paddock & Ponds**

Extending to circa 0.4 acres of grass paddock adjacent to the property which includes an area of pond, fruit trees and rural views.

### **Additional Information**

We are informed the property is partially affected by the Viking CCS project and further details can be obtained from the vendor on viewing or the sales agent.

### **Services**

We understand that mains water and electricity are connected to the property. Drainage is understood to be to two private systems. Heating is provided via electric storage heaters. There is a solar bank available by separate negotiation.

### **Local Authority**

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### **Energy Performance Certificate**

The Farm House has an energy rating of 'F'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 2100-2966-0722-1497-3143

The Annex has an energy rating of 'F'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 9261-3008-6201-3394-4200

### **Directions**

From Mablethorpe, take the A1031 north towards the village of Theddlethorpe St Helen. The property can be found on the right after two miles. [What3Words///sprinting.glitz.cycle](https://www.what3words.com/sprinting.glitz.cycle)

### **Viewing**

Viewing is strictly by appointment with the Alford office at the address shown below.







FLOOR PLAN

TOTAL AREA: APPROX. 156.5 SQ. METRES (1685.0 SQ. FEET)



FLOOR PLAN

TOTAL AREA: APPROX. 75.5 SQ. METRES (812.7 SQ. FEET)



**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

