



Grimblethorpe Hall Estate
Louth, Lincolnshire

BROWN & CO JH Walter



Grimblethorpe Hall Estate, Louth, Lincolnshire

An impressive Country Estate lying in the heart of the Lincolnshire Wolds which is designated as an area of outstanding natural beauty (AONB). The Estate comprises a substantial Grade II listed hall, Five cottages, a range of farm buildings and around 63.62 acres (25.73 hectares) of land and woodland.

Grimblethorpe Hall was thought to have been built for the financier Sir Ralph Maddison, known to have held Grimblethorpe at the end of the 16th Century. The Hall is in need of renovation, but still offers many original period features including an impressive 17th Century Oak staircase, attractive fireplaces, wood panelling, high skirting boards and decorative plasterwork.

The five cottages were all previously run as successful let property with four as self catering holiday accommodation and one on an AST. Anvil Cottage is still being run by the present owner with regular bookings. The other cottages suffered some flood damage in a one off flood in August 2022 and are in need of different levels of repair work.



Location

The Grimblethorpe Hall Estate is situated in the beautiful Lincolnshire Wolds countryside. At the northern end of the site is the remains of the deserted medieval village of South Cadeby. It is surrounded by undulating farmland comprising arable and pasture land and woodland. The property has good transport links and lies just 5 miles to the west of Louth which is a charming market town with a range of amenities and schooling.

The city of Lincoln lies approximately 20 miles to the south-west which offers a full range of amenities both in terms of shops, entertainment and a University. Market Rasen lies 11 miles to the west, and is the nearest railway station to Grimblethorpe with Humberside Airport just 20 miles away also.

Tenure & Possession

Freehold and for sale by private treaty.

The Land

The land is grade 3 and has high amenity value with an area of woodland and a stream flowing through the full length of the farm. The fields are suitable for livestock or equestrian use.

Council Tax/Business Rates

Grimblethorpe Hall = Band F
Coach House - Business Rates
Anvil Cottage - Business Rates
Shepherds Cottage - Business Rates
The Barn - Business Rates
The Lodge - Band C

Services

We understand the site offers mains water, electricity, oil fired central heating, 2 x 100kw & 1 x 600 kw Biomass boilers (no current RHI accreditation), 35k Solar PV array, EV charger which is connected up to the solar PV and sewage is to a private drainage system. Further information available from the seller.

Sporting Rights & Leisure

Shooting rights are included in the sale and in addition there are around 200 acres of shooting rights available covering some adjacent land which include a mixed range of habitat from water, woodland and open farmland. There are numerous renowned shoots in the area. Various leisure facilities are available in the area such as Louth Golf Club and Kenwick Park Golf and Spa Hotel. Horse racing is available at the nearby town of Market Rasen with a regular Horse Racing across the year. Motor Sports are offered at near by Cadwell Park.

Town & Country Planning

The property was granted planning permission by East Lindsey District Council on the 8th December 2017 under application number N/059/00699/17 for the sighting of two shepherds huts. We understand the seller carried out some works for one of these sites. There is also a lapsed planning permission for the erection of a three bay detached garage for domestic use under application number N/059/00701/17

There are also preparatory works for a 5 pitch caravan site with water, waste and electric hooks in place.

Broadband & Mobile

The hall, Estate office and Anvil Cottage all have a fibre to premises connection already. The Ofcom website states standard and Ultrafast broadband are available in the area with a max download speed of 1000mbps and max upload speed of 220 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

Viewing

Viewings are strictly by appointment please call 01522 504304.







Total area: approx. 598.4 sq. metres (6441.1 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

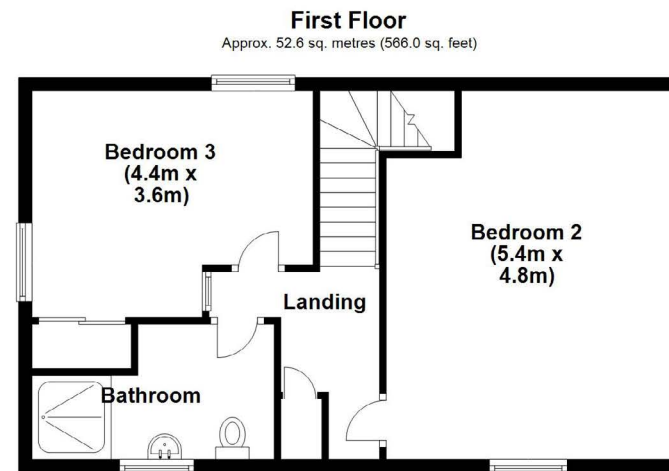
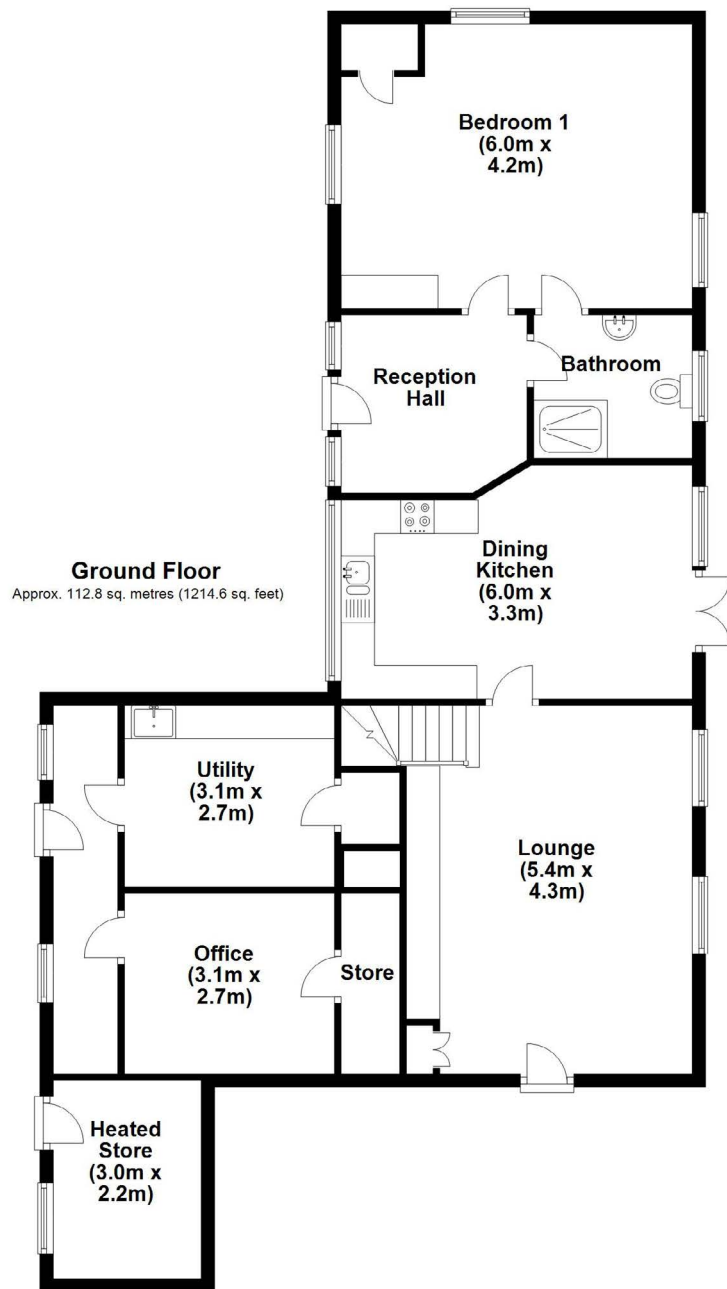
The Coach House, Grimblethorpe, Louth, Lincolnshire

The Coach House is situated immediately to the north of Grimblethorpe Hall and used to be a coach house with hayloft and grooms accommodation together with the trap house and stables to the hall. It was converted in 2008 to high standard to be used as a holiday cottage.

The accommodation extends to 1,780 sq ft and is arranged over two floors with a reception hall, dining kitchen, lounge, office, utility room, bedroom and a heated store to the ground floor. The first floor offers two further bedrooms and a family bathroom. Outside The Coach House has its own garden and storage building for garden equipment.

* Please note there is some repair work needed to the lounge due to water damage.





Total area: approx. 165.4 sq. metres (1780.6 sq. feet)

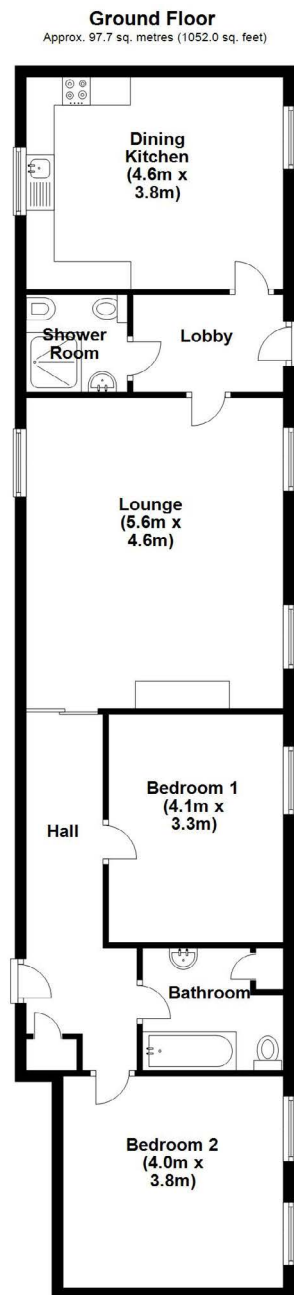
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Anvil Cottage, Grimblethorpe, Louth, Lincolnshire

Anvil Cottage is of brick and pantile construction and originally contained the anvil and forge which the blacksmith used when shoeing the working horses on the farm. The accommodation extends to 1,052 sq ft and includes a reception hall, two bedrooms, lounge, kitchen, lobby, shower room and a bathroom. Outside there is ample parking and a lawned garden.

* Please note this cottage is currently being let via www.cottages.com with regular bookings this year and into next year.





Total area: approx. 97.7 sq. metres (1052.0 sq. feet)

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Plan produced using PlanUp.



Shepherds Cottage, Grimblethorpe, Louth, Lincolnshire

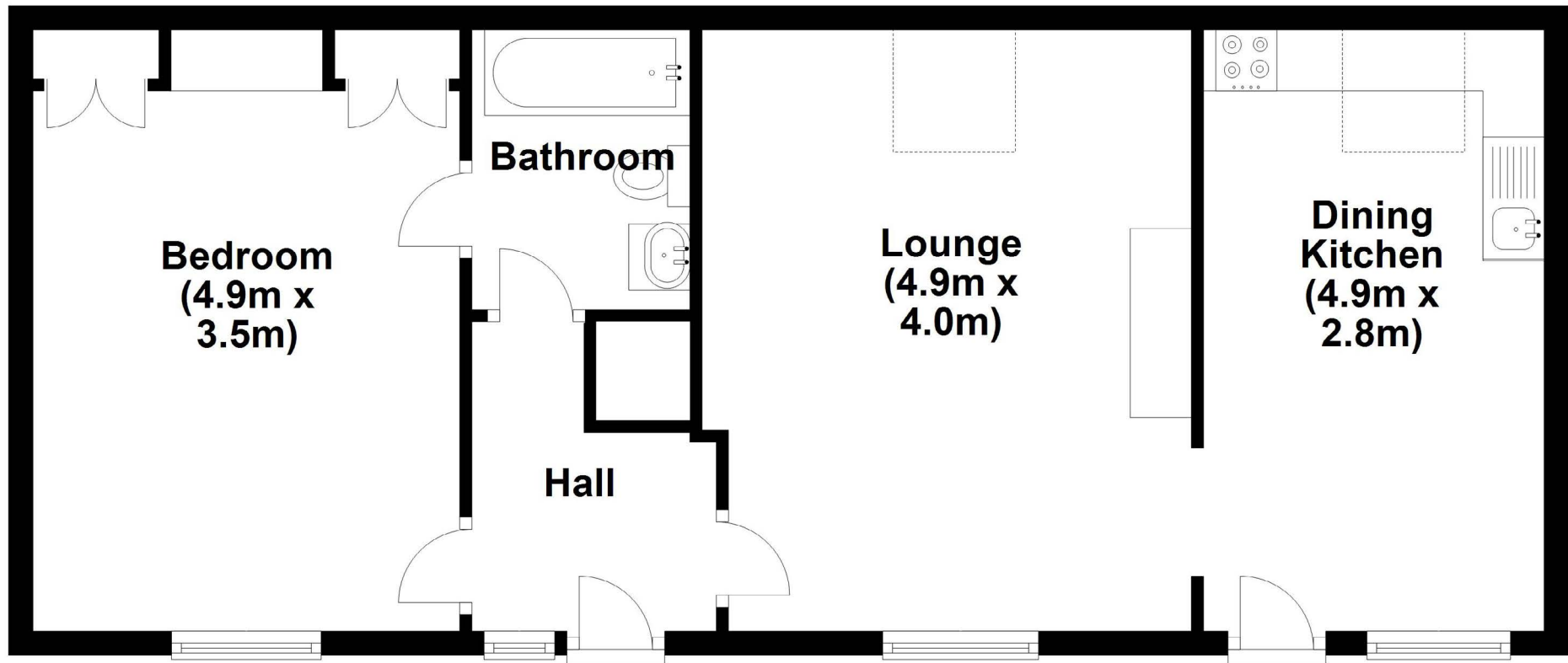
Shepherds Cottage is a spacious 16th century cottage and would have been used by the Shepherd during lambing time. The accommodation extends to 655 sq ft and includes an entrance hall, lounge, dining kitchen, bedroom and a bathroom. Outside offers ample parking and block paved courtyard garden.

* Please note there is repair work needed to this property due to water damage.



Ground Floor

Approx. 60.9 sq. metres (655.5 sq. feet)



Total area: approx. 60.9 sq. metres (655.5 sq. feet)

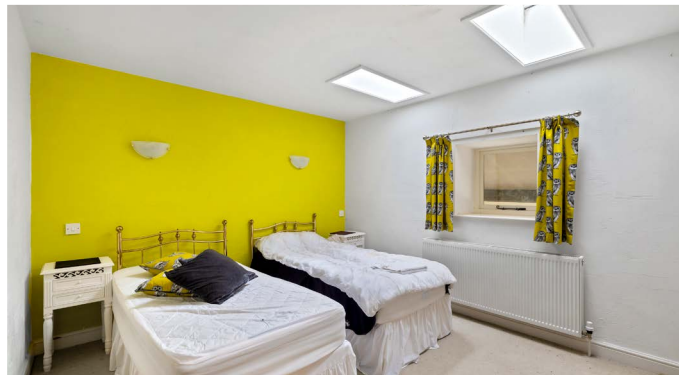
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Plan produced using PlanUp.

The Barn, Grimblethorpe, Louth, Lincolnshire

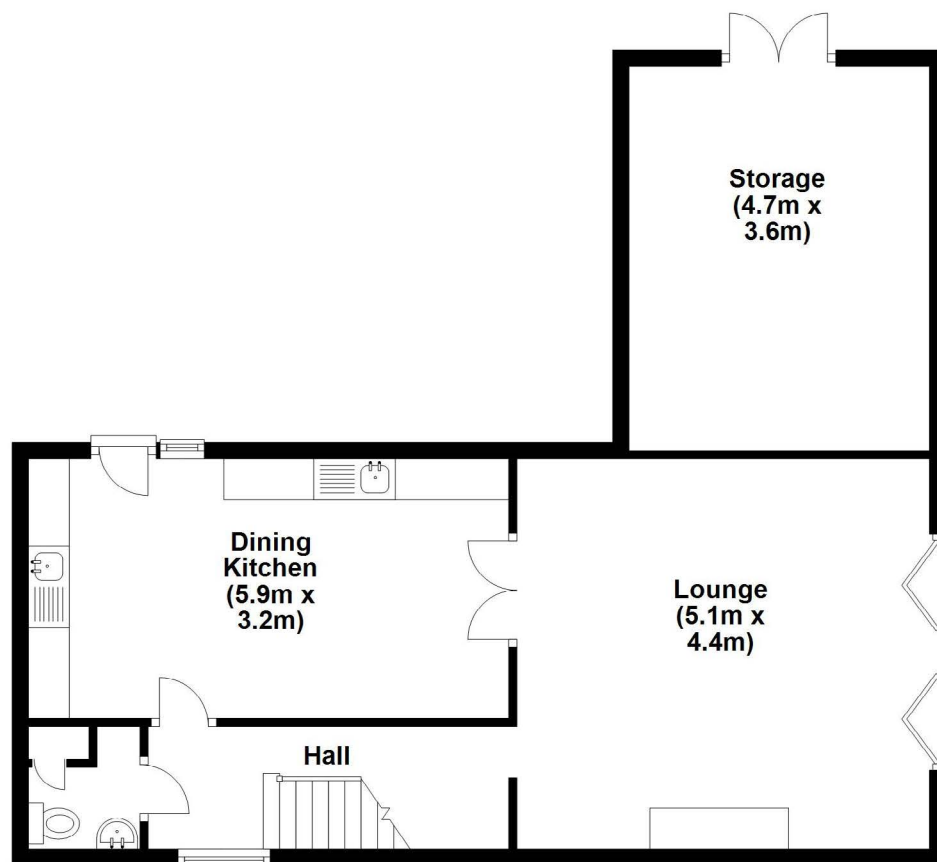
The Barn was restored from the original 16th century farm barn and is constructed of stone under a pantile roof. The accommodation extends to around 1,326 sq ft and is arranged over two floors. The ground floor offers a covered parking and storage area, dining kitchen, lounge, w.c. and hallway. The first floor offers two bedrooms and two en-suite bathrooms. Outside offers ample parking and a lawned garden.

* Please note there is repair work needed to this property due to water damage.



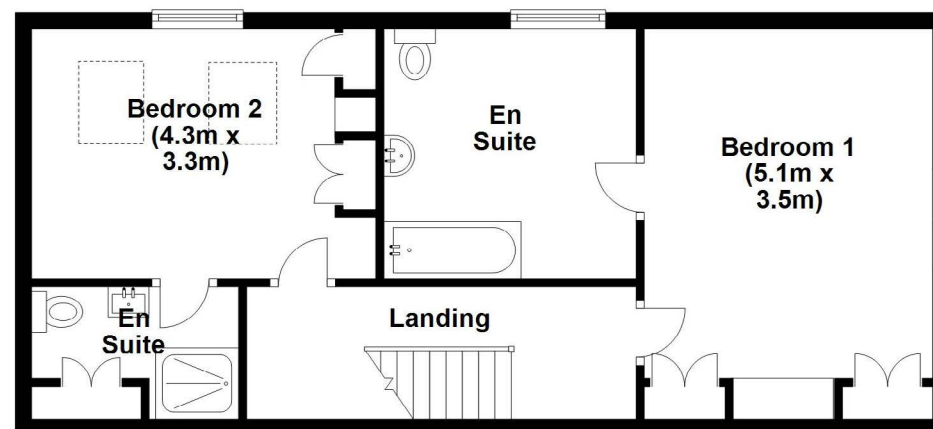
Ground Floor

Approx. 70.5 sq. metres (758.5 sq. feet)



First Floor

Approx. 52.8 sq. metres (567.9 sq. feet)



Total area: approx. 123.2 sq. metres (1326.5 sq. feet)

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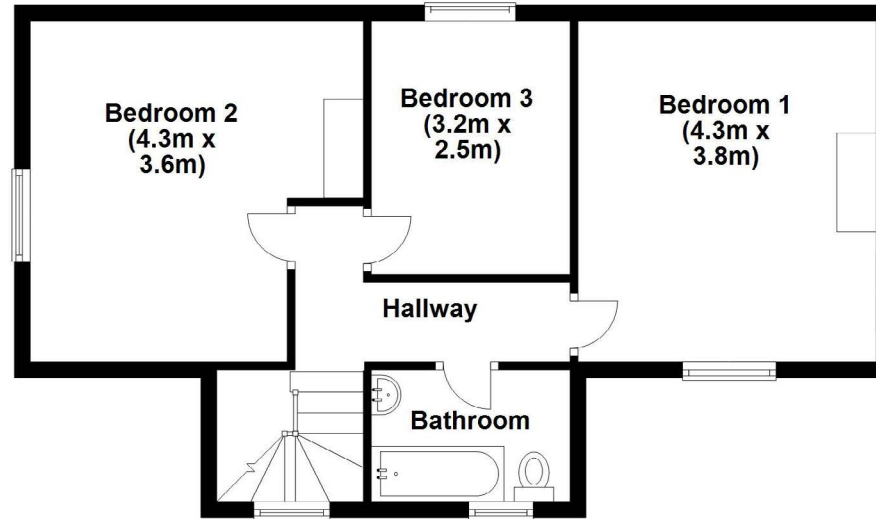
The Lodge, Grimblethorpe, Louth, Lincolnshire

An attractive three bedroom detached property which was originally the gatehouse to the estate and is situated at the drive entrance. The accommodation extends to around 1,329 sq ft and is arranged over two floors. The ground floor offers a conservatory, boiler room, dining room, lounge and kitchen with three bedrooms to the first floor. Outside the property benefits from its own private fenced garden and off street parking. The property has been stripped out ready for renovation.



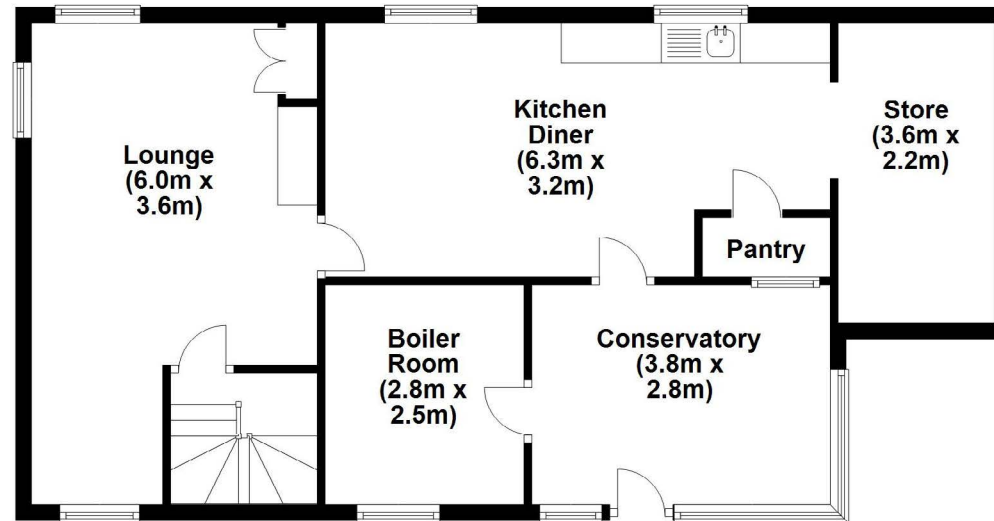
First Floor

Approx. 54.1 sq. metres (582.3 sq. feet)



Ground Floor

Approx. 69.4 sq. metres (747.5 sq. feet)



Total area: approx. 123.6 sq. metres (1329.9 sq. feet)

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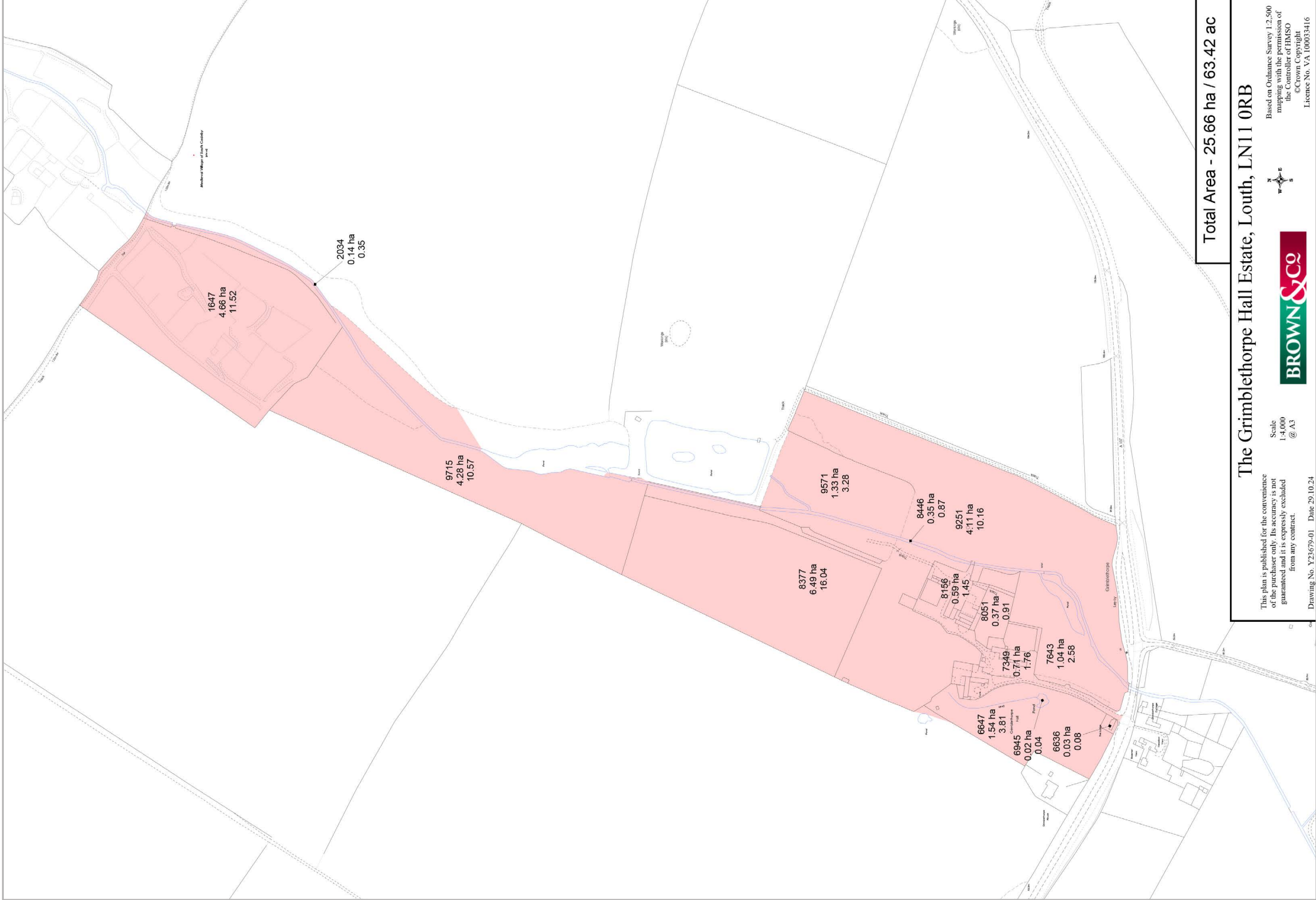
Buildings, Grimblethorpe, Louth, Lincolnshire

The farm buildings comprise a mixture of traditional and modern structures which offer a variety of uses subject to any necessary planning consents.

Stables	stone	80.94m ²
Stock building	Corrugated Iron	132.13m ²
Stock building	Corrugated Iron	12.79m ²
Stock building	Corrugated Iron	166.89m ²
Cart Shed	Timber and CI	54.28m ²
Fodder store	Steel and profile sheet	107.42m ²
Fodder store	Steel and profile sheet	282.36m ²
Lean to	Steel frame	91.14m ²
Barn	Stone	106.09m ²
Bin store	Brick	84.00m ²
Grain Store	Steel and CA	236.50m ²
Grain Store	Steel and CA	205.43m ²
Workshop	Steel and CA	210.38m ²
GP Building	Steel and CA	236.49m ²







Total Area - 25.66 ha / 63.42 ac

The Grimblethorpe Hall Estate, Louth, LN11 0RB

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Scale
1:4,000
@ A3



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Drawing No. Y23679-01 Date 29/10/24



Directions
From Lincoln follow the A158 to Wragby and then turn left and follow the A157 towards Louth. Stay on this road and the private driveway to the property can be found on your left hand side as you reach Gayton Le Wold.

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<https://what3words.com/stoppage.woven.play>

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Energy performance certificate (EPC)

The Coach House Grimboldby Hall Grimboldby LN11 0NB	Energy rating E	Valid until 22 October 2034
Certificate number 2582-3643-0206-7564-1204		
Property type Detached house		
Total floor area 177 square metres		

Rules on letting this property

1 You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E.

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Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Energy performance certificate (EPC)

Asal College Grimboldby Hall Grimboldby LN11 0NB	Energy rating F	Valid until 20 October 2034
Certificate number 3880-3643-1004-4154-1095		
Property type End-terrace bungalow		
Total floor area 92 square metres		

Rules on letting this property

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Energy rating and score

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The graph shows this property's current and potential energy rating.

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the average energy rating is D
the average energy score is 60

Energy performance certificate (EPC)

Shepherd College Grimboldby Hall Grimboldby LN11 0NB	Energy rating E	Valid until 22 October 2034
Certificate number 6386-0187-0322-3423-3842		
Property type End-terrace bungalow		
Total floor area 63 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

This property's energy rating is E. It has the potential to be D.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Energy performance certificate (EPC)

The Barn Grimboldby Hall Grimboldby LN11 0NB	Energy rating D	Valid until 21 October 2034
Certificate number 2791-3643-0206-7164-1204		
Property type Mid-terrace house		
Total floor area 105 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

This property's energy rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Energy performance certificate (EPC)

The Lodge Grimboldby Hall Grimboldby LN11 0NB	Energy rating G	Valid until 20 October 2034
Certificate number 9340-3588-4460-2124-4358		
Property type Detached house		
Total floor area 108 square metres		

Rules on letting this property

1 You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is G. It has the potential to be C.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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