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Main Road, Grainthorpe

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When it comes to
property it must be

 **lovelle**



£695,000

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Located in the coastal village of Grainthorpe is this stunningly presented four bedroom detached farmhouse sat on a 2.5-acre plot benefitting from formal gardens, workshops, stables, a former tea room which could be converted into a self-contained annex (subject to planning permission) and paddock. This property offers not just a change in home but a change in lifestyle and the opportunity for potential future income. Having undergone extensive renovations from top to bottom by the current owners this property really is not one to be missed! Internal viewing is an absolute must to appreciate what is on offer here. Contact us now on 01507 665399 to arrange a viewing or to request further information.

Key Features

- Detached Farmhouse
- 4 Double Bedrooms
- Dining Room & Lounge
- Breakfast Kitchen & Additional Kitchen
- Breakfast Room & Sitting Room
- Utility Room & Cloakroom WC
- Car Port & Garage
- Potential Annex & External Toilets
- Approx. 2.5 Acre Plot
- Large Workshop & Stables
- EPC rating D
- Tenure: Freehold





This detached 4-bedroom house is offered for sale in the coastal village of Grainthorpe, providing an immaculate family home set within approximately 2.5 acres, with formal gardens, paddock, stables, workshops and a wildlife pond. The property combines generous internal accommodation with extensive outside space, parking and equestrian potential, along with possible caravan site use and two-bedroom annex potential, subject to any necessary consents.

Located in Grainthorpe, near the Lincolnshire coast, the house enjoys a setting surrounded by open countryside and walking routes, with field views from several rooms. The coastal village location places the property within reach of nearby beaches and nature reserves along the Lincolnshire coastline, as well as green spaces and local rural lanes ideal for walking and cycling.

The ground floor of the house benefits from underfloor heating, enhancing comfort throughout the main living areas. There are four reception rooms in total, providing flexible space suitable for families and for those who may work from home or entertain regularly.

The principal reception room, open from the kitchen, enjoys field views to the front and features an exposed brick inglenook fireplace with a solid oak mantle and a cast iron multi-fuel burner, creating a central focal point. This room takes full advantage of the rural outlook, providing a pleasant everyday living and relaxation space.

A separate snug offers another reception space, again with field views and an exposed brick inglenook fireplace. This room also incorporates a cast iron multi-fuel burner and an oak fire surround, giving an additional cosy sitting area that could suit use as a quiet reading room or informal family lounge.

The property includes a dining room, benefiting from natural light and open access to the adjoining games room. This layout supports more sociable use of the space, allowing the dining area to link directly with a leisure or family zone.

The games room itself features a large inglenook fire with cast iron multi-fuel burner, along with a York flagstone hearth and decorative beams to the ceiling. This reception room provides a characterful setting for recreation, hobbies or larger family gatherings, and its connection to the dining room makes it a versatile part of the ground floor.

There are two kitchens, providing a high degree of practicality and flexibility. The main farmhouse-style kitchen includes a central kitchen island and is open to the adjoining lounge area, supporting an open-plan style of everyday living. It features a 1940's reclaimed Aga with an electric conversion and induction hob to create a economical alternative to the usual running of an Aga. Integrated fridge and dishwasher, bringing together traditional and modern elements. The open-to-lounge arrangement encourages the kitchen to act as a social hub of the home.

The second kitchen is fitted with range of shaker-style wall and base units, a cooker point and space for a fridge freezer, allowing it to function as an auxiliary kitchen or preparation space. This may suit multi-generational living and entertaining.

Supporting the main living and kitchen areas is a utility room/boot room, providing practical space for laundry, storage of outdoor clothing and equipment, and secondary access as required. A cloakroom WC on the ground floor adds further convenience for residents and visitors. There is also a separate office, well suited to home working or study, keeping work activities distinct from the main living spaces.

Upstairs, the house offers four double bedrooms. The master bedroom is a double room with field views and

has its own en-suite shower room, providing an element of privacy and comfort. Two further double bedrooms also benefit from field views, making the most of the surrounding countryside and reinforcing the rural setting of the home. The fourth bedroom is a double, giving flexibility for use as a guest room, children's room or additional office if required.

The main bathroom includes a four-piece suite, comprising of a bath, shower, WC and vanity wash hand basin, offering a complete family bathroom set-up alongside the en-suite to the master bedroom. Together, these two bathrooms support the needs of a family household or regular guests.

Externally, the property sits within a plot of approximately 2.5 acres, incorporating formal gardens and a paddock. For those with an interest in equestrian pursuits, the presence of stables and associated workshops, along with the paddock, offers equestrian potential. The converted outbuildings and workshops provide storage or hobby space, with scope for a variety of use. As well as the possibility of being converted into a two-bedroom self-contained annex (subject to planning). The land and layout to the rear may also lend themselves to possible caravan site use as there is already external WCs and a waste disposal area proving all the basics to get you on your way, subject to appropriate consents and regulations.

The gardens include a wildlife pond and a range of fruit trees in the form of an orchard to the bottom of the paddock, adding an attractive natural feature that is likely to encourage local flora and fauna. The surrounding green spaces and nearby walking routes further enhance the appeal for those who enjoy the outdoors.

Parking facilities are well catered for, with a gravelled driveway accessed via a wrought iron set of electric gates, the driveway leads to a car port and single garage creating additional parking areas for multiple vehicles.

The property holds an EPC rating of D and falls within council tax band C. Please note the property is on mains sewerage and oil fired central heating.

Within the wider area around Grainthorpe, residents can access a range of schools in nearby villages and towns, including primary and secondary education options in and around Louth and the coastal settlements. Louth, a historic market town, offers independent shops, cafes, traditional markets and leisure facilities, while the coastal resorts provide additional entertainment, dining and recreational choices.

In summary, this detached 4-bedroom house for sale in Grainthorpe presents an immaculate family home with four reception rooms, two kitchens, a separate office, utility/boot room and cloakroom WC, complemented by formal gardens, substantial grounds, paddock, stables, workshops, wildlife pond, car port, garage and parking. The rural coastal village location, field views and abundance of outdoor space, together with annex and equestrian potential, make it a notable opportunity for families seeking a countryside lifestyle within reach of the Lincolnshire coast and nearby towns.

Room Measurements

Ground Floor

Lounge: 13'07" x 14'02"

Kitchen: 12'09" x 13'07"

Snug: 13'11" x 13'11"

Second Kitchen: 11'02" x 8'11"

Dining Room: 19'07" x 8'03"





Games Room: 17'07" x 12'04"

Office: 4'10" x 8'04"

Utility Room: 6'10" x 9'09"

Cloakroom WC: 6'08" x 2'06"

First Floor

Master Bedroom: 13'08" x 12'11"

Ensuite Shower Room: 5'09" x 8'09"

Bedroom Two: 13'08" x 10'10"

Bedroom Three: 9'09" x 8'10"

Bedroom Four: 8'09" x 11'02"



Outside

Car Port: 33'02" x 20'04"

Kennel: 7'07" x 5'01"

Garage: 12'03" x 18'04"

Outbuildings

Potential Bedroom: 14'07" x 19'10"

Kitchen: 14'07" x 7'11"

Utility Room: 6'10" x 8'11"

Cloakroom WC: 2'05" x 3'11"

Potential Dining Room: 11'10" x 14'07"

Potential Living Room: 11'10" x 14'07"



Store: 17'00" x 10'05"

Workshop: 31'04" x 27'05"

Stable One: 14'02" x 10'05"

Stable Two: 11'08" x 14'02"

Stable Three: 14'02" x 25'09"

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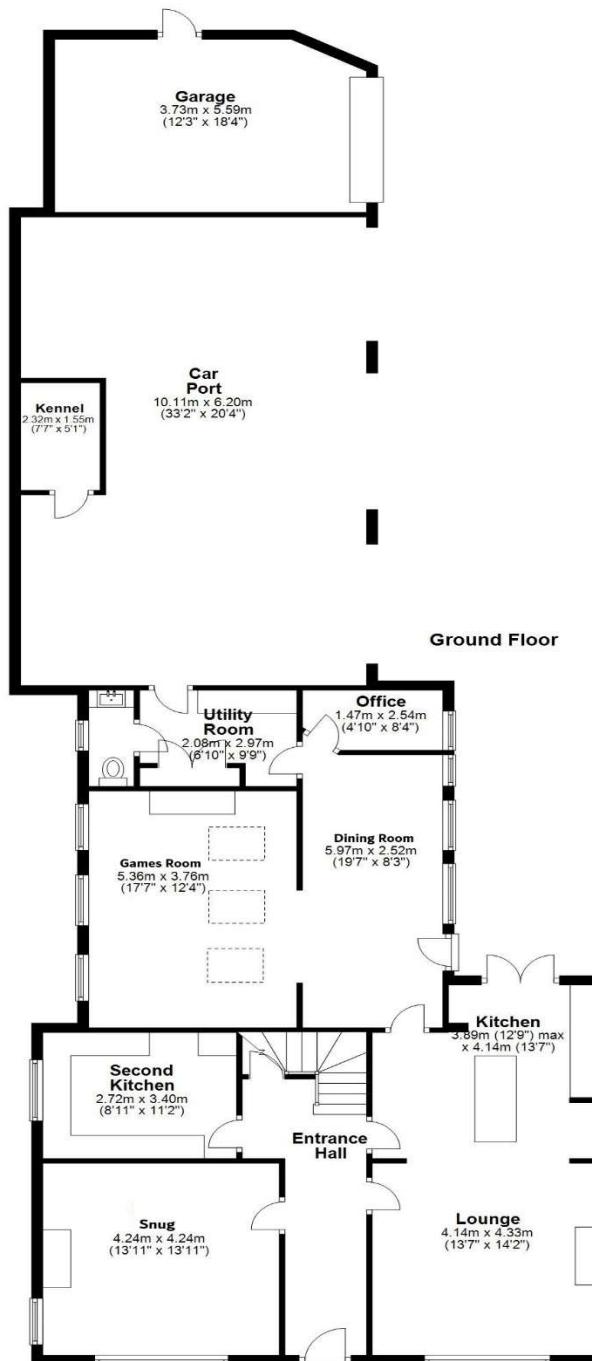
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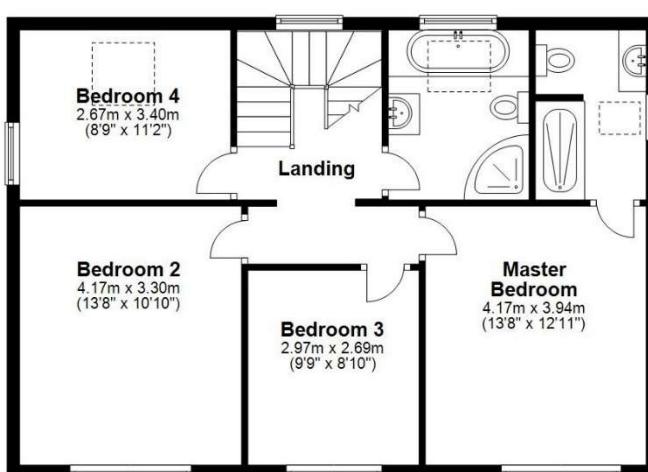
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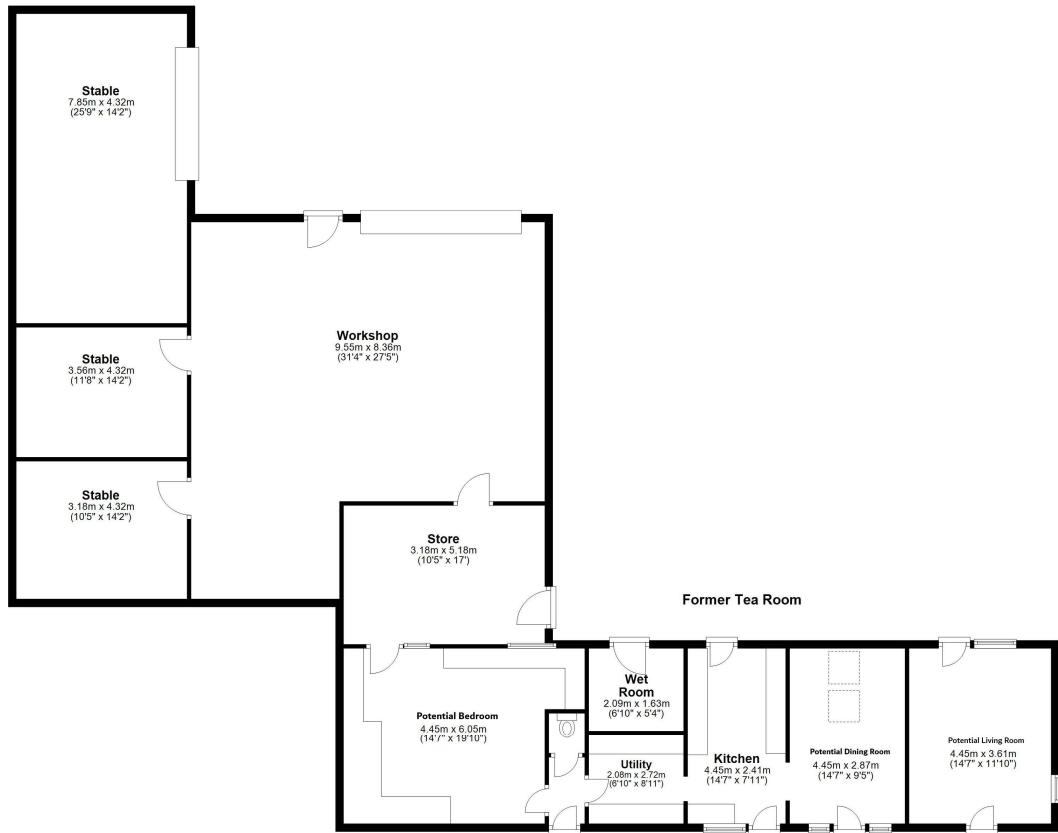






First Floor





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