



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Grimblethorpe House

Grimblethorpe, Louth, Lincolnshire. LN11 0RB







A unique offering: stunning family home, excellently located in Lincolnshire Wolds (Area of Outstanding Natural Beauty) to a private, stand-alone position.

PRICE SIGNIFICANTLY REDUCED; AN EXTREMELY ATTRACTIVE PROPOSITION FOR POTENTIAL PURCHASERS.

Grimblethorpe House is an immaculately presented four-bedroom family house, providing extensive accommodation across over 3500 sq ft and set to grounds totalling 0.8 acres (sts). With flexible accommodation, suitable for multigenerational living; also providing options for home office, studio or gym spaces, the property will suit the requirements and aspirations of a range of potential purchasers.

The property enjoys a green or garden outlook to every aspect; bringing the excellent environment throughout the accommodation.

The inclusion of arched doorways, ornate style light fittings and 'stage' curtains Grimblethorpe House combines a theatrical style with classic wood features, regularly improved kitchen and bathroom facilities and hand-finished paintwork to reception rooms and second bedroom walls.

The property is notable for its energy efficiency, with few properties of this age and scale in the area approaching the 'C' rating awarded to Grimblethorpe House, laying out the green credentials on offer – including high-performance photovoltaic panels, with storage battery, uPVC double glazed windows throughout and comprehensive insulation.

The property also benefits from fibre optic internet connection, achieving ultra-high speeds, now boasting up to 1600mbps.

ACCOMMODATION

Storm Porch with wood single glazed entrance door with crown glass, to:

Entrance Hallway having uPVC double glazed windows to front aspect; carpeted wood staircase with wrought iron rail infills to balustrade, radiator, lights to wall in an ornate 'theatre' style (as is continued throughout the property); country stone tile effect flooring, Danfuss thermostatic control to wall and power points. Doors to arched doorways leading to dining room and kitchen, arched double doors to:



Sitting Room having uPVC double glazed five-pane bay window to front, uPVC double glazed window and double-glazed patio door to side aspect; open fireplace with stone hearth and exposed brick surround with wood mantel, carpeted floor, radiator, hand-painted textured finish to walls, TV point, wall lights and power points. Arched double doors to

Family Room having uPVC double glazed five-pane bay window to side, arched uPVC double glazed window and patio door to rear aspect; exposed brick fireplace with oak mantel, carpeted floor, radiators, feature finish to walls consistent with front lounge, wall lights and power points. Arched door to:

Dining Room with uPVC double glazed window to rear aspect; feature wood beam to ceiling, carpeted floor, radiator, wall and ceiling lights and power points.

Breakfast Kitchen having uPVC double glazed window to front aspect; an excellent range of storage units to base and wall levels, some with stainless steel pantry trays and soft close, 1 1/2 bowl sink and drainer inset to roll edge worktop surface with space and connections for American style fridge – freezer, breakfast bar peninsula for two. Rangemaster Toledo range cooker with triple oven and a five ring induction hob beneath extractor canopy, integrated Neff dishwasher., wood beam to ceiling tiled floor, inset ceiling spotlights and power points. Part glazed door to side lobby, door to bathroom lobby, Open to:

Dining Room with uPVC double glazed bay window to front, window to car port to side; tiled floor, radiator, telephone point, ceiling spotlights and central light fitting and power points.

Side Lobby with uPVC double glazed door to car port to side; exposed brick arch to ceiling, tiled floor, radiator and ceiling spotlights. Wood single glazed window to kitchen and single glazed root to:

Office with uPVC double glazed window to car port to side; carpeted floor, radiator, ceiling light, fibre optic internet connection point and power points. With convenient access from the car port, useful for business visitors.

Bathroom Lobby having wood single glazed window to office to side; built in storage cupboard with shelving, wash hand basin inset to storage unit, tile effect flooring, radiator and ceiling light. Doors to utility and to:

Cloakroom with wood obscure single glazed window to utility to rear; low level WC, tile effect flooring and ceiling light.

Utility having uPVC double glazed window and double-glazed door with crown glass window to rear; stainless steel sink with double drainer





atop storage unit with space and connections for under counter washing machine and dryer; currently housing A-rated energy efficient appliances. Floor standing oil-fired Grant boiler, airing cupboard with radiator, further storage cupboard, tiled floor and ceiling light. Door to double garage.

First Floor

Gallery Landing with uPVC double glider window to front aspect; carpeted floor, radiator, ceiling light with rose, wall light and power points. Doors to first floor accommodation.

Bedroom 2 with uPVC double glazed windows to front and side aspects; built in wardrobe storage space and dressing table, carpeted floor, radiator, TV point, wall lights and power points. Finish to walls consistent with front and rear lounges

Bedroom 4 with uPVC double glazed window to rear aspect; built in wardrobe storage space and dressing table, wood flooring, radiator, ceiling light and power points.

Family Bathroom having uPVC double glazed window to rear aspect; Nostalgia Spring bath inset wood surround with tiles to wall surround, shower cubicle with tiled surround, thermostatic Aqualisa shower with Grundfoss pressure booster pump over, light and fan; pedestal wash hand basin, tiled surround with light and shaver socket over and low-level WC. Built in airing cupboard space, wood effect flooring and light to ceiling.

Bedroom 3 with uPVC double glazed windows to rear aspect; carpeted floor, radiators, ceiling and wall lights and power points.

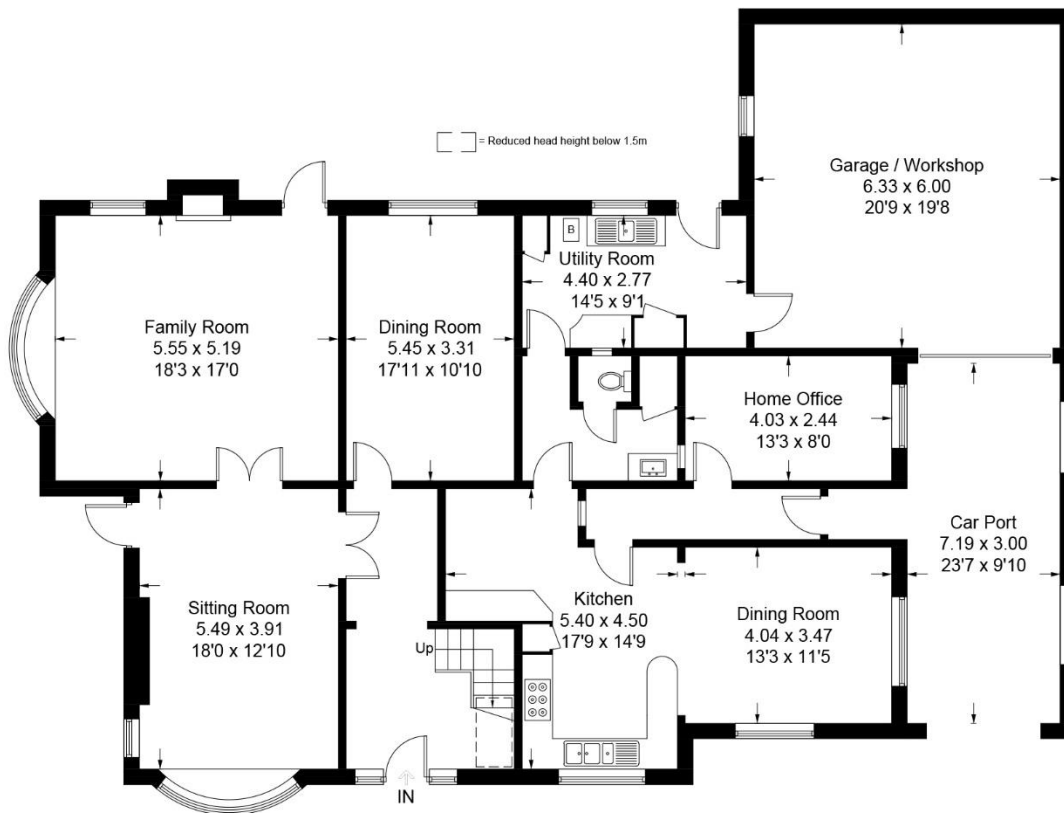
Master Bedroom having uPVC double glazed windows to front aspect; built in wardrobe and storage units plus dressing table, carpeted floor, radiators, ceiling and wall lights and power points. Louvre door to:

En-suite Bathroom having uPVC double glazed door window to front aspect, Jacuzzi style corner bath with shower attachment, wash hand basin inset to storage unit with shaver socket over and low-level WC. Tile effect flooring, tiles to walls, radiator, and ceiling light.

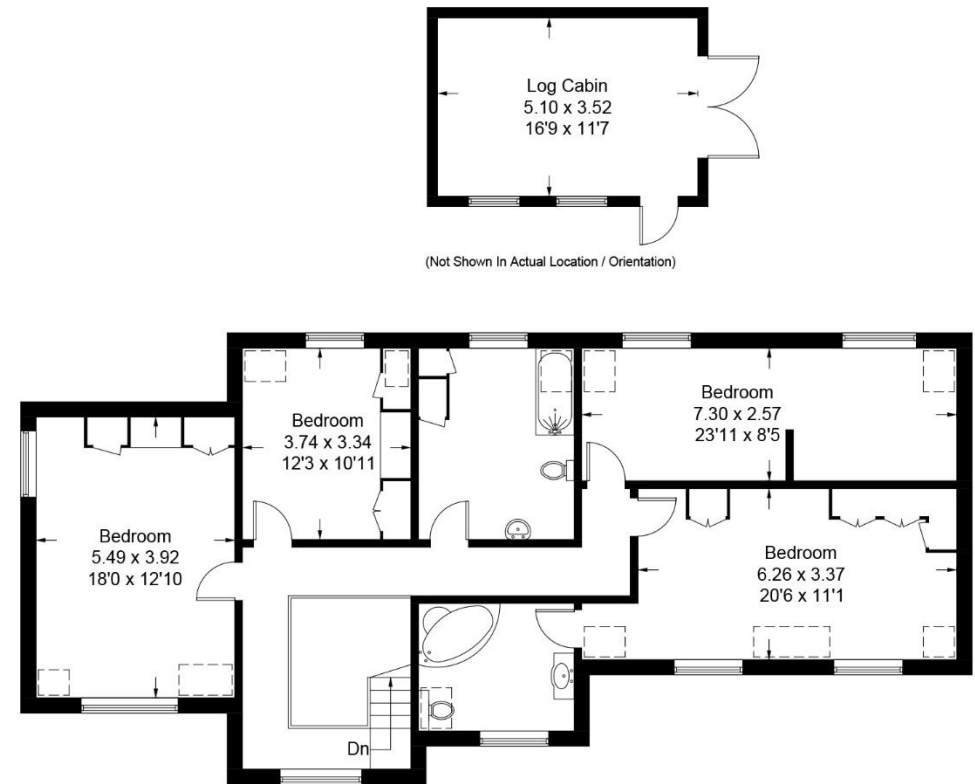


Grimblethorpe House

Approximate Gross Internal Area
Ground Floor (Including Garage)= 195 sq m / 2099 sq ft
First Floor = 119.2 sq m / 1283 sq ft
Outbuilding = 17.8 sq m / 191 sq ft
Total = 332 sq m / 3573 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

The property is approached via a gravel driveway with ball lights flanking, and through vehicle gate to large gravel drive, parking, and turnaround space. The front garden is laid to lawn with an abundance of mature tree and shrubs throughout, the boundaries contained by mixed hedging and post and rail fencing. A paved patio seating area stands to the front corner. There is a gravel pull-in which leads to the former menage, now laid to gravel. The driveway leads beneath brick archway to:

Carport with wood single glazed windows to side, ceiling and wall lights, access to side lobby and to

Double Garage with potential for use as games room, large office, workshop; study, gym, etc having uPVC double glazed window to side, electric roller shutter door to front, wood effect flooring, space and connections for fridge-freezer; chest freezer, ceiling light and power points. Solis unit for photovoltaic panels; and Pure Drive energy storage battery unit; loft access hatch to storage space and door to utility room.

The rear garden is predominantly laid to lawn with conifer screen to the centre creating an open space with views across the rural landscape beyond to the rear, and garden space immediately off the property, both with seating areas to include a large gravel space leading off the rear lounge flanked by brick edge plant beds to the side. The rear is surrounded by undulating arable farmland; a quintessential Lincolnshire Wolds landscape.

The furthestmost rear garden space continues behind the garage and through tree line to the side lawn, with photovoltaic panels to the corner and Scandinavian log cabin style outbuilding offering potential for use as a studio or summerhouse. There is also a greenhouse with gravel surround.

The Area

Located in the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, the property is located within six miles of the well serviced market town of Louth. Market Rasen (nine miles), Wragby (nine) and Horncastle (13) are all within close-proximity and provide further services and amenities.

These include a range of prestigious local grammar schools, highly commended by recent Ofsted inspections. Grimblethorpe lies on the Lincoln – Louth – Mablethorpe bus route, with public transport to local schools available virtually on the doorstep.

The historic city of Lincoln – with its beautiful Cathedral and Castle - is located 20 miles away, a university city with extensive amenities including newly opened medical school. Louth retains an Urgent Care Centre also, Grimblethorpe being conveniently located for a choice of medical and other services.

The Lincolnshire Wolds are an ever-increasingly popular holiday location, with a wealth of walking trails, chalk streams and bike trails nearby; over a hundred-year-old sequoia trees being within view; an unspoilt, green heartland of this under-championed rural county.

East Lindsey District Council – Tax band: D
Energy Performance Rating: C

Mains water, electricity. Oil fired heating
Private sewerage system to septic tank
Photovoltaic panels (owned)

The property benefits from Smart Home features, with app-controlled hot water system, wireless heating & hot water thermostat controls.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY; Tel: 01507 522222; Email: horncastle@robert-bell.org; Website: <http://www.robert-bell.org>

Brochure prepared 17.7.2023



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

