



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Canal Farm
Austen Fen, Grainthorpe, Louth, Lincolnshire. LN11 0NX

BELL





Robert Bell & Company are delighted to offer to the market beautiful Canal Farm, boasting a wealth of accommodation and features – providing not just a home but a new lifestyle with a vibrant holiday let business, paddocks and fishing lake. Centred around a wonderful Victorian farm house, providing multiple reception rooms, versatile office/snug spaces; including attractive dual aspect lounge and dining/kitchen areas. With four bedrooms to the first floor, including master with en suite, and family bathroom; the property stands alongside a series of outbuilding stores and a flexible former Granary, with shower room, appropriate for a range of uses.

The property faces East-West, with the front looking across towards the Lincolnshire Wolds hill-line on the horizon, behind which the sun sets; backdrop to the varied grounds and pond which lay before Canal Farm. The property benefits from solar panels.

With ceiling beams and exposed brickwork complemented by a wood features, and modern kitchen and bathroom facilities, a series of outbuildings to the front now comprises a successful trio of Holiday Lets, monikered Barn Owl, Ticklepenny and Kingfisher. The former provides two bedrooms alongside living space and kitchen; the latter two bedrooms, living room, kitchen and patio seating while Ticklepenny enjoys an open plan living/dining/kitchen and one open bedroom with double and single beds. The holiday accommodation is served by a useful laundry room with W/C.

Also on site is a five-pitch caravan and camping site, various mature garden spaces, and a popular fishing lake with wildlife conservation area. A small lodge stands alongside the lakeside path, proving useful storage.

The property is complete with an array out outbuildings, including barns, garaging; car ports and a series of stores and stables. To the first floor off one barn is a studio/workshop/office with shower room.



CANAL FARMHOUSE

The property boasts uPVC sash windows and high ceilings throughout; classic of the Victorian farmhouses dotted around Lincolnshire. The property faces south-west to the front; enjoying sunlight throughout the afternoons and beautiful sunsets .

Entered to the front, with view from the door across the land and to the hill-line beyond, the hallway runs through the centre of the original house, with carpeted staircase to first floor and access to the dining kitchen, rear snug and ...

The versatile family room / office, which again looks to the front aspect. Behind this is another flexible space, currently a home office / snug looking out on to rear lawn, which continues throughout to a beautiful triple-aspect lounge. With centrepiece multi fuel stove to brick surround and solid overmantle; this wonderful reception space is ideal for a large family gathering.

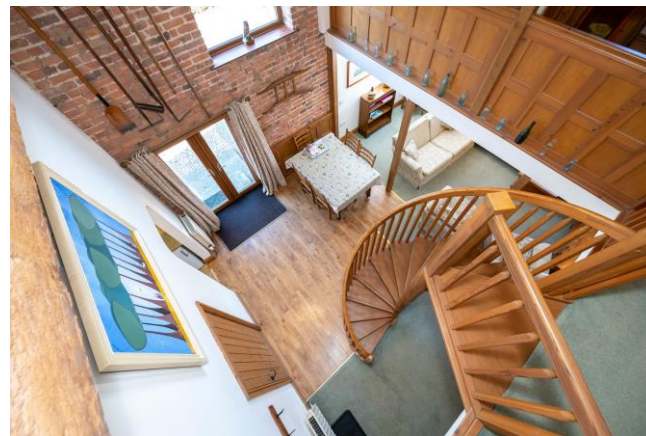
To the opposite side of the hallway is an excellent open plan dining - kitchen to snug. The kitchen, another dual aspect space, provides storage units to base, wall levels and an island, with ceramic butlers sink, electric cooker and space and connections for an upright fridge-freezer. The dining room boasts an infill glazed display unit beside the open fireplace, which is set with a log burning stove that fronts onto the snug . Again looking out across the front, the snug is, like the dining space, set with wood effect Karndean-type flooring. Leading off the kitchen is a useful utility space with butlers sink , floor standing oil boiler and connection for washing machine, plus storage space and cloakroom.

The First Floor centres with front and rear landings, leading through the bedrooms; family and shower room, adjacent cloakroom W/C and a large linen store. One bedroom looks to the rear with the others enjoying the south-westerly view; including the dual aspect master with built in wardrobe and en suite bathroom.

To the centre is another versatile space, with two windows out to the front, the final bedroom on the west side boasts a decorative fireplace.

HOLIDAY LETS

Barn Owl enters with to a spacious living room, with dining area and open leaf twist staircase to the first floor, this - the largest of the three - holiday let provides a kitchen with storage on two sides, ground floor store and bathroom . The first floor is laid out with two bedrooms; one to a mezzanine level with dressing room alongside and the other set with and adjacent W/C.





Ticklepenny faces south-west and provides an open plan living/dining/kitchen; a generous open bedroom with double and single beds, plus an en-suite shower room.

Kingfisher sits further from the farmhouse and steps out to the front and rear, with central reception space flanked by breakfast kitchen and modern shower room on one side; two double bedrooms to the other - and is complete with a south facing patio garden.

The holiday accommodation is serviced by a useful laundry room with appliances and airing cupboard plus WC.

FURTHER BUILDINGS

Canal Farm provides an enviable range of **Outbuildings**, comprising: a large (45' x 34' (13.71m x 10.36m)) **Barn**, with stables leading off, and a generous store. Staircase to **Studio / Office/ Workshop** with store and shower room. Accessed externally are three further stores.

Elsewhere, two large (20' (6.09m)length) **Open Barns** sit alongside a trio of spacious garages; another **Barn** (44'7' x 28'10" (13.58m x 8.78m)) and double car port complete the outbuildings.

There is also a **Four-Bay Livestock/Hay Barn**, 18m x 12m.

GROUNDS

The property is set with mature, varied gardens, circling the property and again enjoying Southerly and Westerly aspects. Contained by wooden fencing to ensure a child and pet friendly secure space, or for grazing, the formal gardens are set nicely from the farm house.

5 acres of permanent grass for grazing are also present.

There is also a five-pitch caravan and camping site , various mature garden spaces and, to the rear, and a popular fishing lake with wildlife conservation area. Excavated in 2006, the lake is fully stocked with to coarse fish, including mirror, common and crucian carp, barbell, rudd, roach and tench. The lakeside path adds to the splendour of this area, with a small lodge alongside proving useful storage. A small lodge provides storage space, or a covered summerhouse style area to enjoy the surroundings.

There is also a valuable private water supply.

THE AREA

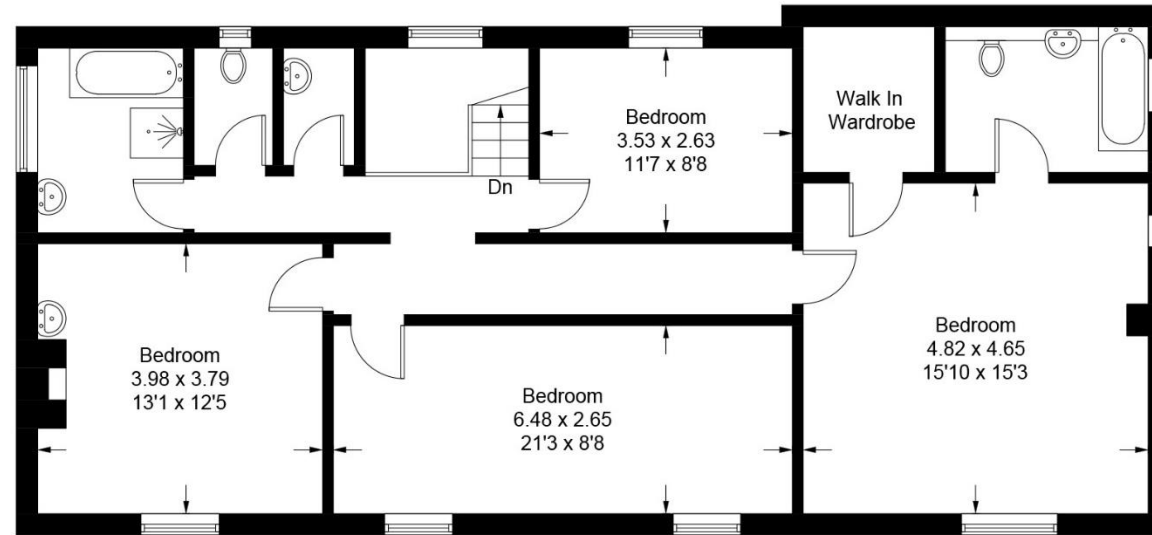
Canal Farm is situated on Louth Canal, an amenity for holiday guests to walk the towpath. There is a new slipway at Austen Fen for launching paddle boards and canoes.



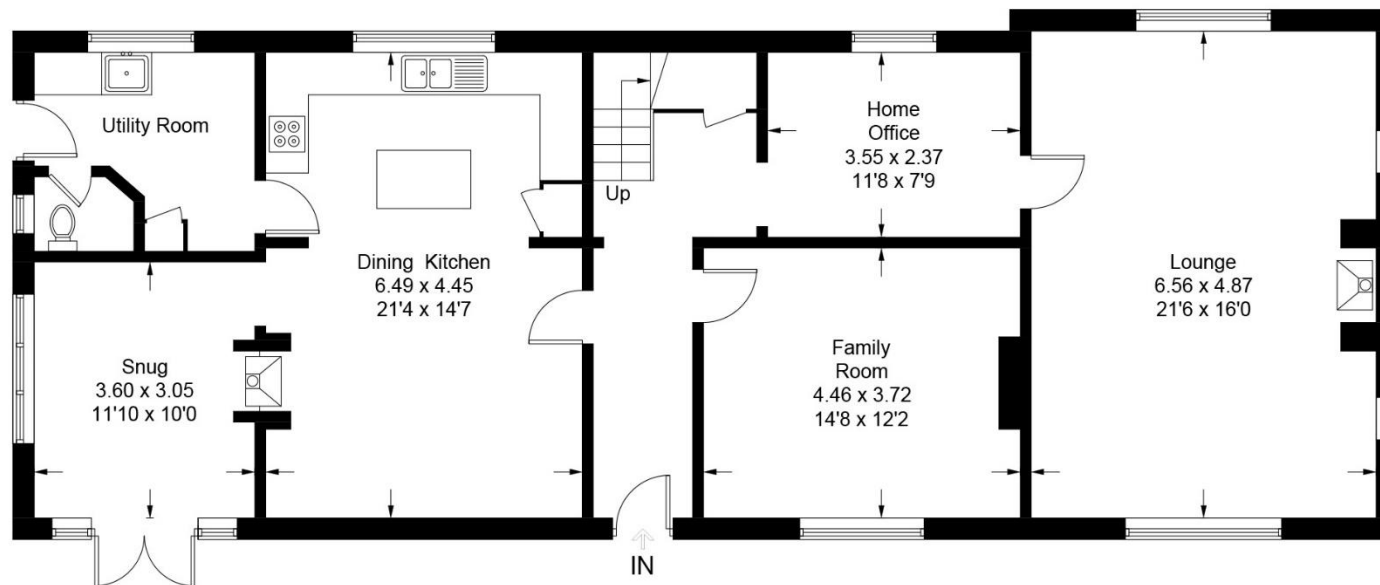




Approximate Gross Internal Area
Ground Floor = 125.4 sq m / 1350 sq ft
First Floor = 103.6 sq m / 1115 sq ft
Total = 229.0 sq m / 2465 sq ft



First Floor



Ground Floor

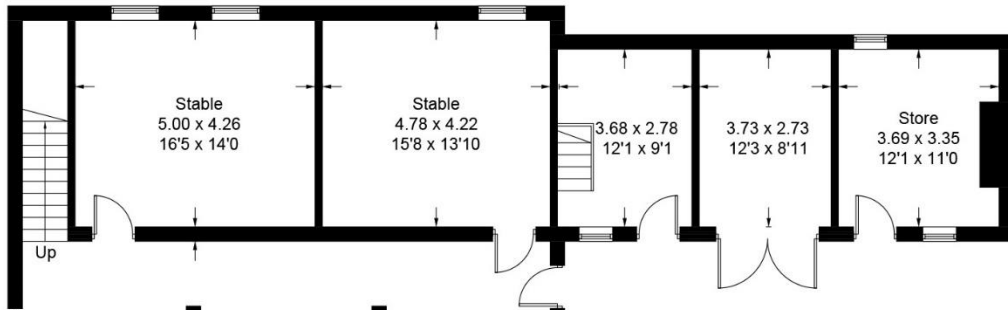
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Canal Farm Outbuildings

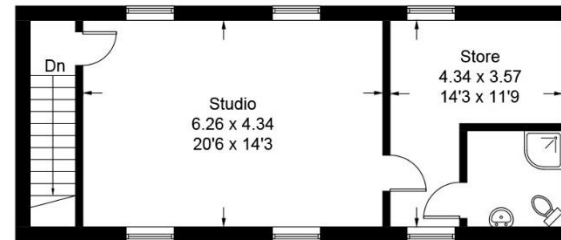
Approximate Gross Internal Area = 266.5 sq m / 2868 sq ft

Outbuildings = 263.1 sq m / 2832 sq ft

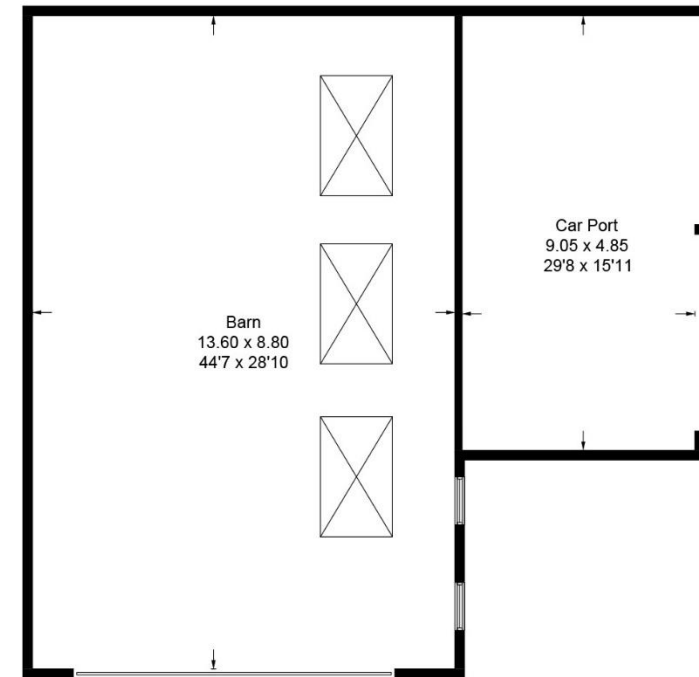
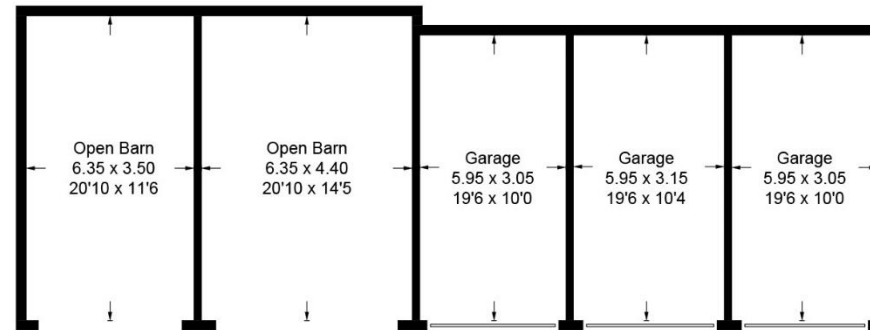
Total = 529.6 sq m / 5700 sq ft



Ground Floor



First Floor



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Holiday Cottages

Approximate Gross Internal Area = 191.7 sq m / 2063 sq ft
(Excluding Void)



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East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: Main House - E
Barn Owl - A
Ticklepenny- A
Kingfisher – A Holiday lets have Community Service oil fired heating

Mains water, electricity. Oil fired heating to main house. Private drainage.

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

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Brochure prepared 14.3.2025

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