

Firtree Farm

Theddlethorpe

MASONS
Equestrian





Firtree Farm

Saltfleet Road, Theddlethorpe,
Lincolnshire LN12 1NS

Set back in grounds of 1.85 acres (STS) including grass paddocks and large pond

A detached Victorian farmhouse in coastal Lincolnshire

Just a few moments drive from open beaches and nature reserves

Potential for equestrian, hobby farm, horticultural or leisure use (STP)

4 bedrooms, bathroom, ensuite shower and cloakroom/WC

Spacious living/din-kitchen and large conservatory

Cosy lounge with feature fireplace and cast-iron stove

Enjoyed for many years as a family home with exceptional secluded outside space

Positioned well back from the road with long driveway and detached garage

Air source heat pump and pressurised hot water system; uPVC double-glazing

For sale with NO CHAIN

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The Property

Believed to date back to around 1850, this unique detached farmhouse has brick built walls under a pitched roof with dormers, and covered in concrete tiles. The detached garage is also brick built under a pitched clay tiled roof.

The farmhouse has uPVC double glazing and an air source heat pump was installed around 6 years ago to run the central heating system alongside a new insulated hot water cylinder providing pressurised hot water to the sinks and the two shower units.

The rooms have many character features as described in detail below, and the house stands well back with a long driveway and ample parking space for several vehicles. The extensive level garden culminates in a large wildlife pond and the grass paddocks then extend to the right in an L-shape with a tree belt to the fields beyond for shelter. The red-lined aerial image shows approximate boundaries and should be verified at sale stage.

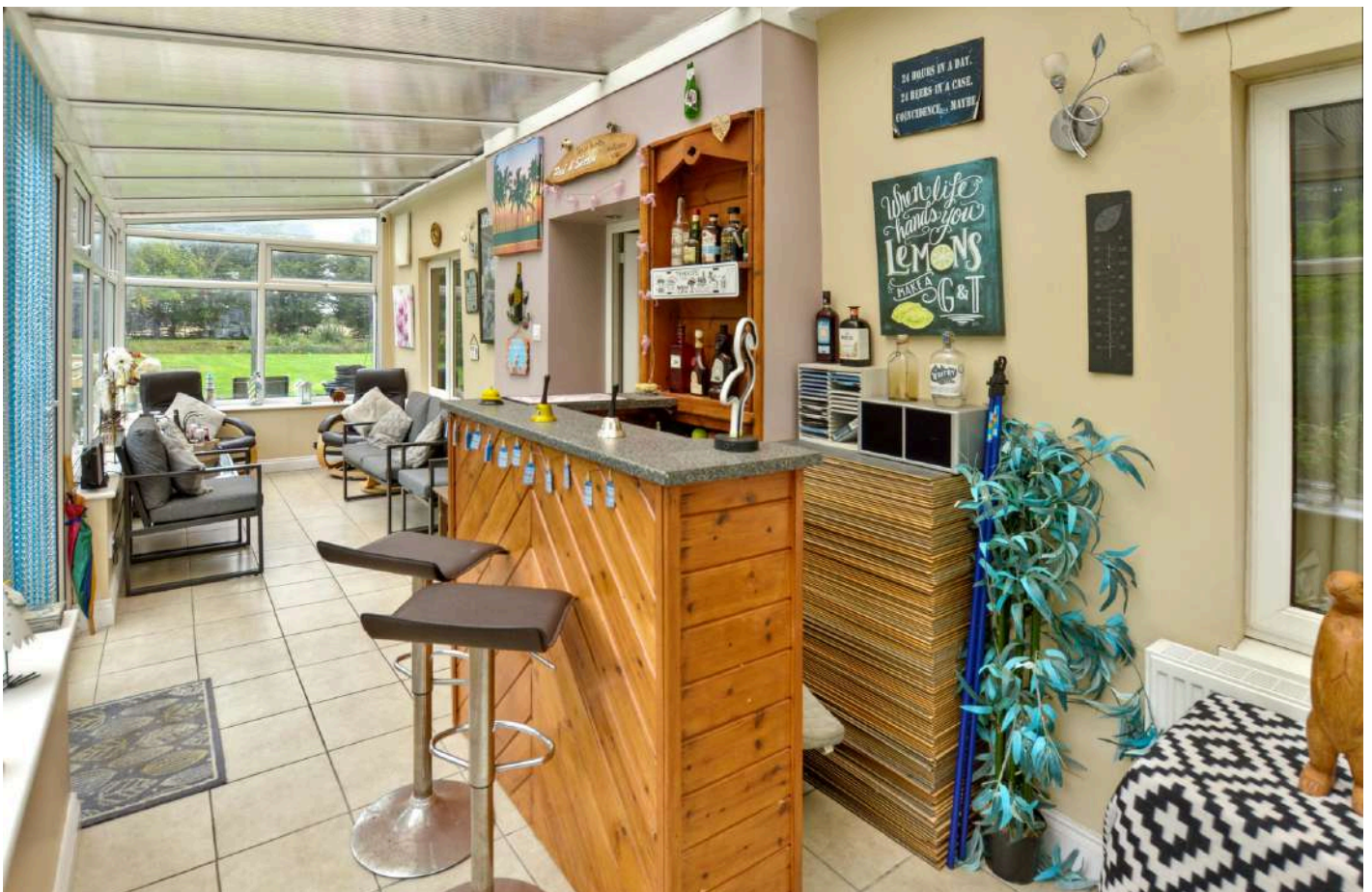
This has been a comfortable family home for many years, taking advantage of the lovely outside space in the warmer months for entertaining, garden sports and other outdoor activities. The rooms are versatile and it should be noted that bedroom 4 and the bathroom are accessed via bedroom 2 while bedroom 4 is tucked away on the ground floor. The property affords potential for a variety of uses subject to planning permission and once had planning permission (now expired) for a cafe at the front of the garage.



Ground Floor

There are 2 entrances into the farmhouse on the side elevation, one leading into the reception lobby while the main entrance is through double-glazed double doors into the **conservatory** – a superb size for family or visitor entertaining with a pine panelled bar and shelving, space for seating and dining, two radiators and two double wall lights together with concealed high level LED strip lighting. The double-glazed windows on three sides overlook spacious patios adjacent and the garden pond and rockery, while the roof is covered in polycarbonate.

An inner part-glazed (double-glazed) door opens into a **lobby** with ledged latch door to the lounge, painted beams to the ceiling, spotlight and a pine beam ledge shelf. The lobby is open to the living/dining-kitchen.





The **lounge** is a cosy room at the rear of the house with a large window presenting lovely views across the main lawned garden towards the pond in the distance.

The wide natural brick fireplace has arched display niches and an arched centre opening with the inset Tiger cast-iron multi-fuel stove (regularly serviced) on a brick and projecting hearth. The ceiling has painted cross beams and there is a long radiator, an internal window to the conservatory and four double wall lights on a double dimmer switch.



The fireplace extends at one side to form an angled brick TV plinth with a recess beneath, TV aerial and telephone point.

The **living/dining-kitchen** is a really good size and is fitted with an extensive range of modern soft-close units finished in light grey with stainless steel handles and comprising base cupboards and drawers, a long island unit with breakfast bar to each end, light oak effect work surfaces, ceramic-tiled splashbacks and a white ceramic one-and-a-half bowl single drainer sink unit with stainless steel mixer tap.

There is a range of wall cupboards with led lighting beneath and a tall larder cupboard unit with auto pull-out racks. The tall Beko freezer and American style Beko fridge freezer are included in the sale, together with the integrated faced dishwasher. There is also a wide Leisure Cookmaster range cooker in black with 2 full ovens, small oven/grill and warming cabinet together with 7 LPG rings and canopy cooker hood over, all set in a beamed alcove on raised plinth with LED lighting and cupboard unit to each side.



There are painted crossed beams to the ceiling and an alcove with spotlighting for storage beneath the staircase with oak balustrade and newel posts leading up to the first floor. The kitchen has a side window and an internal window facing the conservatory. There is a contemporary LED beam light and two matching wall lights with a tile effect vinyl floor covering, digital thermostat for the air source heat pump and a long radiator.



A ledge door with latch handle leads through to the **reception lobby** with painted ceiling beams and spotlights, radiator, side window and tile effect vinyl floor covering extending through from the kitchen. A uPVC part-glazed (double-glazed) door with decorative rose pane opens into the lobby from outside. A further ledged door with latch opens to the **cloakroom/WC** with white suite of low-level dual-flush WC and bracket wash basin. The walls are panelled in white and there are 2 spotlights to the ceiling beams.



The ground floor third bedroom is a good size single room or could take a double bed and has a vaulted beamed ceiling with a high level gable window, radiator and ceiling light.





First Floor

The staircase leads up from the corner of the kitchen to a **landing** with oak pillared balustrade extending along the side of the stairwell to form a small gallery.

There is a side window above the staircase for natural light and the upper steps are turning kitewinders. LED spotlights are fitted to the ceiling and there are ledge doors with latch handles to bedrooms 1 and 2.

Bedroom one is at the rear of the house and is a spacious double room with part sloping ceiling having painted rafter and collar beams and a combined light and ventilation fan.

The rear window presents a lovely view across the long rear garden to the mature trees along the boundary and there is a side dormer window overlooking the patio and conservatory. A built-in range of rustic style double wardrobes is fitted with clothes rails and shelving and there is a TV aerial to the corner adjacent.





A ledge door with latch leads to the **ensuite shower room** which has a splash-boarded and acrylic-glazed shower cubicle with a thermostatic mixer unit and handset providing good pressure. The white suite includes a low-level dual flush WC and a small vanity wash basin with lever mixer tap over a base cupboard. There is a radiator, a side window and a 3-spotlight fitting to the ceiling.

The **second bedroom** is a further good size double room, which, as previously mentioned gives access to an inner landing with the bathroom and fourth bedroom off. There is a range of painted built-in wardrobes in rustic style, and fitted with clothes rails and shelving, one particularly deep as it was formerly the airing cupboard. There is a radiator, part sloping ceiling with painted beams, ceiling light, TV aerial and dormer window to the side elevation. A ledge door with latch leads to the **inner landing** which has another useful range of built-in store cupboards, ceiling light and ledge doors to bedroom 4 and the bathroom.

Bedroom 4 is at the front of the house with a vaulted ceiling having painted beams, long radiator and side window. A good size single room, or a double bed would fit if required. The position of this room makes it an ideal nursery or potential dressing room if not required as a bedroom, or alternatively a home office/study tucked away at the front of the house.





The **bathroom** has a white suite comprising a corner panelled jacuzzi bath, a low-level dual flush WC, and a pedestal wash basin with lever mixer tap. There are splash boarded splashbacks and a complementary shower cubicle with glazed door, thermostatic mixer unit and handset with good water pressure. The deep part sloping ceiling has 4 LED spotlights and there is a radiator and front window. The vinyl floor is in painted floorboard style.



Outside

The farmhouse stands well back from the road and has a long driveway leading to the detached garage.



The detached garage measures 16ft x 12ft (4.7m x 3.66m) externally and has colour washed brick walls complementing the house, power supply and a remote-controlled motorised roller door. The driveway opens out near the house to form a parking/turning area and from here, double gates allow access with or without vehicles, into the rear garden and paddock beyond. The front garden is laid to lawn with hedges to most boundaries and some more mature trees at the side. For many years the present owners have had an arrangement with the adjoining landowner to use the access adjoining the side boundary as a secondary drive into or away from the property, but this arrangement falls outside the registered title.

A hand gate to the left of the house leads to the entrances into the property via a patio which extends around the side and rear elevation enjoying a sunny aspect and ideal for outdoor entertaining. There is an ornamental pond and rockery by the side patio with sleeper lined flower and shrubbery beds, roses and a tall mixed boundary hedgerow with mature trees which continues for the full length of the rear garden maintaining shelter and privacy.





The rear garden is laid to lawn stretching away from the farmhouse towards a large wildlife pond enclosed by mature trees and forming a peaceful seating area. The lawn then extends across into the long grass paddock with a tree belt for shelter along the rear boundary to the neighbouring farmland beyond. On the far side the paddock then widens again and overall the grassland is level, with a mixture of hedges, trees and fencing along the boundaries.

The lawned garden also extends around the opposite side of the farmhouse where the LG Air Source Heat Pump is located adjacent to a small lean to outbuilding which contains the insulated hot water cylinder with expansion vessel providing pressurised hot water to the house. The heat pump has been serviced annually. There are outside lights and an external water tap.







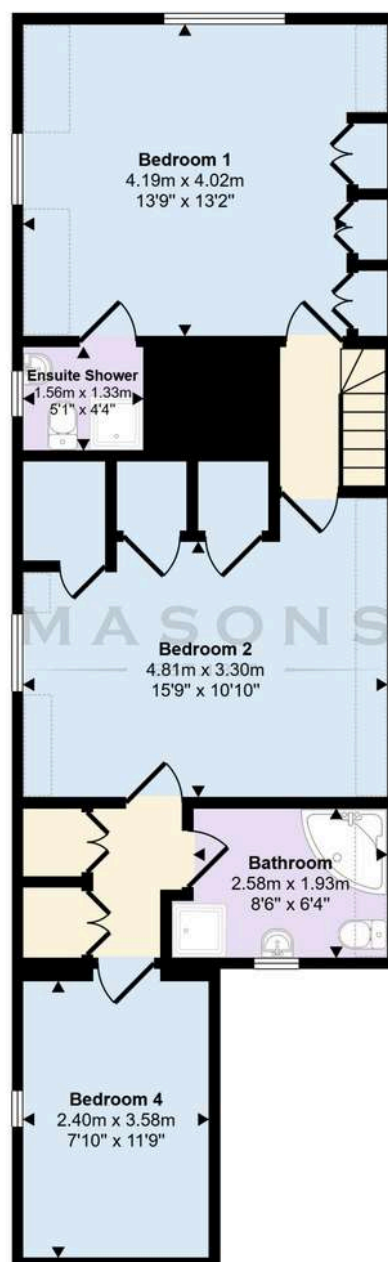




Ground Floor

Approx 92 sq m / 989 sq ft

Denotes head height below 1.5m



First Floor

Approx 67 sq m / 719 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Theddlethorpe

Charm by the Coast

Theddlethorpe is a country village positioned in the coastal area of Lincolnshire and approximately three miles to the north of the main nearby shopping centre, Mablethorpe. There are market towns in Louth (12 miles) and Alford (10 miles) while the main business centres are in Lincoln and Grimsby. The village contains a variety of individual properties and a primary school, together with the attractive thatched pub – The King's Head. The village of Theddlethorpe St. Helen takes its name from the Church of St. Helens which dates from the 14th and 15th centuries.

The coastal area has a variety of attractions including miles of nature reserves, sandy beaches, holiday resorts, bridleways and other rural pursuits whilst the market towns provide shopping facilities, schooling and recreational amenities. The area is rich in flora and fauna and is a well-known and popular location for nature lovers and offers ideal hacking for horse riding and recreational activities.



Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres. The main market town serving the area is Louth, known as the capital of the Wolds



Louth

Vibrant Living in the Wolds



Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F	26 F	
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

We are advised that the property is connected to mains electricity and water while drainage is to a private system but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///talker.examine.alerting

Directions

From Louth take the B1200 road towards the coast and at the far side of Saltfleetby turn right opposite the Prussian Queen and continue to the T junction with the A1031. Turn right, proceed into Theddlethorpe and after passing St Helen's church the property is the last on the right side before open fields, standing well back from the road

Agent's Note

We are advised that two neighbouring properties have an agricultural right of access with notice to the paddocks at the rear of each though this right is virtually never exercised as both can access their paddock from their rear garden.

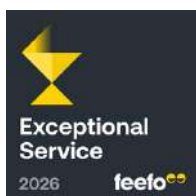
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M A S O N S

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