



Hawthorne House

Benniworth

M A S O N S
— SINCE 1850 —



Hawthorne House

Meadow Lane, Benniworth
Market Rasen, Lincolnshire LN8 6JJ

A well-presented, individual detached family house in a peaceful rural setting

Positioned in mature, well-stocked gardens with a plot of around 0.4 acre (STS)

Tranquil village location nestled in the scenic Wolds Area of Outstanding Natural Beauty

4 first floor bedrooms off a gallery landing, and attractive views to front and rear

Master bedroom with oak built-in furniture and ensuite shower room; modern family bathroom

Extremely spacious L-shaped dining-lounge with bifold French doors onto south decking

Versatile snug/study which could be a fifth ground floor bedroom if required

Kitchen with Shaker style units, separate laundry, front entrance lobby and cloakroom/WC

LPG central heating system and multi-fuel glass fronted fire

uPVC double glazed windows, matching uPVC fascias and soffits

Exceptional well-stocked gardens with patio, decking, sun canopies and patio heaters

Gated block paved driveway and forecourt, double garage, garden sheds and greenhouse

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The Property

Constructed during the mid 1980's to an individual design with a wide impressive elevation to both front and rear, this detached house has brick faced principal walls beneath pitched timber roof structures covered in concrete interlocking tiles. The windows are UPVC double glazed, with low-maintenance complementary UPVC fascias and soffits while the front entrance has a new composite door and double glazed side panels. Heating is by an LPG central heating system and there is a multi-fuel fire with glazed door to the lounge fireplace. The house has a security alarm fitted. The grounds are an exceptional feature of this home extending to around 0.4 of an acre (STS) with main south facing rear garden incorporating patio and decking with canopies while at the end of the garden there is a screened and enclosed kitchen garden with garden outbuildings. The rooms are bright and airy with some lovely views over the village surroundings and have attractive oak panelled and oak framed glazed interior doors.





The main entrance is at the front of the house with a composite front door set into a double glazed surround and finished in a brown wood grain finish externally and white internally. The door opens into a sizable **entrance lobby** with a practical ceramic tiled floor, central heating thermostat, radiator, coved ceiling and ceiling light point, together with smoke alarm and door chimes.

Adjacent is the **cloakroom/WC** with a contemporary feel comprising a white low-level dual flush WC and a suspended vanity wash basin with designer mixer tap, store cupboards beneath, mosaic glass tiled splashback and mirror over. The floor is ceramic tiled and there is a radiator, coved ceiling with light point, extractor fan and window on the front elevation with louvre blind.





A door from the entrance lobby opens into the impressive and particularly spacious **L-shaped dining lounge** which leads through the dining area to the rear seating area with fireplace and bifold French doors onto the south facing decking and rear garden. The feature fireplace is limestone tiled with plinths and an inset multi fuel fire grate having glazed door. Light coloured laminated woodgrain effect flooring extends throughout and there are audio points (though not in use). Two windows with Venetian blinds overlook the front garden and there are three wall light points, a smoke alarm, four radiators, coved ceiling and the staircase with spindle balustrade leads off to the first floor.





The **breakfast-kitchen** is entered through a wide shaped archway and fitted with a smart range of units having beech shaker style facings and comprising base and wall units, glazed cabinets, shelf units, moulded Corian work surfaces with ceramic tile splashbacks and a stainless steel one and a half bowl sink unit with mixer tap and freshwater filter tap.

The **snug or study** is a versatile room positioned at the rear of the house and has a large window with Venetian blind overlooking the beautiful rear garden. There is an attractive range of bespoke built-in base cupboards with display shelving to one wall all finished in white paint work and there is a radiator, coved ceiling, 2 wall up lighters and light coloured woodgrain effect laminated flooring. This room would alternatively make a ground floor 5th bedroom if required.





A central island unit provides breakfast bar seating on 2 sides and there is a dual fuel range cooker with LPG rings, 2 x electric ovens, grill, warming cabinet and extractor hood over fitted with downlighters. There is space for a refrigerator with shelf and cupboard unit over, radiator and a recess with plumbing for dishwasher.

The rear window has a roller blind and overlooks the main garden, while a smaller front window with roller blind looks out over the approach to the house. The coved ceiling has downlighter spotlights, a smoke alarm and ceramic tile floor. A UPVC part glazed door leads to the boot room which connects the house to the double garage.

Adjoining the kitchen is the **L-shaped laundry room** with window on the side elevation having roller blind. The LPG Worcester central heating boiler is located here and there is a water softener and electricity fuse box. The coved ceiling has four spotlights to a centre fitting, an extractor fan and trap access to the wing roof void.



This room has a ceramic tiled floor, double doors to a large built-in linen/store cupboard and double doors to the airing cupboard which contains an insulated hot water cylinder with immersion heater, expansion vessels for the pressurised hot water system and ample linen shelves at the side. There is a stainless-steel sink unit and drainer with storage beneath and granite effect work surfaces with ceramic-tiled splashbacks, space and plumbing for washing machine and space for a tumble dryer.



First floor

The staircase rises from the living room to a good size **gallery landing** which is bright and airy with a window on the side elevation fitted with roller blind. The spindle balustrade extends from the staircase around the stairwell. The ceiling is coved with two light points and there is a trap access with drop-down ladder to the roof void, half of which is boarded for storage purposes. The landing has a radiator, smoke alarm and doors off to the bedrooms and family bathroom.



The master bedroom is positioned at the rear of the house and a good size double room with an attractive range of quality oak built-in furniture comprising a range of wardrobes extending around a corner of the room with clothes hanging and shelved areas together with two 3-drawer bedside chests. There is a radiator, light point to the coved ceiling, and rear window with roller blind presenting some lovely views over the main garden. A connecting door leads to the ensuite shower room.





The attractive **ensuite shower room** has been re-fitted to include floor to ceiling wall tiling incorporating a mosaic tiled border and extending around a large shower cubicle with glazed screen, recessed thermostatic wall mounted chrome mixer unit and handset on wall rail. The white suite comprises a low-level dual flush WC and wide vanity wash hand basin over base cupboards and drawers in white. There is a chrome ladder style radiator/towel rail, ceramic tiled floor, coved ceiling with spotlights and extractor fan. An illuminated wall mirror is positioned above the wash basin. The rear window has a roller blind.

Bedroom 2 is a double room at the front of the house fitted with an attractive range of built-in furniture with white moulded doors and comprising two single wardrobes, one having shelving and a range of high-level store cupboards over a double bed recess with bedside cupboards.

The front window has a roller blind and presents delightful views over the garden to a charming cottage in the distance. There is a radiator and ceiling light point.



Bedroom 3 is positioned at the front of the house and is a single or smaller double bedroom which could also be a study. There is a window on the front elevation with roller blind and presenting views as from bedroom 2, a radiator, coved ceiling and light point.

Bedroom 4 is currently a dressing room for the present owners with a smart range of built-in wardrobes having sliding doors and with sufficient space for a single bed or the wardrobes could be removed to create a further double bedroom. There is a radiator, coved ceiling with light point and rear window with roller blind. This looks out across the main garden.





The smart, contemporary **family bathroom** has part ceramic-tiled walls with decorative border and which extend to full height around the mosaic tile-panelled bath with a recessed wall mounted, pressurised shower mixer unit, glazed side screen and handset on wall rail.

The white suite also comprises a low-level dual flush WC and a shaped wash basin with deep roll edge moulding and pillar lever tap positioned on a hardwood wash stand with drawers.

The floor is ceramic tiled and there is a chrome ladder style radiator/towel rail, coved ceiling with spotlights, an illuminated mirror and shaver socket. The front window has a roller blind.



The attached **double garage** is of brick and block twin skin construction and has potential to be converted into additional living space if required subject to any necessary consents. There is a sectional motorised remote control door giving vehicular access, a rear window, power points, lighting and smoke alarm with the connecting door previously mentioned from the boot room.



Outside

The grounds of Hawthorne House are an exceptional feature of the property and are enclosed to both front and rear by a variety of hedges for privacy, shelter and seclusion. From Meadow Lane, 5-bar double gates open onto a gently sloping block paved driveway to a forecourt parking and turning area with access to the double garage.





A garden at the front of the house is a good size and laid to lawn ideal for seating in the evenings with shrubbery beds and a variety of ornamental trees.

The driveway extends to form a block paved approach to the front door with space as demonstrated in the photographs for flower pots and tubs; access can be gained on foot around each side of the house to the rear.

There are numerous outside lights to include wall lanterns and floodlighting with sensor switching, together with external power points and a front outside water tap.

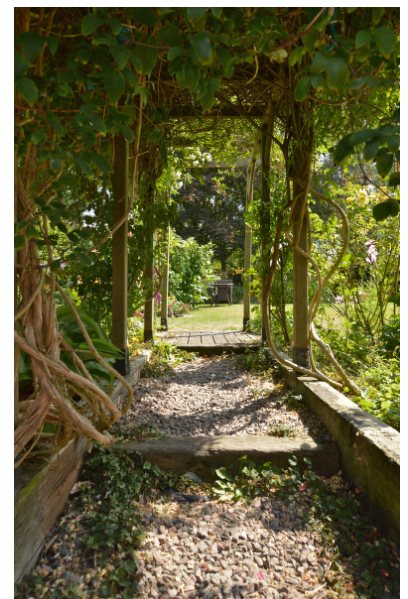


Even more impressive is the large rear garden which is just a few degrees from facing directly due south, thereby enjoying the sun throughout the day. Across the rear of the house there is a wide timber deck and gravelled patio for alternative seating areas and alfresco dining, with the valuable benefit of retractable sun canopies and wall mounted infra-red patio heaters for the cooler days.

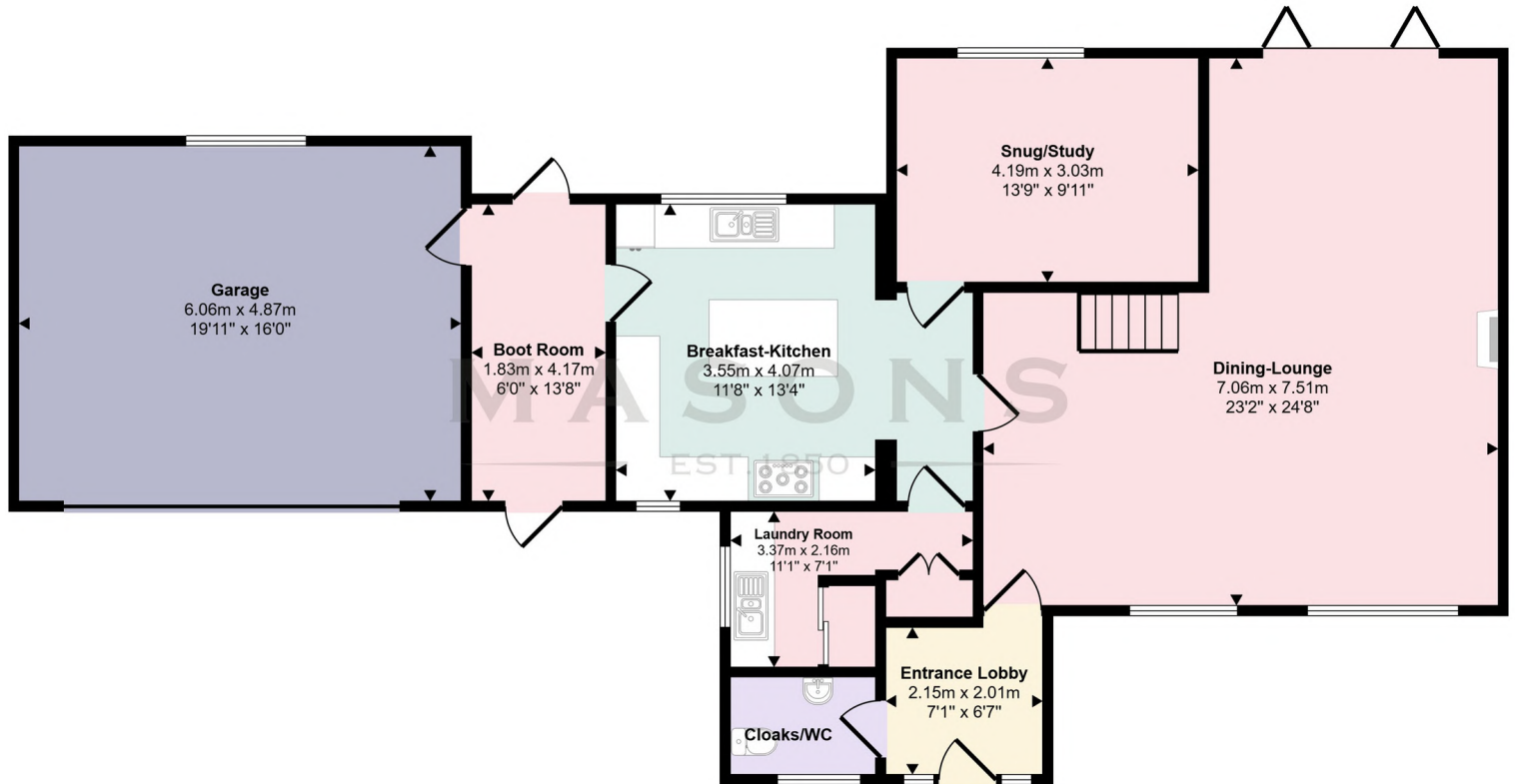
The deck is enclosed by low timber fencing beyond which flower beds create a riot of colour in the spring and summer, and there are numerous wall lights, rear outside tap and power points. To one side and screened from the gardens is the LPG bulk storage vessel.

By the gravelled patio there is a sleeper walled raised flower bed and a sleeper lined flight of gravel and timber steps through a pergola with climbing plants to the main lawned area beyond. The lawn is shaped to flower beds with drifts of bedding plants, shrubs and bushes and a lawned opening through to a wooded area with a variety of trees and pathways cut through.

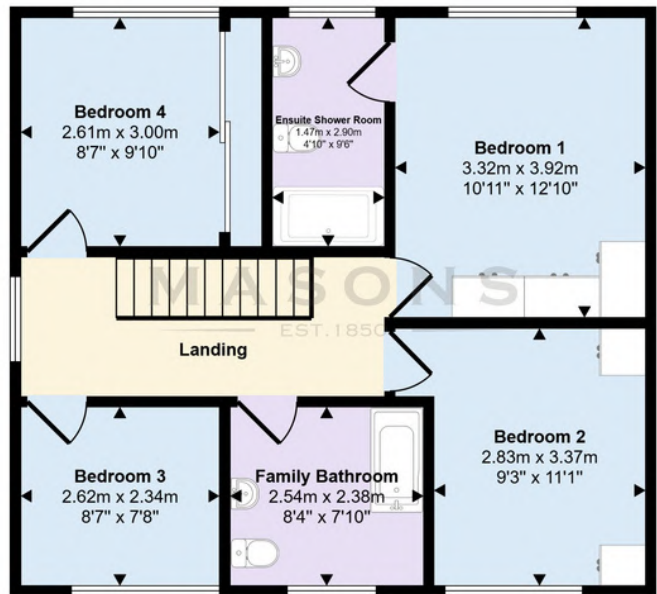
A beech hedge at the far end has access on each side to the garden outbuildings and kitchen garden. There are two garden sheds and a greenhouse with a frame to create a fruit cage if required. As found throughout the garden, this area is private and secluded with tall mixed hedgerows around the perimeter.







Ground Floor
Approx 129 sq m / 1387 sq ft



First Floor
Approx 62 sq m / 663 sq ft

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.

Benniworth

Tranquil living in the Wolds

Benniworth is a beautiful village nestling in the Lincolnshire Wolds Area of Outstanding Natural Beauty and situated approximately 18 miles from Lincoln and 10 miles from the market towns of Louth, Market Rasen and Horncastle, each with their own unique amenities, education facilities and character.

Benniworth enjoys the renowned “big skies” of Lincolnshire with no light pollution and views across the Wolds to Lincoln Cathedral, quite a sight when illuminated at night time. The village is regularly treated to some close-up views of the Battle of Britain Memorial Flight, being on its flight path.

The surrounding area today is largely agricultural, growing local produce which is distributed around the country. Farmers crops include potatoes, peas and sugar beet. Harvest is a big event in Benniworth and in its day, the village played host to a steam railway which ran through to Louth.

The villagers have worked with a telecommunications company to upgrade internet broadband connection to superfast. The village is popular with walkers who appreciate the rural setting and the peace and tranquility of the surroundings. The stone built Church of St Julian stands proudly in the heart of the village.

A short drive away, the village of Donington-on-Bain has a local post office with shop and cafe, a long-standing convenience store, primary school and the Black Horse Pub which serves food. The Viking Way passes through this village.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. The region is known for its excellent primary and secondary schools/academies, making it particularly attractive for families. 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. Each year there are some impressive motoring events held at Cadwell Park, on top of the Wolds between Louth and Horncastle.



Louth

Vibrant Living in the Wolds

Known as the Capital of 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.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	54 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

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

Tenure

Freehold

Location

What3words: ///headlines.intend.residual

Directions

Proceed away from Louth on Westgate and out to the by-pass roundabout, take the second exit onto the A157 and at the fork bear left towards Wragby. After around 6.5 miles after passing through the village of Burgh-on-Bain, turn left at the crossroads along the B1225. Look for the second right turn to Benniworth, take this lane and upon entering the village turn first left into Meadow Lane. The property is the first house on the right.

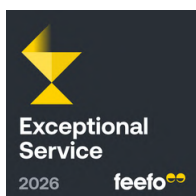
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