

Callums Corner Station Road Theddlethorpe Mablethorpe LN12 1PF

£495,000

JOHN TAYLORS
EST. 1859

Occupying an impressive plot of approximately 0.35 acres, this exceptionally spacious detached family house offers flexible and generously proportioned accommodation, ideal for modern family living or multi-generational occupancy. Enjoying attractive open views across the surrounding countryside to the rear, the property combines extensive internal living space with a desirable semi-rural setting.

The versatile layout provides a range of well sized reception rooms and bedrooms, as well as, two staircases, allowing prospective purchasers to adapt the accommodation to suit their individual requirements. A particular feature of the property is the self-contained holiday cottage, offering excellent potential for guest accommodation, holiday letting income, or independent living space.

Externally, the property benefits from ample off street parking and attractive grounds, providing both privacy and outdoor enjoyment. Further enhancing its appeal are the owned solar panels, which generate quarterly income payments while contributing to improved energy efficiency.

This is a rare opportunity to acquire a substantial home with outstanding flexibility, income potential, and delightful countryside views. EPC rating C.

Rooms

Entrance Hall

With uPVC double glazed entrance doors, radiator, LVT flooring, uPVC double glazed window and stairs to first floor landing. 10'2" x 9'4" (3.11m x 2.88m)

Lounge

With fireplace having classical style timber surround and cast iron grate, uPVC double glazed window to side elevation, radiator, LVT flooring and uPVC double glazed patio doors. Maximum depth measurement 20'9" x 13'4" (6.4m x 4.1m)



Sitting Room

With Georgian style solid fuel stove, LVT flooring, radiators, uPVC double windows. Minimum depth measurement. 21'5" x 13'9" (6.57m x 4.24m)

Dining room

With openings to sitting room and kitchen, radiator, uPVC double glazed windows, LVT flooring and secondary staircase leading to first floor. 15'4" x 10'1" (4.71m x 3.09m)

Breakfast Kitchen

With country style fitted kitchen comprising of wall and base cupboards, wood block worktops, integrated fridge, Belfast style double sink and rinse spray tap, central Island, space for range cooker and extractor hood over, tiled splash backs, uPVC double glazed lantern roof light, uPVC double glazed windows enjoying outlook across open fields, fitted larder cupboards, uPVC double glazed patio doors. 25'5" x 10'9" (7.8m x 3.35m)

Side Entrance lobby

With uPVC double glazed access door and tiled floor.

Ground Floor Shower Room

With modern vanity wash basin, close couple toilet, tiled shower cubicle housing electric shower, uPVC double glazed window, chrome heated towel rail/radiator.

Stairs To First Floor Landing

With uPVC double glazed windows, built-in storage cupboard, access to roof space.

Bedroom 1

With wall lighting, radiator, and uPVC double glazed window enjoying attractive views of open countryside and the Lincolnshire Wolds beyond. 17'3" x 15'4" (5.28m x 4.72m)

Bedroom 2

With uPVC double glazed window, radiator, cast iron feature fireplace with pine surround, built-in alcove cupboards. 12'3" x 11'5" (3.76m x 3.52m)

En-Suite Shower Room

With tiled shower cubicle, close coupled toilet, modern vanity wash basin, uPVC double glazed window, part tiled walls, extractor fan, chrome heated towel/radiator and built-in laundry cupboard. 11'4" x 4'7" (3.5m x 1.44m)

Bedroom 3

With radiator, wall lighting, and uPVC double glazed window enjoying attractive views. 14'8" x 11'1" (4.54m x 3.4m)

Bedroom 4

With cast iron feature fireplace grate having timber surround, built-in wardrobe and drawers, radiator, two uPVC double glazed windows. 12' x 11'4" (3.66m x 3.5m)



Bedroom 5

With uPVC double glazed window, radiator.13'8" x 5'7" (4.21m x 1.74m)

Family Bathroom

With large walk in tiled mains fed shower cubicle, large wash basin, roll top Victorian style bath having telephone shower tap, close couple toilet, Edward style radiator and heated towel rail, part tiled walls, extractor fan, uPVC double glazed roof lantern, uPVC double glazed window with views across open countryside. 11'5" x 10'7" (3.47m x 3.22m)

Bathroom

With panel bath and mains fed shower over, close coupled having concealed cistern and modern vanity wash basin unit, chrome heated towel rail/radiator, tiled wall and floor, uPVC double glazed window.6'3" x 5'5" (1.94m x 1.68m)

Garage

With timber garage doors, power and lighting,. A pedestrian door opens to the adjoining bio plant fuel room and adjoining office/games room.21'6" x 15'5" (6.59m x 4.75m)

Office/Games Room

With uPVC double glazed window, uPVC double glazed patio door and pedestrian door to the boiler plant room.13'1" x 11'5" (4m x 3.51m)

Annexe/Holiday Cottage

Entrance Lobby

With tiled floor, uPVC double glazed entrance door, two uPVC double glazed windows.

Living Room & Kitchen Area

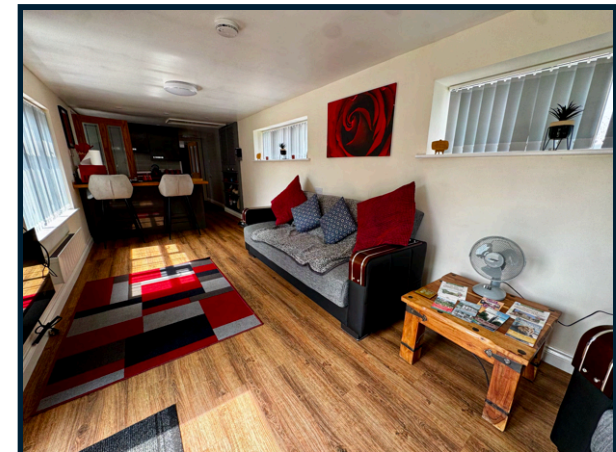
With the kitchen area comprising of modern fitted wall and base cupboards, wood block worktops, resin sink and drainer board, space for washing machine, tiled splash backs , integrated electric hob and oven, access to roof space. The lounge area comprises of uPVC double glazed patio doors, uPVC double glazed windows to the front, side and rear elevations , LVT flooring, electric panel radiator, uPVC double glazed patio doors and wall mounted electric fire. 27'8" x 8'6" (8.5m x 2.65m)

Bedroom

With uPVC double glazed windows, electric panel radiator, uPVC stable style door, access to roof space and LVT flooring.16'7" x 7'9" (5.11m x 2.43m)

Shower Room

With tiled shower cubicle housing electric shower, wash basin, close couple toilet, tiled floor and walls, fitted shaver point light, uPVC double glazed window and extractor fan.5'3" x 5' (1.62m x 1.53m)



Outside

The spacious gardens comprise of a partially walled lawn flower and shrub bed garden attached to the holiday cottage. A tarmac and block paved effect driveway with metal gates and brick entrance pillars provides ample off street parking along with an open fronted carport. The main gardens include a raised deck patio area and hot tub, spacious lawns, raised flower and shrub beds, paved patio area having a water pump feature, semi-mature trees & sectional single garage/store, cold water tap, further patio to the rear of the property and open countryside beyond.

Services

The property is understood to have mains water, electricity, mains drainage. Bio mass central central heating. Solar panels provide electricity to the property with excess going to the national grid which provide quarterly payments.

Tenure

The property is understood to be freehold.

Council Tax Band & Business Rates

According to the governments online portal, the main house property is currently in Council Tax Band D and the Holiday Annexe is in the Business Rates List, with a current rateable value of £1500.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 5Mbps and an upload speed of 0.7Mbps. Superfast broadband is available with a download speed of 80Mbps and upload speed of 20Mbps. Openreach is the available network.

Mobile

We understand from the Ofcom website there is 84% coverage from EE, 77% from 02, 79% from Vodaphone and 64% from Three.

Mandatory Buyer Anti-Money Laundering Check

Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together to verify your information. The cost of these checks is £45 inc VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



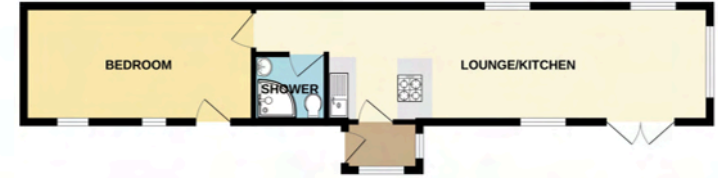
GROUND FLOOR
1776 sq.ft. (165.0 sq.m.) approx.



1ST FLOOR
1354 sq.ft. (125.8 sq.m.) approx.



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA - 440 sq.ft. (40.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 3130 sq.ft. (290.8 sq.m.) approx.

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants 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, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			