



Additional: (total) £550,000

-Approx. 1.8 acre in total (sts)

-Gross income in 2024/2025 £95,733

-Includes Caravan site

Initial Listing: £480,000

-Approx. 1 acre (sts)

-Gross income in 2024/2025 £72,975.97

-CL site will be returned to paddock if not purchased.

Greetham Retreat

Greetham, Horncastle, Lincolnshire. LN9 6PT

BELL





Greetham Retreat, Greetham, Horncastle, Lincolnshire

in the Lincolnshire Wolds (National Landscape)

Horncastle – 3 miles

Spilsby – 8 miles

Lincolnshire coast – 19 miles

Lincoln – 26 miles

Greetham Retreat is a multi-award winning development of five Holiday Cottages, sleeping up to 16 guests, in approx.. 1 acre (sts) of beautiful Lincolnshire Wolds hillside. **The property now benefits from permission for use of the duplex 'let' as owner's/manager's permanent accommodation, alongside planning permission for conversion of the communal spaces to create a replacement, fifth, holiday let.**

Converted from a U-shaped barn 17 years ago by the current vendors; the property has mains water and electric, oil central heating, and generates regular repeat business; with an income from the facilities & land as currently figured and shown on the plan, of £72,975.97 in 2024/25. Alongside gently sloping lawns; Greetham Retreat includes a communal lounge, laundry room and lobby – plus boiler room and store, further store and W/C. The site boasts a number of awards and credentials, including having received:

- 4-Star Gold Award for Luxury Cottages
- 2021 Travellers' Choice Award, Tripadvisor
- 5-Star Tripadvisor rating, across over 300 reviews

The holiday cottages range from two-storey family accommodation to a single-storey one bed, with flat approach and accessibility at the forefront. Four of the five cottages offer open plan living-dining-kitchen spaces; the fifth (Katie's Corner – the would-be permanent residence) boasting a dining kitchen with open doorway to living room.

Subject to negotiation, the properties could be offered for sale fully furnished, including linen, crockery, etc.



HISTORY

The current vendors purchased the property in 2007, moving to Lincolnshire and beginning on the then-redundant barn/crew yard farm buildings; set in 4 acres of grassed field with little bio-diversity. A pond and mixed woodland space has been established (to be retained by the vendors), with work beginning in 2009 on the barns. Opened in July 2010; the five Holiday Lets were named after family members, with alliterative names, and the caravan site added soon after. Greetham Retreat is now offered for sale owing to the current vendors' plans to retire.

ACCOMMODATION

The property comprises five holiday lets, accommodating 16 guests, set to a U-shaped building with patio seating to the centre, plus communal lounge, with W/C and Store; laundry room and lobby. The boiler/plant room offers further storage space, while attached to the main barn are the caravan site W/Cs and shower block (though the caravan site is offered for sale in the additional listing).

Wendy's Wing (1 bed) –providing most accessible (solely ground floor) accommodation, with living area open to kitchen, twin/double bedroom and wetroom style shower room.

Katie's Corner (3 beds – proposed permanent accommodation) –with living room and open doorway to dining kitchen. One bedroom downstairs; with en suite shower room, and two first floor double bedrooms with jack-and-jill bathroom.

Laura's Loft (1 bed) – accessed up stairs and to first floor accommodation. With living room open to kitchen; one bedroom and en suite bathroom.

Maggie's Mews (2 beds) – providing accommodation across two floors. Ground floor comprising open living room to kitchen, twin bedroom and shower room. First floor with landing, master bedroom and en suite bathroom.

Rose's Rest (1 bed) – providing ground floor accommodation. Living room open to kitchen; double bedroom and en suite shower room.



All kitchens include integrated white goods; electric ovens and hobs plus a range of storage spaces. Heating is oil fired from a central boiler, with each Holiday Let independently thermostatically controlled.

The gardens are predominately laid to sloping lawns, allowing for views from the rear across the rolling landscape beyond. There is a wild area to the front, with mature trees and established flowers, and parking spaces to the front and side of the holiday cottages.

LOCATION

Situated to a hillside position in the small village of Greetham, the property sits in and enjoys views of the rolling Lincolnshire Wolds landscape – a designated Area of Outstanding Natural Beauty since 1973. The properties, caravan pitches and gardens are all accessed from Tetford Road through five bar vehicle gate to the side.

With its abundance of natural beauty, award-winning sandy coastline, deep history, and varied landscapes, Lincolnshire is perfect for ramblers, walkers, cyclists and nature lovers alike who will love the scenic trails and inspiring views.

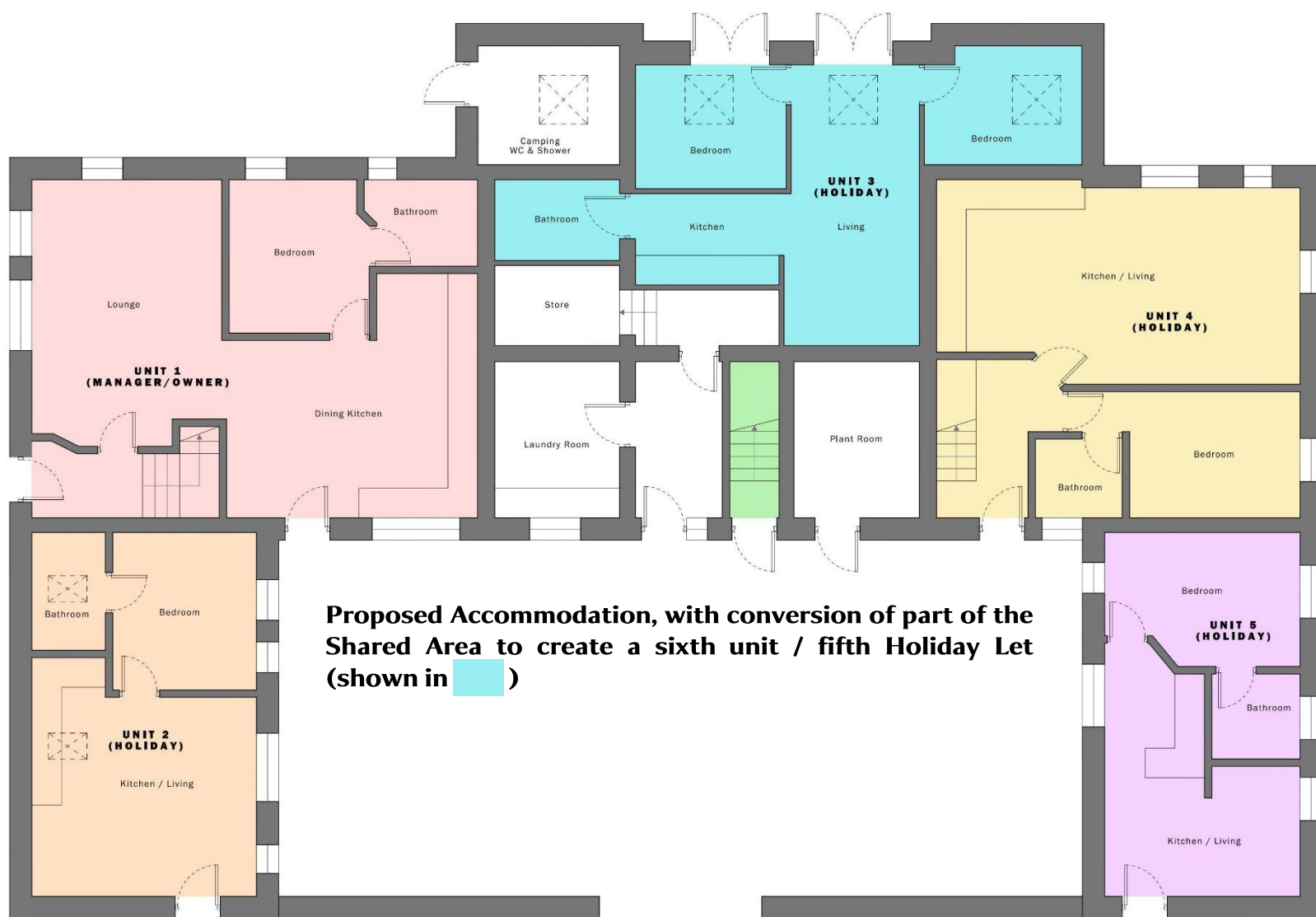
Lincolnshire's rich history means that a heritage site or museum is never far away. Iron-age finds, Roman trails, castles and churches, Victorian and Georgian market towns and many historic RAF aviation venues and attractions will please all types of culture-lovers. The city of Lincoln is home to a magnificent famous medieval historic Cathedral and Castle.

Horncastle, 3 miles away from Greetham Retreat, has a long history dating back to Roman times. An antiques centre, the town is home to a full range of services and amenities; plus twice weekly street market and has many independently owned shops: including a selection of excellent coffee shops and eateries.

Also local to Greetham is the larger market town of Louth which has a thriving street market 3 days per week and a wide selection of independent shops. Nearby is Cadwell Park, host to many motorsport events including the British Superbike Championship.

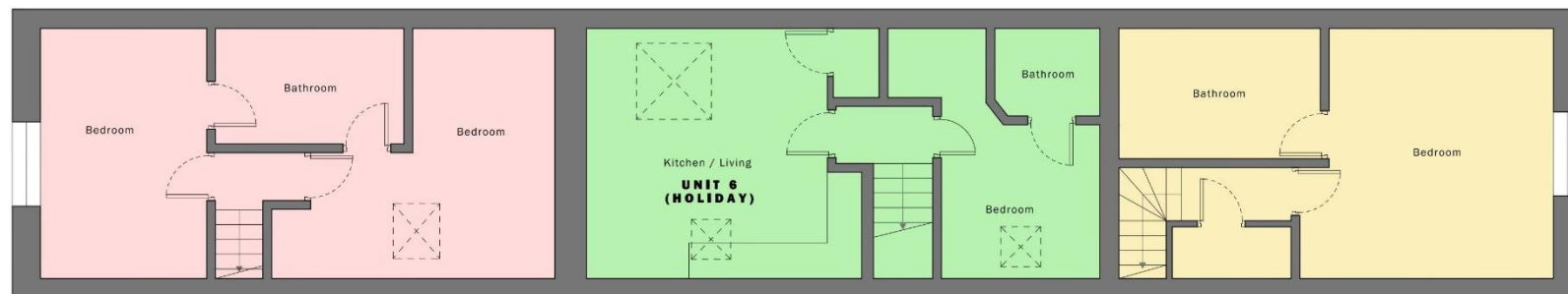






Proposed Accommodation, with conversion of part of the Shared Area to create a sixth unit / fifth Holiday Let (shown in)

GROUND FLOOR



FIRST FLOOR

Current Accommodation

- Katie's Corner (potential manager's/owner's accommodation)
- Wendy's Wing
- Maggie's Mews
- Rose's Rest
- Laura's Loft
- Shared Areas

Approximate total area⁽¹⁾

3664.9 ft²

340.48 m²

Reduced headroom

170.82 ft²

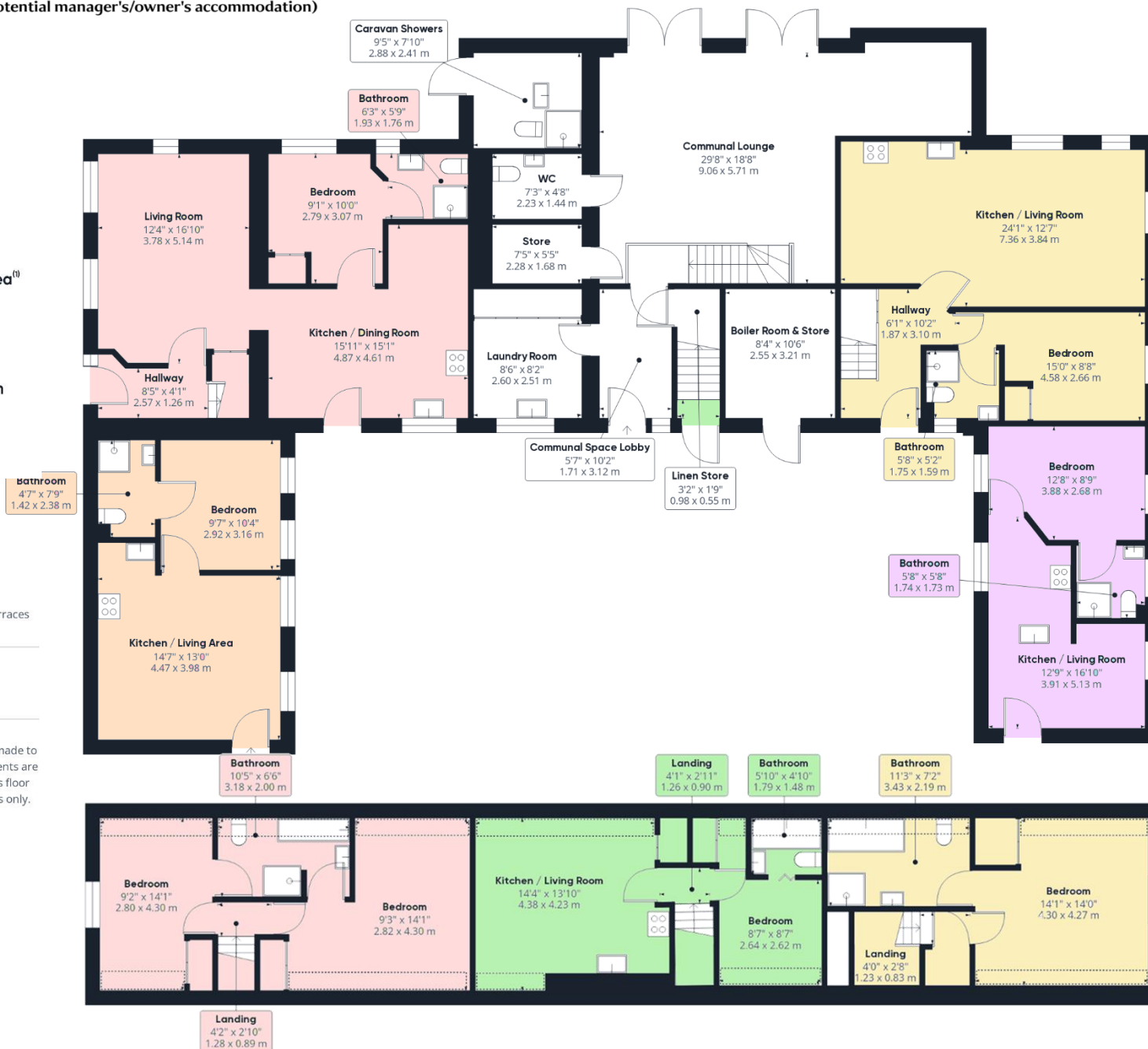
15.87 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Mains water & electric, oil central heating, drainage to private system

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
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Brochure revised 05.02.2026

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