



CHOICE PROPERTIES

Estate Agents

Old Mill Farm, Main Road,
Fotherby, Louth, LN11 0UN Price £750,000



It is a pleasure for Choice Properties to bring to market this rare opportunity to acquire this 10.5 Acre (approximately) smallholding featuring a main house and separate lodge, an abundance of outbuildings, and its own private lake. The property is located in a quiet position on the edge of the sought after village of Fotherby but is conveniently located a 10 minute drive away from the thriving market town of Louth and all of the amenities it has to offer. The house is a four bedroom detached residence with several reception rooms whilst the lodge is a two bedroom annexe which is beautifully presented and benefits from a terrace which overlooks the lake and the extensive views beyond. The majority of the outbuildings are comprised of stables but they have versatile usage. Ideal for workshops/hobbies and equestrian purposes and being sold by a motivated seller who is open to offers, early viewing is highly advised in order appreciate all of what this impressive acquisition can offer.

The 10.5 acre (approx) smallholding features three phase electricity, a range of well built outbuildings, water taps located in various locations, an abundance of outdoor space, and a main house and separate lodge which comprise of:-

Main House

Entrance Hall

15'3 x 7'11

Internal door to pantry. External uPVC door leading to garden. Hardwood door to kitchen. Radiator. Power points.

Kitchen/Living Area

22'4 x 21'2

Fitted with a range of wall and base units with work surfaces over. One and a half bowl stainless steel sink. Space for five ring range cooker with extractor hood over. Dual aspect windows. Space for under counter fridge freezers. Spot lighting. Part tiled walls. Power points. Door to hallway. Door to living room. Built in storage cupboard. Large log burner fitted in fireplace with tiled hearth and surround. Dual aspect uPVC windows. Radiator. Power points. Tv aerial points.

Living Room

13'1 x 21'4

Fitted with an impressive fireplace housing a log burner with tiled hearth, brick surround, and hardwood mantel. Dual aspect uPVC windows. Radiator. Power points. Tv aerial point. Storage cupboard housing the consumer unit and meters.

Utility Room

5'9 x 10'7

Plumbing for washing machine. Low level wc. Frosted uPVC window to side aspect. Radiator. Power points. External uPVC door leading to private garden space.

Pantry

5'9 x 9'9

With fitted work surfaces and shelving. Space for fridge freezer. uPVC window to rear aspect. Power points.

Office

Internal door to rear hallway. Radiator. Power points. External uPVC door leading to garden.

Sun Room

6'4 x 9'2

With uPVC windows to all aspect. External uPVC door leading to rear gardens.

Hallway

3'5 x 3'4

Radiator. Power points. Staircase leading to first floor landing. uPVC door to conservatory.

Landing

10'5 x 3'0

Internal doors to all first floor rooms.

Bedroom 1

13'2 x 11'9

Double bedroom with fitted wardrobe and dressing table. Radiator. Power points. uPVC window to front aspect.

Bedroom 2

12'6 x 11'9

Double bedroom with fitted wardrobe and dressing table. Radiator. Power points. uPVC window to rear aspect.

Bedroom 3

9'6 x 9'0

Double bedroom with dual aspect uPVC windows. Radiator. Power points. Tv aerial point.

Box Room/Bedroom 4

10'5 x 5'5

Single bedroom with uPVC windows to rear aspect. Power points.

Bathroom

7'11 x 8'10

Fitted with a four piece suite comprised of a large jetted panelled corner bathtub, a spacious shower cubicle, a pedestal wash hand basin, and a low level wc. Plethora of fitted storage space. uPVC window to rear aspect. Part tiled walls. Heated towel rail. Extractor.

Gardens

The house features three garden spaces. All of the gardens spaces are laid to lawn and fully enclosed with fencing to the perimeter. The largest one is found to the the front of the property and features mature plants and trees which add life and colour to the space. The second garden space is smaller but more secluded. It features an outdoor decking area which was previously home to a hot tub and an outdoor storage shed. The final garden space is found between the house and the driveway and features a footpath linking them together. This garden is also lined with various plants and shrubs adding more life and colour to the space.

Lodge

Hallway

4'10 x 9'10

With uPVC entrance door. Radiator. Fitted shelving. Power points. Spot lighting. Opening to open plan kitchen/living/dining area. Internal doors to the majority of rooms.

Open Plan Kitchen/Living/Dining Area

20'11 x 19'3

Fitted with a range of wall and base units with work surfaces over. Integral oven. Four ring gas hob with extractor hood and splashback over. One and a half bowl stainless steel sink with mixer tap and drainer. Space for fridge freezer. Breakfast bar. uPVC windows to all aspects. Sliding uPVC door leading to sun terrace. External uPVC door leading to garden. Space for dining room table. Dual aspect bay uPVC windows. Radiators. Power points. Spot lighting. Tv aerial point.

Utility Room

5'1 x 9'6

Fitted with wall and base units with work surfaces over. Plumbing for washing machine. Space for dryer. Frosted uPVC window to side aspect. Extractor. Access to loft via loft hatch. Radiator. Power points.

Bedroom 1

9'2 x 14'11

Double bedroom with dual aspect uPVC windows. Tv aerial point. Radiator. Power points. Internal door to walk in wardrobe.

Walk In Wardrobe

5'8 x 13'8

Fitted with a range of open wardrobes, rails, and shelving. Radiator.

Bedroom 2/Office

7'8 x 10'2

Second bedroom currently used as an office which is fitted with a plethora of desk space. Radiator. uPVC window to side aspect. Power points. Telephone point. Internal door to storage cupboard. Access to loft via loft hatch.

Store Room

3'7 x 4'6

Fitted shelving. Radiator.

Bathroom

11'0 x 9'6

Fitted with a five piece suite comprising of a free standing double ended bath with chrome mixer tap and shower attachment, a shower cubicle with traditional shower attachment, a wash hand basin set over vanity unit with chrome mixer tap and splashback, a push flush wc, and a bidet. Spot lighting. Radiator. Extractor. uPVC window to side aspect. Slate tiled flooring.

Gardens

The lodge benefits from a private and secluded garden which is sheltered by mature trees to all sides. The garden space is entirely laid to lawn and features a green house and a summer house.

Outbuildings

The property features an abundance of outbuildings detailed below. For further information on the outbuildings and sizes we recommend viewing the property. The outbuildings include: a crew yard, two long stables, two large storage areas, and twelve further stables.

Further Information

The property proudly sits on a plot of 10.5 Acres (approximately) and is split into three separate fields in addition to the two gardens found adjacent to each property. The plot is also home to a picturesque lake which the lodge overlooks. Also incorporated in the land is a crew yard and a expansive driveway providing space for numerous vehicles. An EV charging point is also located on the driveway. Water and electricity can be found throughout the farm with water taps being located even at the far ends of the field. A cesspit for both properties can be found in the front garden space. There is also sensor lighting found in a large proportion of external areas. Both the lodge and the house have separate oil tanks and the lodge has LPG tanks to fuel the hob. The smallholding further benefits from three phase electricity.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

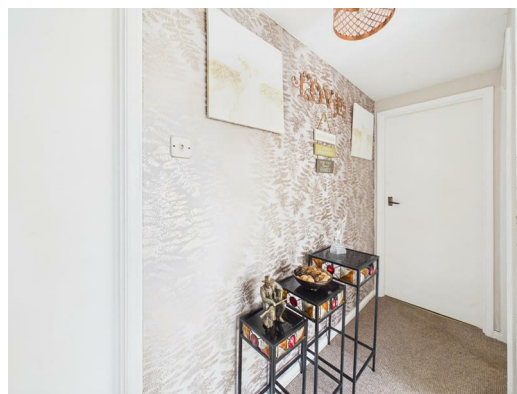
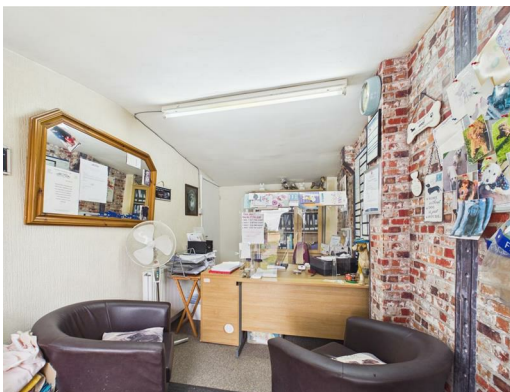
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

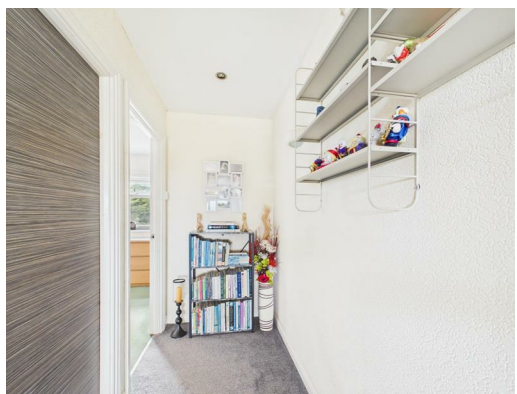
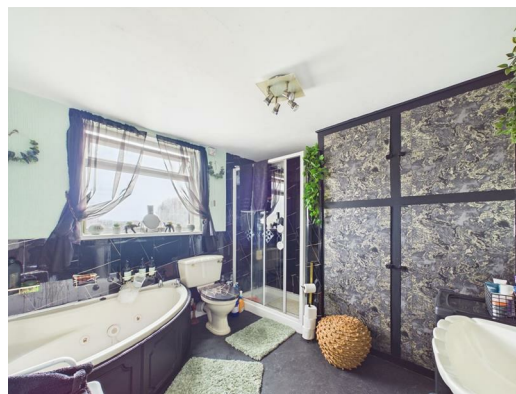
Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.











Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
2730 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Exit Louth via Grimsby Road and head onto the A16 towards Grimsby. Continue for 2.5 miles then turn right onto Louth Road and then turn immediately left. Follow this road until the end where the property can be found.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

