



CHOICE PROPERTIES

Estate Agents

St Margaret's House Church Lane,
Withern, LN13 0NG

Asking Price £800,000



An Exceptional Grade II Listed Converted Church | Approximately 4,000 sq ft | Five Bedrooms | Approx. 1 Acre (STS)

A truly outstanding opportunity to acquire St Margaret's House, an exquisite Grade II Listed former church that has been sympathetically transformed into an exceptional family residence, seamlessly blending historic character with contemporary living. Offering in excess of 4,000 square feet of beautifully appointed accommodation and occupying a generous plot of approximately one acre (subject to survey), this remarkable home is one of Lincolnshire's most distinctive properties.

The conversion has been thoughtfully designed to preserve the building's rich heritage, with stunning original architectural features including soaring vaulted ceilings, magnificent stone archways, intricate masonry, and an impressive collection of handcrafted feature windows that flood the interior with natural light. These bespoke windows complement the property's historic architecture while enhancing the bright and airy living spaces. The period features are perfectly balanced with stylish modern finishes, creating a home of exceptional character and comfort.

The spacious and versatile accommodation centres around a spectacular double-height living room within the former chancel, providing a dramatic entertaining space unlike any other. A contemporary kitchen/breakfast room offers the ideal setting for modern family life, while five generous double bedrooms, including a spacious guest bedroom with en-suite facilities, ensure ample accommodation for growing families and visiting guests.

Outside, the property is approached via a private setting and enjoys beautifully maintained wrap-around gardens with an abundance of mature trees, established planting and expansive lawns. The grounds provide an excellent degree of privacy whilst taking full advantage of the picturesque open countryside views surrounding the village.

Situated within the desirable village of Withern, on the edge of the beautiful Lincolnshire Wolds, the property enjoys a peaceful rural setting whilst remaining conveniently positioned for the market towns of Alford and Louth. The village itself benefits from a primary school and village hall, with further amenities including supermarkets, healthcare services, restaurants and leisure facilities available nearby.

Properties of this calibre and individuality are exceptionally rare to the open market. St Margaret's House presents a unique opportunity to own an iconic historic building that has been transformed into a magnificent family home, offering an unrivalled combination of heritage, space, privacy and lifestyle.

Offered for sale with no onward chain, early viewing is considered essential to fully appreciate the exceptional quality, scale and uniqueness of this remarkable home.

Entrance Hall

6'7 x 7'9

Hallway

44'0 x 17'9 (to furthest measurement)

Kitchen/Breakfast Room

17'7 x 29'10 (to furthest measurement)

Walk In Pantry

2'9 x 5'10

Boiler Room

3'10 x 4'6

Dining Room

16'5 x 29'6

Chancel/Living Room

22'4 x 28'6

Study

8'8 x 6'8

Cloakroom

4'1 x 6'1

Bedroom 2

14'11 x 13'7

Ensuite Shower Room

8'0 x 7'10

Galleried Landing

35'9 x 21'6

Principal Bedroom (1)

14'2 x 20'11

Bedroom 3

18'2 x 11'8

Bedroom 4

12'5 x 11'8

Bedroom 5

17'11 x 11'6

Bathroom

13'6 x 8'6

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 E.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 462277

Opening Hours

Mon-Fri 9am-5pm, Saturday 9am-3pm.

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.

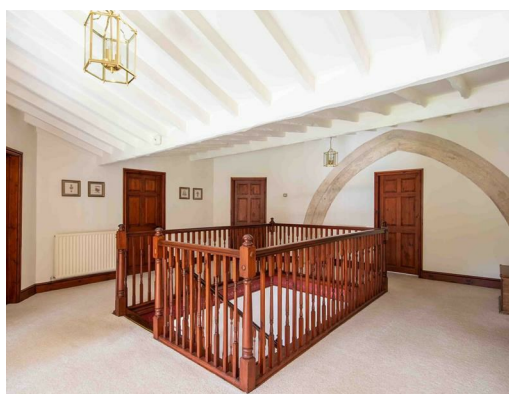
Services

We believe that the property is connected to mains water and electricity. Drainage is via a private system. The central heating is oil fired. The agents have not inspected the services and the buyers should rely on their own survey.

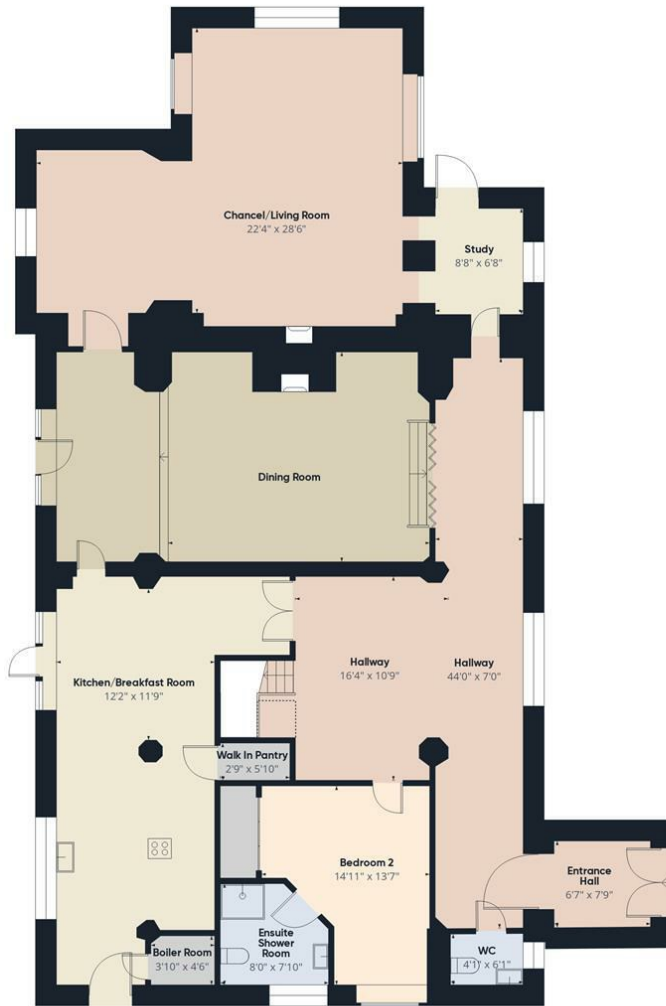
The property is offered on the market with NO CHAIN.

The property is EPC exempt

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



Floor 1

Directions

From our Alford office head North along South Market Place then turn right at the T junction onto East Street. Continue for 2.5 miles then bear left onto the B1373 toward Withern. Continue on this road for 2 miles into the village of Withern then turn left onto Church Lane. You will find the property at the very end of the road.

