



1, Priory Way

Burwell

M A S O N S

— SINCE 1850 —

1 Priory Way

Burwell, Louth, Lincolnshire
LN11 8PR



Lincolnshire Wolds village location

Approximately 5.5 miles south of Louth

Elevated setting near the church

Lovely views over the village and hills

Large formal and kitchen gardens

Semi-detached family house

3 first floor bedrooms with fine views

First floor bathroom, WC and landing

Hallway, Rear lobby, cloaks/WC and utility

Sitting room with open fire

Wide dining-kitchen with rear bay

uPVC double-glazed windows

Gas CH system - new boiler in late 2025

Off road parking, space for drive and garage (STP)

An opportunity for those seeking a country lifestyle, this semi-detached house in the Wolds village of Burwell enjoys an elevated position with superb views over the village and hills. With scope for modernisation and great potential, the house has large formal and kitchen gardens with off road parking for 3 or 4 cars and scope to create a driveway and garage (STP).

The accommodation includes a hallway, lounge, dining kitchen, rear lobby with utility room and cloaks/WC, three first floor bedrooms, bathroom, separate WC and landing. Gas fired central heating system and uPVC DG windows. For sale with NO CHAIN

NB - The EPC was completed prior to the renewal of the central heating boiler with a more efficient model.

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The Property

We estimate this semi-detached house to date back to the 1960's and the principal walls have brick and rendered facings beneath pitched timber roof structures covered in concrete interlocking tiles. The windows have been replaced with uPVC framed double glazed units and heating is provided by a gas central heating system with a new boiler installed in November 2025 and an open fire in the sitting room. The house stands in a large garden with potential to create a driveway and construct a garage if required (subject to planning/building permission as may be necessary).

The accommodation would benefit from modernisation but has great potential and well-proportioned 3-bedroom accommodation. The owners will remove and repurpose the greenhouse and garden outbuildings excepting a timber log store, but there is ample space for the buyer/s to add their own choice of outbuildings. The gardens have been transformed by comprehensive formal planting, a new orchard with young trees to the side and kitchen garden areas.

The gardens and small terrace by the main entrance enjoy the sun throughout the day while at the rear there is a seating area for tea and coffee in the morning sun, with views up to the church on the hill. A public pathway runs along the far left boundary from the lane and up onto the Wolds branching off for miles and leading to scenic villages and a 500 acre wood just opened to the public.



Ground Floor

Main front entrance with gas meter adjacent and canopy over a part-glazed (double-glazed) door to the:

Entrance Hall

With double radiator, coat hooks to wall plaque, window with low sill on the side elevation and staircase with side screen and handrails leading to the first floor. Smoke alarm and doors off to the kitchen and the sitting room.



Sitting Room

A well-proportioned room with ceramic-tiled fireplace having an open fire and tiled hearth. Radiator, coved ceiling and window providing views over the village towards the Wolds countryside at the front. Connecting door into the:





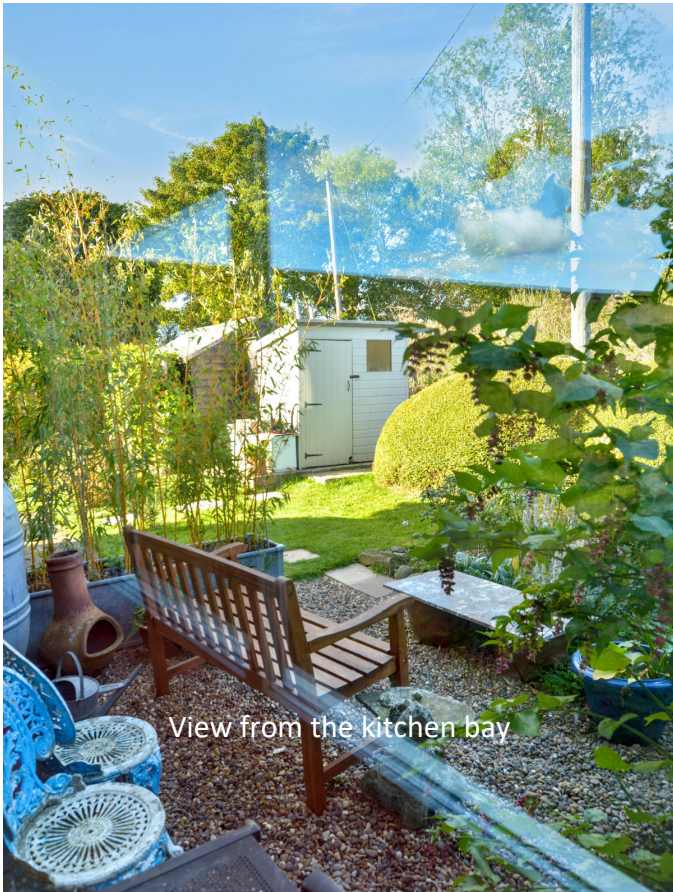
Dining Kitchen

A good-sized room with a large walk-in bay on the rear elevation providing space for a dining table and at present the kitchen has a single drainer stainless steel sink unit with a single cupboard beneath, space with plumbing for dishwasher and space with electric cooker panel for a freestanding cooker.

There is a ceramic tile fireplace and hearth currently sealed and from which a gas fire has been removed. The gas point remains for a new gas fire to be installed by the buyer/s or an alternative solid fuel appliance, both subject to installation and flue regulations. There is a wall mounted Ideal Logic Max Heat gas-fired central heating boiler (installed November 2025) operating with a separate Drayton digital wall programmer. (NB the previous boiler is still shown in the photographs).



Double doors to built-in full height cupboard with shelving and further deep under stairs store cupboard. Walk-in pantry with shelving, electric light and a single-glazed internal window to the side lobby. The dining kitchen has a coved ceiling, two ceiling light points, a wall cabinet with sliding glazed doors and a good size radiator. A uPVC part-glazed (double-glazed) door leads to the rear lobby.



View from the kitchen bay



First Floor Landing with screen to the stairwell, window on the side elevation, smoke alarm and trap access to the roof void.

Bedroom 1 (front)

A good-sized double bedroom as currently demonstrated by the owner's double bed and triple bunk bed, all in place.

Radiator and window on the front elevation presenting views towards the Wolds. Door to the built-in recessed airing cupboard containing a copper hot water cylinder fitted with lagging jacket and immersion heater.

Bedroom 2 (rear)

A further double bedroom with a window on the rear elevation presenting views up towards the old church on the hillside at the rear. Double radiator and built-in recessed wardrobe with clothes rail.



Rear Lobby

A useful size with a quarry-tiled floor and rear part-glazed (single-glazed) door to outside and a matching part-glazed side panel. A ledged and framed door at the front is not currently used but opens onto the front garden. A latch door gives access to a

Cloakroom/WC

With a white low level dual-flush WC, quarry-tiled floor, internal wall insulation and window. Adjacent is the

Utility Room

also having internally insulated walls, work surface with inset single-drainer stainless steel sink unit, space with plumbing for washing machine and space for further appliances such as dryer, fridge, freezer etc. Quarry-tiled floor, widow on the side elevation and electricity consumer unit with MCB's.



Bathroom and Separate Toilet

The bathroom has a white suite of panelled enamelled bath, pedestal wash hand basin, ceramic tile splashbacks and rear window with tiled sill. Radiator and fluorescent light. The toilet has a white low-level WC, radiator and side window with tiled sill.



Outside

The house stands in large gardens which the present owner has transformed since purchasing the property. The main garden enjoys the sun throughout the day.

The front garden slopes up to the house and has lawns to each side of a pathway with steps leading up to the front entrance. A flagstone approach to the front door doubles as a small, elevated sun terrace ideal for a table and 2 chairs from which to enjoy the garden and lovely views. There are established beds and borders with a wealth of flowering and foliage plants, shrubberies and a fence at the front with hand gate. On the left side is a productive kitchen garden with vegetable growing area and cage surround, 3 newly planted plum trees, crab apple, raspberry canes, strawberries, rhubarb patches, black and red currants and gooseberries. Nearby is an outside water tap.

Bedroom 3 (front)

Presently a study for the present owner, this is a single L-shaped bedroom with radiator, window to the front elevation enjoying views as from the main bedroom and having a useful over-stairs store cupboard with shelving (door to be re-fitted prior to completion).



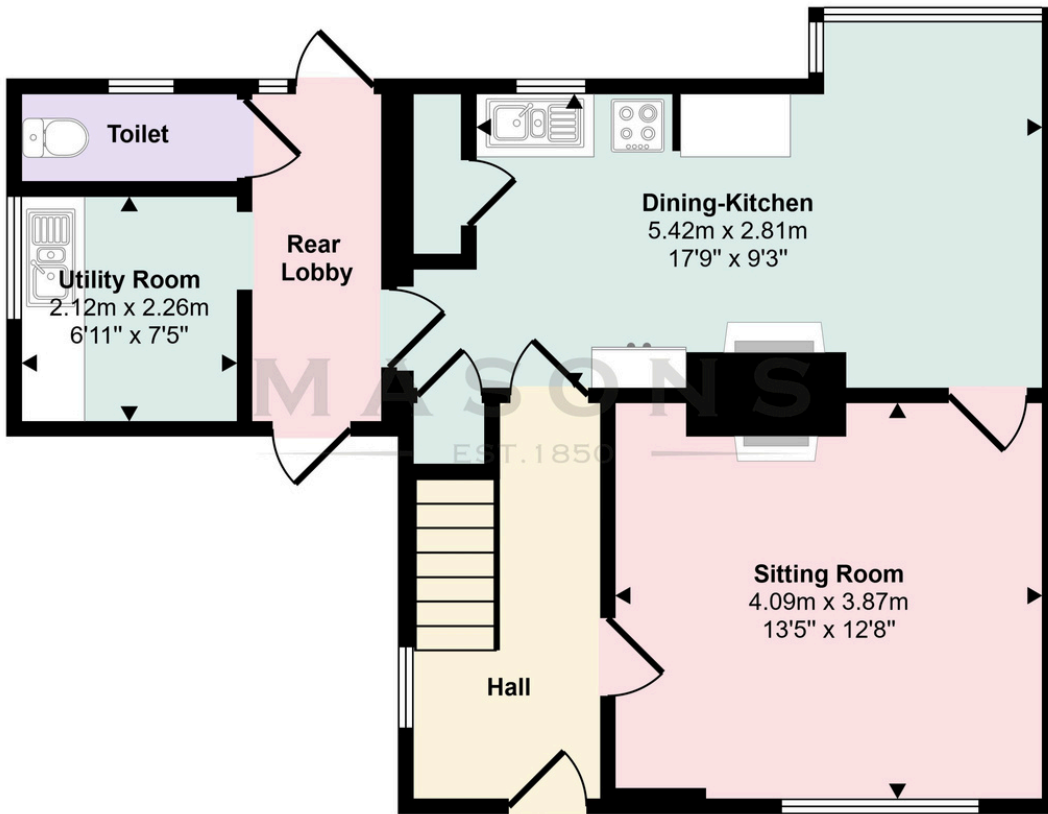
Continuing round to the rear of the house, the garden here is orientated for the morning sun with a gravelled seating area and deep flower beds, wisteria, jasmine and a pathway surround together with screen fencing and hedge. A concrete base at the top of the garden provides a base for garden outbuildings or for a garage as was previously in place, (STP).



A tall hedgerow separates the formal gardens from a large further garden at the side, planted with an orchard of young trees to include cherry, plum, hazel, 2 pear trees, eating and cooking apple trees. This area has also been a chicken run for the current owner. There is a stock-proof rear fence and a public pathway leads along the side boundary and out across the hills at the top of the garden onto the Wolds. The grounds include an area by the lane with space to park 3 or 4 cars comfortably and there is still the potential to extend a driveway into the side garden if required.

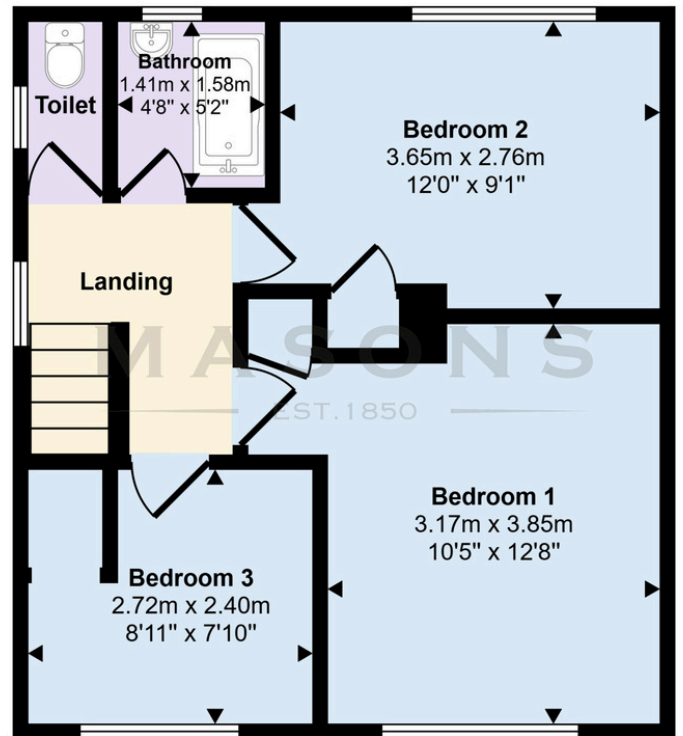


NB – with the exception of the timber wood shed, the garden outbuildings will be removed and are not included in the sale.



Ground Floor

Approx 55 sq m / 592 sq ft



First Floor

Approx 41 sq m / 439 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.

Burwell

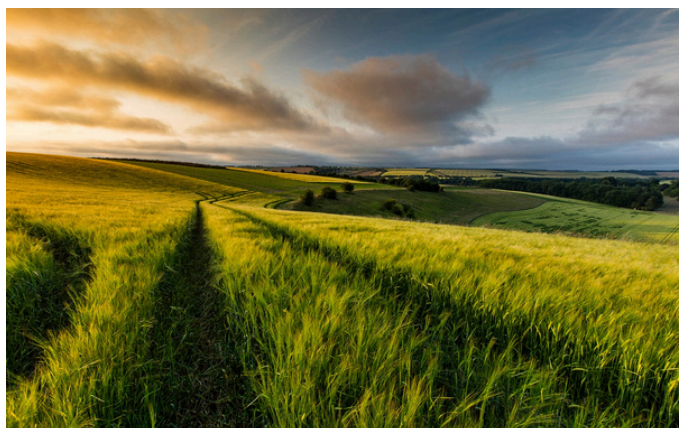
Well-placed in the Wolds for travelling

Burwell village stands in a scenic area of the Lincolnshire Wolds. There are some lovely country walks and bridleways across the Wolds and the market towns of Louth, Spilsby and Alford provide local facilities while the main business centres are in Lincoln, Grimsby and Boston. Up on the hillside is the church of St Michael - now looked after by The Churches Conservation Trust and open daily.



Louth (5.5 miles to the north) is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (25 miles from Louth) and Grimsby (16 miles from Louth).

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, grammar schools and academies making it particularly attractive for families. Additionally, good transport links ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

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

The owners receive good 4G mobile coverage via EE at the time of marketing.

Tenure

Freehold

Location

What3words: ///breeding.shack.agreeable

Directions

From Louth take the London Road south to the by-pass roundabout and then take the second exit south along the A16 road. Follow the road for around 5 miles to Burwell and upon entering the village look for a small left turn just before the unusual shaped building "The Buttercross" on the left. This lane leads down to the property which then stands in an elevated position on the left side.

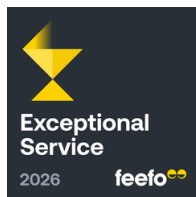
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