



The Corner House

Brinkhill

M A S O N S

SINCE 1850

The Corner House

Brinkhill
LN11 8QX



Three-bedroom detached home

Detached garage and off-road parking

Quiet rural village location

Character features with modern improvements

Further external office outbuilding

Generous sized corner garden plot

Period home dating from before 1900's

A well-proportioned period home dating from before 1900, situated within a small rural village and offering a blend of character features with modern improvements. The property has been updated to include a contemporary fitted kitchen and neutral décor throughout, while retaining its traditional brick construction and overall charm. A new boiler was installed in 2017, along with a replacement oil tank in 2019, enhancing the home's efficiency and practicality.

The property stands within a generous plot and offers well-balanced and practical accommodation, including a spacious kitchen, comfortable reception space and well-proportioned bedrooms.

Externally, the property benefits from a detached garage, further potting shed/office, off-road parking and a well-maintained, enclosed garden with established planting.

Overall, the property provides comfortable accommodation in a peaceful countryside setting, ideal for those seeking a village location while remaining within reach of nearby towns and amenities.

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This charming, beautifully presented country-style Murdoch Troon kitchen offers the perfect blend of character, comfort, and contemporary convenience. Finished in a soft neutral palette with elegant shaker-style cabinetry, the space exudes timeless appeal while incorporating high-quality modern fittings. Solid wooden worktops complement the cabinetry and flooring, creating a warm and inviting atmosphere ideal for both cooking and entertaining.

At the heart of the kitchen sits a striking farmhouse Belfast sink, paired with a classic mixer tap beneath a bright window that fills the room with natural light. Premium integrated appliances include a large range cooker with multiple ovens and gas hobs, and ample space for additional kitchen essentials. The freestanding island provides generous workspace and clever open storage beneath, perfect for cookware or display.

Attention to detail is evident throughout, from the brushed nickel handles and soft-close drawers to the thoughtful layout that maximises both function and flow. The room is finished with tasteful recessed lighting, a vertical radiator, and direct access to the rear garden through a stable-style back door.



The property benefits from a boiler room, providing a practical space for housing essential services, leading through to a downstairs WC and utility area with space for laundry appliances and additional storage.

Flowing from the kitchen, the dining room offers a well-balanced and versatile space, ideally suited to both everyday use and formal entertaining. The room is tastefully presented and centred around an attractive exposed brick chimney breast, incorporating a gas coal-effect burner which provides a charming focal point while offering the convenience of modern living. The proportions comfortably accommodate a full dining suite, with ample space for additional furniture if required, and natural light enhances the overall sense of space, creating a welcoming and functional setting.

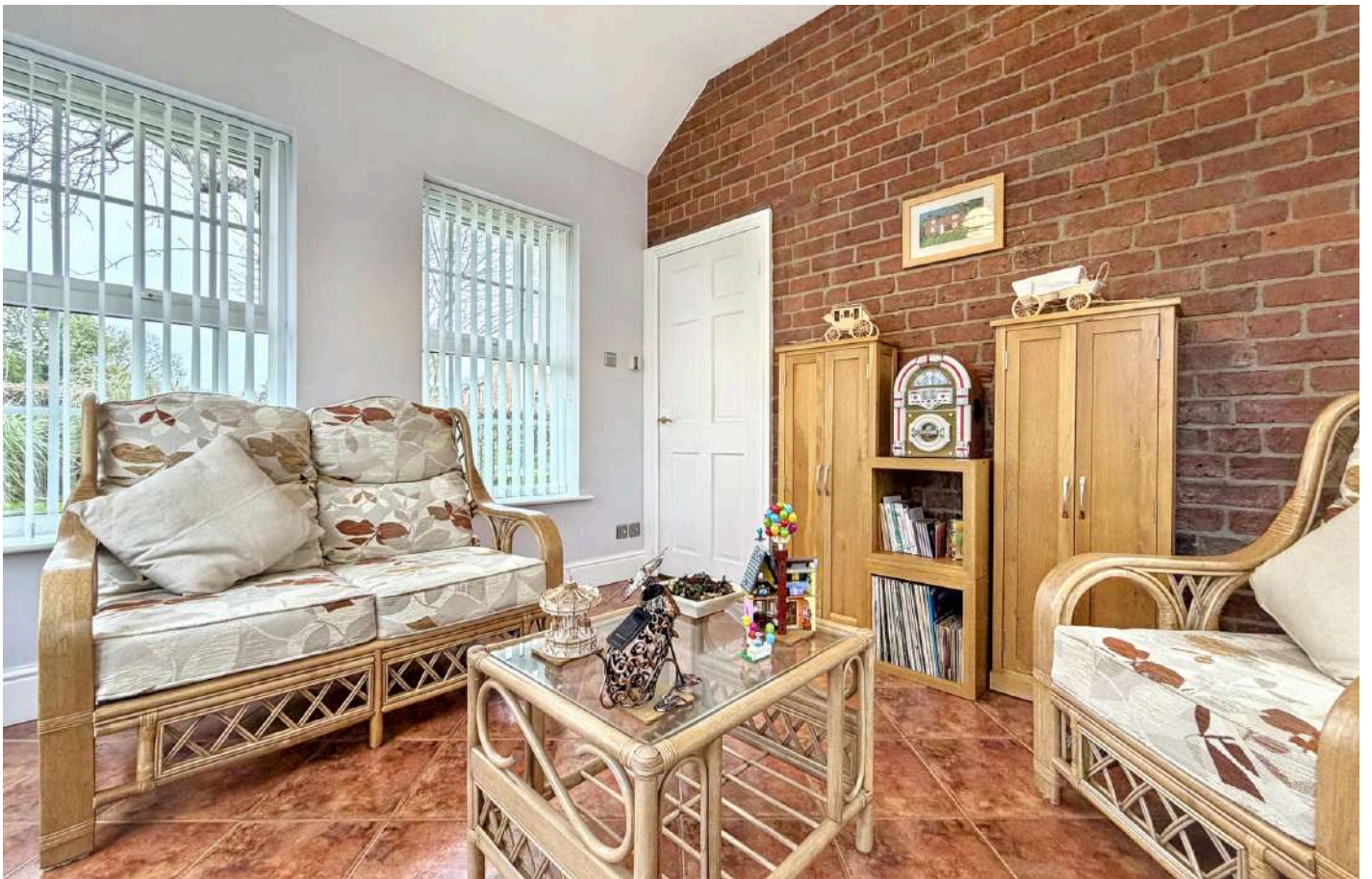


This generously sized sitting room provides a comfortable and highly usable living space, suited to both everyday living and more formal occasions. The layout is thoughtfully arranged, allowing for multiple seating options while maintaining a natural sense of flow throughout the room.

A large window to the front elevation brings in excellent levels of daylight and offers an attractive outlook, contributing to the room's bright and open feel. The proportions of the space allow for a variety of furniture configurations, including a full suite and additional occasional pieces without feeling overcrowded.

To the rear, the sitting room opens into an extended sun room, creating a natural continuation of the living space. This additional area provides an ideal setting for more informal seating or dining, with an emphasis on enjoying the garden aspect. The design allows for a seamless transition between the two spaces, enhancing the overall sense of flow while offering a versatile area that can be adapted to suit a range of uses throughout the year.







Both bedrooms are well-proportioned doubles, offering comfortable and versatile accommodation, each benefitting from excellent natural light via large, low-level windows.

The principal bedroom is particularly spacious and incorporates a useful built-in storage cupboard, providing practical and discreet storage. The room readily accommodates a full suite of bedroom furniture, with a layout that lends itself well to a variety of configurations.

The second bedroom is similarly well-sized and features two defined alcoves, ideally suited for wardrobe provision, whether fitted or freestanding. This thoughtful use of space enhances the room's functionality, making it a highly adaptable second double bedroom.



The third bedroom is a well-appointed single room, offering a versatile space ideally suited for use as a guest bedroom, nursery or home office. The room is enhanced by a characterful sloped ceiling. The proportions allow for essential furnishings, with scope to tailor the space to individual requirements, and the room benefits from good levels of natural light, contributing to a bright and comfortable setting.



The bathroom is particularly spacious and thoughtfully arranged, offering a practical and comfortable environment suited to modern living. Generous proportions allow for ample storage solutions, with space for additional cabinetry or freestanding units if required. The suite comprises both a bath and a separate shower, providing flexibility for day-to-day use.





The property occupies an impressive corner plot, offering a substantial and well-maintained garden that provides a high degree of privacy along with excellent outdoor space. The grounds are predominantly laid to lawn, creating a generous and versatile area ideal for a range of uses, from family enjoyment to more formal landscaping if desired. A well-positioned patio area adjoins the property, providing an ideal setting for outdoor dining and entertaining, with ample space for seating and enjoying the surrounding garden. Established planting and defined boundaries further enhance the setting, giving the garden a mature and secluded feel.

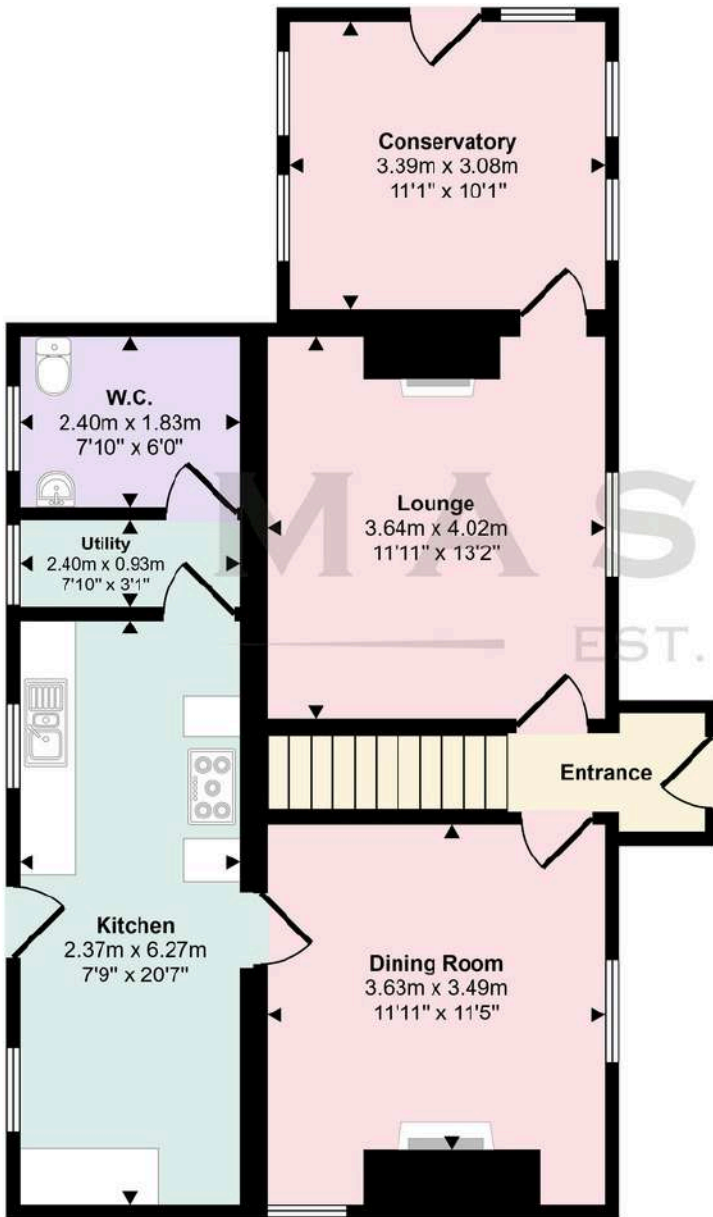




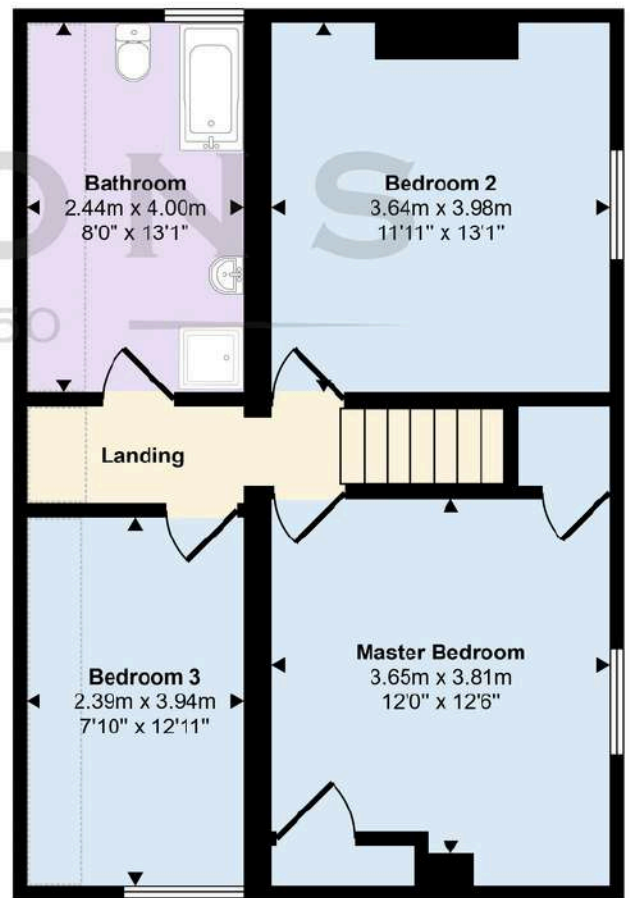
In addition to the garden itself, the property benefits from a double garage with powered electric doors, offering secure parking and useful storage, alongside a separate outside office/potting shed which provides valuable additional space for home working, hobbies or gardening needs. The overall plot allows for flexibility and scope, appealing to those seeking both practicality and outdoor lifestyle opportunities. Further enhancing the property's appeal, a new Harlequin Hydro treatment plant was installed in 2022, contributing to the home's efficiency and modern infrastructure.







Ground Floor
Approx 71 sq m / 769 sq ft



First Floor
Approx 59 sq m / 638 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.

Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	45 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

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

Tenure

Freehold

Location

What3words: ///shackles.devotion.wings

Directions

Upon entering Brinkhill from the north, go past St. Philip Church on the right-hand side. Shortly after, before approaching the fork in the road, on your left you will see a double garage and the driveway for The Corner House.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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