



The Chestnuts

Burgh-on-Bain

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Mill Lane, Burgh-on-Bain,
LN8 6JZ

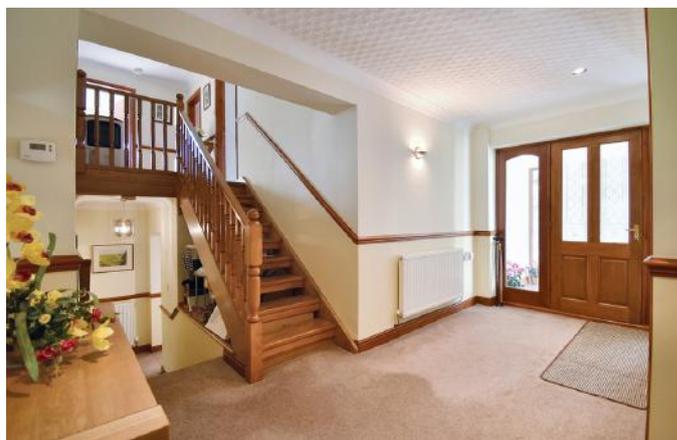


- Over 2,500 sq. ft. of versatile living space
- Six spacious reception rooms, including a games room with potential for an annexe or holiday let
- Four double bedrooms, including a master suite with en suite shower room
- Large breakfast kitchen
- Stunning private gardens with panoramic views across the Lincolnshire Wolds
- Ample parking for at least six vehicles, plus a detached garage

Situated on a peaceful, no-through road and set amidst the breathtaking landscape of the Lincolnshire Wolds, this exceptional family home offers over 2,500 sq. ft. of beautifully proportioned living space, set on a plot of more than a quarter of an acre (STS). With panoramic views across the rolling hills of this designated Area of Outstanding Natural Beauty, this property provides a perfect escape to the countryside, while still being conveniently located between the vibrant market towns of Louth and Market Rasen. The house has been carefully designed to offer both spacious family living and flexible spaces that can adapt to the needs of modern life, while approved planning permission for a first-floor extension adds an exciting opportunity to enhance the living space further. With a total of six reception rooms, four double bedrooms, and a large private garden, this home truly offers the best of both worlds – quiet seclusion and room to grow.

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The property opens into a welcoming entrance porch leading into a spacious hallway, which provides access to the heart of the home. The breakfast kitchen is well-equipped with an extensive range of timber-fronted units, a Leisure Rangemaster cooker and an American-style fridge/freezer, making it ideal for family meals or entertaining. The utility room offers additional storage and access to the rear garden. Adjacent to the kitchen is a large dining room, perfect for family meals or more formal dining. The lounge provides a relaxing space with a feature fireplace and opens into a separate sitting room with an inset coal-effect fire. The garden room, accessed from the sitting room, features full glazing on three sides and benefits from underfloor heating and air conditioning, making it an ideal space for year-round enjoyment. The versatile games room, which was converted from the former garage, has great potential for use as an annexe or holiday let, with a separate WC and built-in storage.







Upstairs, the home offers four generously sized double bedrooms, each offering ample space for family living. The master bedroom is particularly impressive, featuring built-in wardrobes and cupboards, along with a dressing table area, providing a spacious and practical retreat. The room is bright and airy, thanks to a large window overlooking the front of the property, and benefits from an en suite shower room, which includes a modern shower cubicle, a back-to-wall WC and a wash hand basin with storage below.



The three remaining double bedrooms are all comfortable, light-filled spaces. Bedroom two features built-in wardrobes, and bedroom three also includes built-in storage, ensuring that there is no shortage of space for your belongings. Bedroom four is equally generous in size and enjoys views of the rear garden. The family bathroom is well-appointed, featuring a jacuzzi bath with a power shower, a wash hand basin with storage below, a back-to-wall WC and a heated towel rail. The room is fully tiled and also includes a frosted glass window for added privacy.







The property is set back from the road with a large gravel driveway providing parking for at least six vehicles. To the left-hand side, a large lawn area is bordered by mature trees, shrubs and bushes, creating a welcoming entrance to the property. Gated access on both sides of the house leads to the rear garden, where a patio area adjacent to the garden room provides an ideal spot for al fresco dining and relaxing. The main garden is laid predominantly to lawn and offers a high level of privacy, with mature hedging and trees surrounding the boundaries. A beautiful pond adds a tranquil touch to the landscape, while the elevated portion of the garden offers far-reaching views across the stunning Wolds countryside. A further raised garden area, accessed via steps, features additional lawn and mature planting, perfect for those who enjoy gardening or simply wish to appreciate the views.

The detached garage is a great practical addition, with a remote-controlled roller door and pedestrian side access. Inside, there is plenty of space for storage, while the exterior of the garage is equipped with power and lighting. The property also features a timber-framed canopy to the side, perfect for sheltered storage, while the boundary is further enclosed with a timber-framed fence.



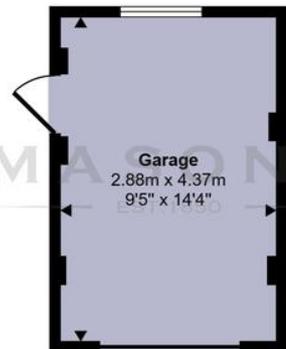
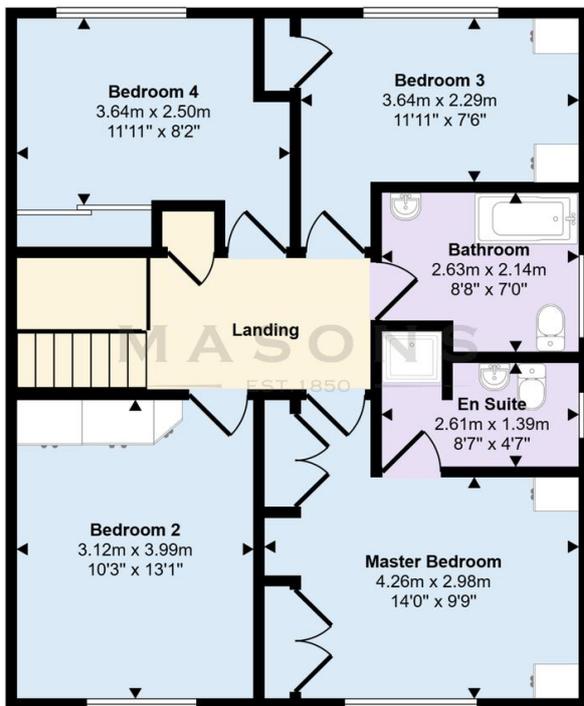
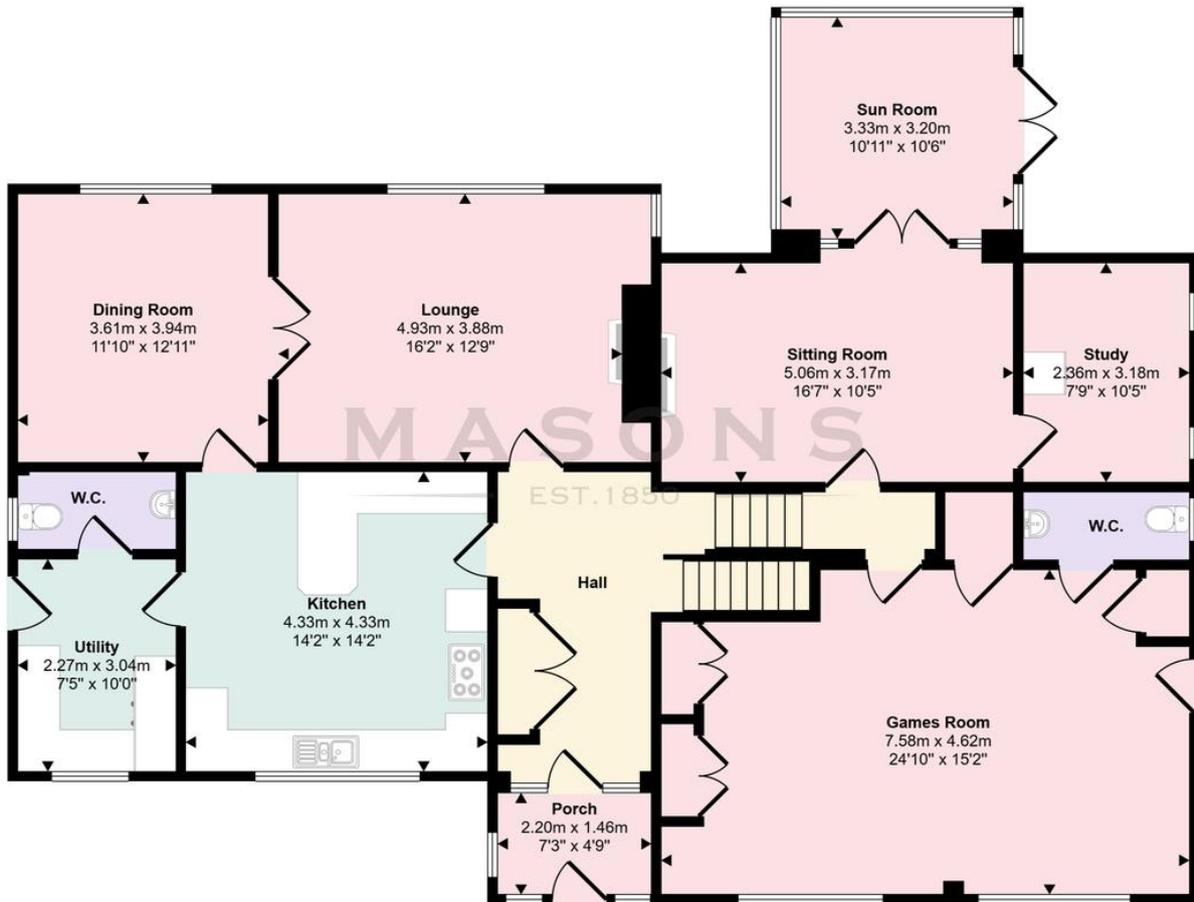




“ —
A harmonious blend of space,
nature, and opportunity,
offering a truly exceptional
family home in the heart of the
Lincolnshire Wolds.
— ”







Garage
Approx 13 sq m / 135 sq ft

First Floor
Approx 68 sq m / 733 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.

Burgh-on-Bain

Charm in the Wolds



Burgh-on-Bain is positioned in the scenic Lincolnshire Wolds Area of Outstanding Natural Beauty and approximately equidistant at 7 miles from the Market towns of Louth and Market Rasen providing an excellent range of shopping, schooling and recreational facilities. The village is also well positioned for access to Lincoln city and the coast. The village is linked by a pathway from the bottom of Mill Lane, across the Wolds to the Viking Way, a 147 mile pathway through Lincolnshire, Leicestershire and Rutland. The stone - built village church dedicated to St Helen is Grade 2 Listed, originating in the 11th Century and added to in stages during the 13th, 14th and 16th Centuries . The Church is also used for community social functions, including regular coffee mornings. There is a hilltop long barrow thought to date back to Neolithic times.

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. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	61 D
39-54	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 and water whilst drainage is to a modern, private system but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Directions

Proceed out of Louth along Westgate and continue to the roundabout on the outskirts. Take the second exit and after a short distance, at the fork in the road bear left along the A157. Follow the road for around 6 miles to the village of Burgh on-Bain and on arriving at the village, take the first left turning into Mill Lane. Proceed down the lane and the property will be towards the end on the left.

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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