



The Elms

North Cotes

M A S O N S
— SINCE 1850 —

The Elms

North Cotes, DN36 5UT



Substantial period residence set within
approximately 10.5 acres (STS)

Prime rural position between Grimsby and Louth

Six bedrooms and five versatile reception rooms

Impressive indoor leisure complex with swimming
pool, sauna and entertaining spaces

Grand reception hall with original features
and elegant staircase

Stunning vaulted kitchen with Aga
and adjoining family/day room

Principal suite with dressing room and
en suite facilities

Significant potential for equestrian, leisure,
business or multi-generational use (STPP)

Set within approximately 10.5 acres (subject to survey), this distinguished and highly versatile period residence presents a rare opportunity to acquire a home of considerable scale, character, and potential. Nestled on the rural fringes of the charming village of North Cotes, the property enjoys an enviable position between the historic market town of Grimsby and the sought-after Georgian town of Louth, whilst lying within easy reach of the unspoilt Lincolnshire coastline. This unique setting perfectly balances seclusion with accessibility, offering both tranquillity and convenience.

The Elms is an elegant and substantial family home extending to around 9,000 square foot with an impressive arrangement of five reception rooms and six bedrooms, complemented by an extensive leisure and entertaining complex featuring an indoor swimming pool. Rich in period charm yet offering scope for sympathetic enhancement, the property provides a wonderful canvas for a new owner to refine and elevate to their own specification.

Beyond its role as a magnificent private residence, the estate offers exceptional versatility. The scale of the grounds and the range of outbuildings lend themselves to a variety of alternative uses, including equestrian pursuits, boutique hospitality ventures, wellness or leisure enterprises, or multi-generational living. Subject to the necessary consents, there is clear potential to create holiday accommodation, a private annex, or even a bespoke business setting within this impressive rural retreat.

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Ground Floor

An imposing pair of solid timber entrance doors open into a gracious reception hall, immediately setting the tone for the home's refined character. The hall is beautifully appointed with reclaimed herringbone parquet flooring and centred around an elegant spindled staircase, from which the principal living spaces unfold in a harmonious and well-considered layout.

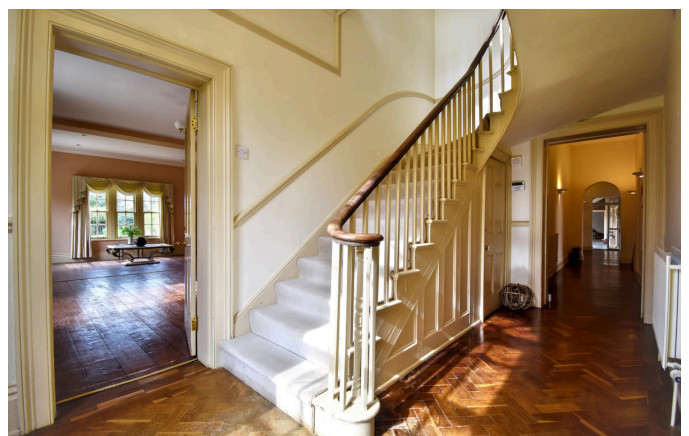
To one side lies a more informal wing of the home, ideal for modern family living. A light-filled corridor, enhanced by glazed panels and French doors, leads to a cloakroom, boot room, and a generously proportioned laundry. Beyond, a dual-aspect sitting room provides a relaxed and welcoming environment, perfectly suited as a family lounge, games room, or private retreat for younger members of the household.





To the opposite side, a series of refined formal reception rooms showcase the property's period heritage. A bespoke fitted study offers a distinguished workspace, while an elegant inner hall—once the original entrance—features a striking arched window overlooking the gardens and access to a cellar below. This area leads to a beautifully proportioned dining room and an impressive drawing room, both benefitting from dual aspects, garden views, and character fireplaces, creating superb settings for entertaining on both an intimate and grand scale.

At the heart of the home lies a magnificent kitchen, where the eye is immediately drawn to a dramatic vaulted ceiling with exposed trusses. Fitted with a range of traditional solid wood cabinetry and complemented by timber work surfaces, the space blends rustic charm with functionality. A classic Aga provides both a focal point and a practical cooking solution, while the adjoining dining area opens via French doors onto the terrace. Double doors lead through to a spacious day room, complete with a wood-burning stove and further access to the outdoor entertaining areas.





A connecting vestibule leads from the kitchen to a shower room and onward into the extensive leisure complex. Designed with entertaining and relaxation in mind, this area includes a substantial indoor swimming pool, sauna, and associated facilities. While now requiring a programme of refurbishment, it offers remarkable potential to be reimaged as a luxurious private spa or leisure suite. Beyond the pool, a striking entertaining room with bar and fireplace provides an atmospheric setting for gatherings, with additional rooms that could readily accommodate a gymnasium, dining space, or even a self-contained leisure annex.



First Floor

The principal staircase rises to a generous landing, where a large arched window frames picturesque views over the gardens and grounds, flooding the space with natural light. From here, two well-appointed double bedrooms, each with their own en suite facilities, are positioned to either side. The principal suite is particularly impressive, benefitting from a dedicated dressing room fitted with bespoke storage.







Further along, additional bedrooms provide flexible accommodation for family and guests, supported by a conveniently located cloakroom. A continuation of the landing leads to a secondary staircase, connecting back to the main reception hall and giving access to a thoughtfully arranged guest suite. This area includes a dressing or seating space, two further bedrooms, and a shower room, making it ideal for extended family, visiting guests, or potential semi-independent living arrangements.





Outside

The approach to the property is nothing short of captivating. A sweeping, tree-lined driveway winds gracefully through areas of mature woodland and parkland-style grounds, creating a sense of arrival befitting such a distinguished home. The drive opens out to extensive parking areas and access to the house via an elegant canopied entrance.

The grounds themselves are both expansive and diverse, encompassing formal gardens, open grassland, and a variety of established natural features. The parkland offers excellent potential for equestrian use or recreational pursuits, while an enclosed tennis court presents further leisure activity.

A substantial brick-built outbuilding houses garaging alongside workshop and storage spaces, catering perfectly to hobbyists or those requiring practical facilities. In addition, a large detached former cart shed provides exceptional scope for conversion. Subject to the necessary planning permissions, this building could be transformed into a charming annex, a collection of holiday cottages, stabling, or even a bespoke workspace for business or leisure use.

The formal gardens surrounding the house are beautifully arranged to complement both everyday living and large-scale entertaining. A generous flagged terrace, bordered by an elegant stone balustrade, provides a superb vantage point over the sweeping lawns beyond—an idyllic setting for outdoor dining, social gatherings, or simply enjoying the peaceful rural surroundings.













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.



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North Cotes

Charm by the Coast

The property enjoys a stunning rural position outside the small village of North Cotes which is located between the Lincolnshire Wolds Area of Outstanding Natural Beauty and the Lincolnshire coast. The village has a parish church, primary school, playground and playfields, while there are everyday amenities in the larger neighbouring town of New Waltham (within 9 miles), including local shops, pubs and a variety of restaurants and cafés.

Grimsby and Cleethorpes are both within 11 miles, offering extensive shopping, supermarkets and leisure facilities, as well as the attractions at Cleethorpes Beach. The area is well connected by road, with the A18, A16 and A46 providing excellent connections to the region's main towns and cities. There are also mainline stations available at Grimsby and Cleethorpes. Louth is also within 12 miles which offers King Edward VI Grammar School.



Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. 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		67 D
39-54	E		
21-38	F	36 F	
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band G

Services Connected

We are advised that the property is connected to mains electricity, water and drainage with oil fired heating but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///cashew.heartache.success

Directions

Follow the road (B1201) through and away from North Thoresby village until the eventual T-junction with the A1031. Turn right here and proceed to North Cotes village. Go past the turning into the village staying on the main road and take either of the entrances on the left signposted for The Elms.

Agent's Note

Material information is available on request or from the website listing.

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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