



Corner Cottage

Grainthorpe

M A S O N S

SINCE 1850



Corner Cottage

Butt Gate, Grainthorpe
Louth, LN11 7HR

Substantial detached period home believed to date from the Georgian era

Formed from two original cottages with a wealth of period character

Four bedrooms and two bath/shower rooms

Two generous reception rooms plus separate dining room

Separate guest bedroom and shower room accessed via its own staircase

Excellent potential for multi-generational or independent guest accommodation

Two generous reception rooms plus separate dining room

Fitted kitchen opening into the conservatory

- Replacement uPVC double glazing installed in 2022 and 2024

Beautifully established south-facing cottage gardens with private courtyard and multiple seating areas

Traditional brick and pantile outbuildings and village location close to local amenities

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Corner Cottage is a substantial and highly individual detached period home, believed to date from the Georgian era and formed from two original cottages to create a spacious and exceptionally versatile family home.

Rich in character, the property retains a wealth of period features including exposed beams, decorative fireplaces and distinctive architectural detailing, complemented by thoughtful modern improvements.

The generous accommodation includes two reception rooms, separate dining room, fitted kitchen with adjoining conservatory, study, four bedrooms and two bath/shower rooms. Two separate staircases reflect the property's origins and provide particularly flexible accommodation for family, guests or older children.

Outside, beautifully established south-facing cottage gardens incorporate a private courtyard, mature planting and several seating areas, together with traditional brick and pantile outbuildings and off-road parking.









Entrance Hall & Dining Room

The distinctive entrance hall immediately introduces the individual nature of the property, with its unusual curved external wall and feature glazing creating an interesting architectural entrance. Carpeted underfoot, the entrance area opens naturally into the adjoining dining room, which provides generous space for family dining and entertaining.



Full of character, the dining room features attractive William Morris-style wall coverings together with a striking cast-iron open fireplace with decorative tiled inserts and timber surround, creating an impressive focal point. A distinctive arched display recess with fitted shelving adds further individuality, while practical Karndean flooring provides a contemporary finish. Conveniently positioned alongside the kitchen, the room forms a natural link between the principal living and cooking areas.







Kitchen & Conservatory / Breakfast Area

The fitted kitchen forms a practical and attractive hub to this part of the home, fitted with a comprehensive range of cream Shaker-style wall and base units complemented by dark work surfaces and tiled splashbacks. There is ample preparation and storage space together with a fitted oven and hob with extractor over, integrated dishwasher and under-counter refrigerator. Tiled flooring continues through the space, while exposed painted ceiling beams retain a sense of the property's cottage character.

The kitchen opens naturally into the adjoining conservatory, creating a particularly bright and versatile extension to the everyday living space. From this part of the accommodation there is also access to a useful ground-floor WC, conveniently positioned for everyday use.





Snug

Accessed directly from the kitchen, the snug provides a welcoming and more intimate reception space, ideal for relaxed everyday living. A traditional stove set within a recessed fireplace with brick detailing creates an attractive focal point, complemented by Karndean wood-effect flooring and a wide window providing plenty of natural light.

From the snug, a doorway leads into an inner hall, where the principal staircase rises to the main first-floor accommodation comprising three bedrooms and the family bathroom. This arrangement reflects the property's origins as two individual cottages and helps create a natural separation between the principal and secondary bedroom accommodation.





The characterful presentation continues upstairs, with carpeting and attractive William Morris wall coverings featuring throughout selected areas.

Bedroom One

A particularly generous double bedroom with ample space for a comprehensive range of freestanding furniture. The room enjoys good natural light and generous floor space, creating a comfortable principal bedroom.

Bedroom Two

Another attractive double bedroom with a wealth of character, most notably an ornate cast-iron fireplace providing a striking period focal point.

An unusual arched recess adds further individuality, while the room provides ample space for bedroom furniture.

Bedroom Three

A further bedroom providing useful and adaptable accommodation, suitable as a child's bedroom, guest room or additional home-working space.

Built-in storage provides additional practicality.





Family Bathroom

The family bathroom is bright and well presented, fitted with a white three-piece suite comprising panelled bath with glazed shower screen and shower over, pedestal wash hand basin and WC. Attractive metro-style tiling surrounds the bath and shower area, complemented by contrasting wall finishes and practical shelving. A window provides good natural light, while recessed ceiling spotlights complete the room.







Lounge

Positioned within the second cottage section of the house, the lounge is a particularly generous and characterful reception room, providing ample space for comfortable seating. Exposed timber ceiling beams, deep window sills and traditional timber doors reinforce the cottage character, while windows to two aspects provide plenty of natural light and lovely views over the courtyard garden.

The room is carpeted and incorporates a timber staircase rising independently to the fourth bedroom and adjoining shower room, an unusual arrangement which reflects the property's origins as two individual cottages and provides a useful degree of separation from the principal first-floor accommodation.





Study

Situated beyond the lounge, the study provides a useful and versatile additional room, currently arranged as a dedicated home office and ideal for those working from home. Carpeted and enjoying direct access to the attractive courtyard garden, the room benefits from a pleasant outlook and a good degree of separation from the principal living accommodation.

Its position and flexibility allow for a variety of alternative uses, such as a hobby room, occasional reception room or potentially other purposes depending upon individual requirements and subject to any necessary planning permissions or consents.



Bedroom Four with En-Suite

A separate timber staircase rising independently from the lounge leads to the fourth bedroom, positioned within the upper floor of the second cottage section. A good-sized and characterful double room, it benefits from its own en-suite shower room, creating a particularly useful degree of privacy and separation from the three principal bedrooms.

This self-contained arrangement is ideally suited to visiting guests, older children or extended family, providing them with their own comfortable sleeping and bathroom facilities whilst remaining part of the main home.





Outside

The gardens are a significant feature of Corner Cottage, providing an attractive and private setting entirely in keeping with the character of the house. Immediately adjoining the property is a charming courtyard garden, where traditional brickwork, established planting and seating areas create a sheltered space ideal for relaxing and entertaining. Beyond, the south-facing gardens are thoughtfully arranged with paved areas, mature trees and shrubs, colourful planted borders and established climbing plants, providing interest throughout the seasons. An attractive pergola creates a further focal point and an inviting additional seating area from which to enjoy the garden.

Traditional brick and pantile outbuildings sit naturally within the garden setting, adding further character whilst providing useful storage.

The property also benefits from off-road parking, completing the practical amenities of the home.





Grainthorpe

Charm by the Coast



Grainthorpe is a picturesque village nestled in the East Lindsey district of Lincolnshire, approximately eight miles north of Louth. With origins tracing back to Roman times, the village was recorded in the Domesday Book as 'Germundtorp'. Historical landmarks include the 15th-century Tithe Farm and the 12th-century St Clement's Church. The village offers a range of amenities, including a primary school, village hall, and a local pub, The Black Horse. Nature enthusiasts can explore the Grainthorpe Village Walk, which meanders through coastal marshes and arable landscapes. Grainthorpe seamlessly blends historical charm with rural living, making it an ideal location for those seeking a tranquil yet connected lifestyle.

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.



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. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

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		67 D
39-54	E	45 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

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

Tenure

Freehold

Location

What3words:///brighter.widget.dictation

Directions

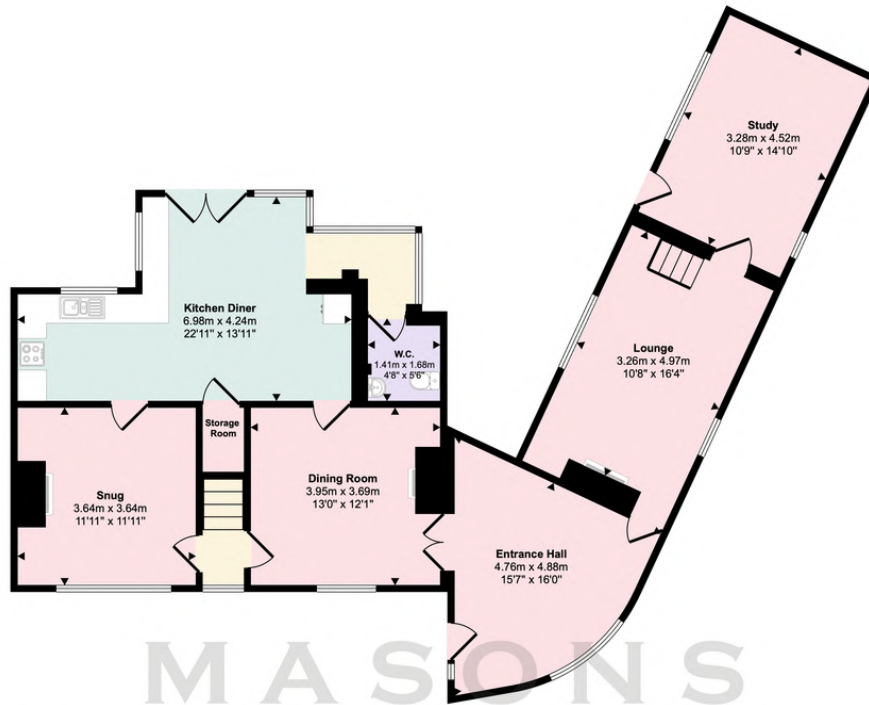
From Louth, travel north along the A16 towards Grimsby, passing through Utterby. After leaving Utterby, turn right onto Pear Tree Lane and continue straight ahead across the staggered crossroads onto Bull Bank. At the T-junction with Wragholme Road, turn right and continue into Grainthorpe. Follow the road through the village and onto Butt Gate, where Corner Cottage, LN11 7HR, will be found.

Agent's Note

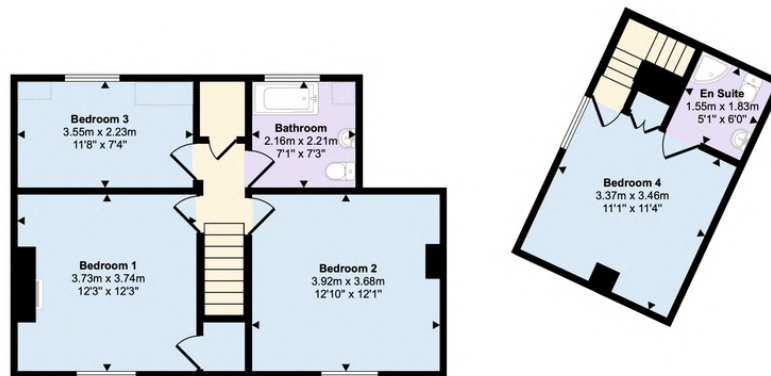
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.



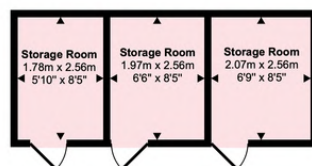
Approx Gross Internal Area
195 sq m / 2095 sq ft



Ground Floor
Approx 112 sq m / 1204 sq ft



First Floor
Approx 67 sq m / 722 sq ft



Storage Room
Approx 16 sq m / 169 sq ft

Denotes head height below 1.5m

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 the real items. Made with Made Snappy 360.

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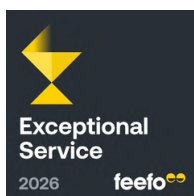
Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

M A S O N S

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