



Silverwell Cottage Yarburgh Road Alvingham Louth LN11 0QG

£350,000

JOHN TAYLORS
EST. 1859

A charming detached cottage set within grounds of just under a quarter of an acre, beautifully positioned with open countryside views to the rear. Thoughtfully improved by the current owners in recent years, the property combines character and rural appeal with exceptional future potential.

The cottage benefits from planning permission to extend and enhance the existing accommodation, creating a substantial family home, together with approval for the construction of two additional dwellings within the grounds, presenting an exciting opportunity for developers, investors, or multi-generational living.

Offered to the market with no onward chain, this unique property enjoys a peaceful setting within a highly regarded rural village, whilst remaining conveniently located just approximately four miles from the sought-after market town of Louth. EPC TBC.

Rooms

Entrance Hall

With composite front door having double glazed panel, radiator, access to roof space, laminate wood effect flooring.

Lounge

With uPVC double glazed windows to front and rear elevations, coved ceiling, radiator, wood effect laminate flooring, solid fuel stove with slate hearth, uPVC double glazed patio doors providing access to a raised decked seating area. 16' x 13' (4.9m x 3.97m)

Dining room

With uPVC double glazed window, radiator, coved ceiling and wood effect laminate flooring. 11' x 7'3" (3.38m x 2.23m)

Kitchen

With modern fitted kitchen comprising of wall and base cupboards, wood effect worktops, ceramic sink having mini sink and drainer board, space for washing machine, integrated electric oven and induction hob with extractor hood over, tiled splash backs, space for fridge freezer, radiator, coved ceiling, uPVC double glazed window, recessed spotlights and archway through to dining room. 12'1" x 11' (3.69m x 3.36m)

Bedroom 1

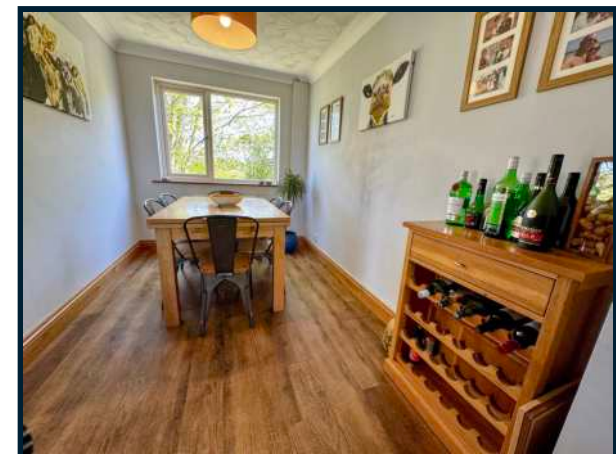
With uPVC double glazed window, radiator, wood effect laminate flooring, coved ceiling. Maximum width measurement. 12' x 11' (3.67m x 3.36m)

Bedroom 2

With uPVC double glazed window, radiator, coved ceiling and wood effect laminate flooring. Maximum width measurement. 12' x 11' (3.67m x 3.37m)

Bathroom

With modern bathroom suite comprising of panel bath, modern vanity wash basin, shower cubicle having mains fed shower, close coupled toilet, chrome heated towel rail/radiator, tiled floor, built in storage cupboard housing central heating control panel, splash board lined walls, recessed spotlights and uPVC double glazed window. Maximum depth measurement. 10'4" x 8'4" (3.19m x 2.59m)



Outside

The gardens surrounding the house include shaped lawns, raised patio decking, gravel beds, inset shrubs and semi mature trees, cold water tap, a Grant oil fired external central heating boiler and storage tank, concrete driveway and a large detached outbuilding (4.61 m x 5.27 m) which has been converted into a outdoor entertainment room having fitted bar, power and lighting. Also within the gardens are two large timber sheds one having an external electric power point.

Planning Permission

The property benefits from full planning permission granted 12/02/2026 (ref 03789/25/FUL) for extension and alteration works to create a substantial 4-bed detached residence with enhanced living accommodation. In addition, outline planning permission has been granted for 2 further dwellings within the plot: a 2-bed house (Ref 03148/25/OUT) and a 3-bed house (Ref 02360/25/OUT), approved on 25/11/2025 and 17/07/2025 respectively. This presents a superb opportunity for developers seeking a ready-to-progress scheme, investors looking to maximise the plot's potential, multi-generational families requiring additional accommodation, or owner-occupiers seeking a substantial family home with future development value. Copies of all planning consents and supporting documents are available via the East Lindsey District Council planning portal: <http://www.e-lindsey.gov.uk>

Services

The property is understood to have mains water and electricity. Oil fired central heating.

Tenure

The property is understood to be freehold

Council Tax Band

According to the government online portal, the property is currently in Council Tax Band B.

Mobile

We understand from the Ofcom website there is 70% coverage from EE, 71% from 02, 65% from Vodaphone and 63% from Three.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 18 Mbps and an upload speed of 1Mbps. Ultra fast broadband is also available with a download speed of 1800Mbps and an upload speed of 220Mbps. Openreach is the available network.

Mandatory Buyer Anti-Money Laundering Check

Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together to verify your information. The cost of these checks is £45 inc VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





FLOORPLAN

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

Energy Efficiency Rating		Source	Provider
100-105	A		
80-100	B		
65-80	C		
50-65	D		
35-50	E		
20-35	F		
1-20	G		

Not energy efficient - higher energy costs

England, Scotland & Wales

