

THE CHESTNUTS Highbridge Road, Alvingham, Louth, Lincolnshire LN11 0QF

Price Guide £575,000



- Versatile Four-Bedroom Detached Farmhouse in a Desirable Village Location
- Set In Approx. 1.7 Acres, Offering Space, Privacy and a Strong Lifestyle Appeal
- Conveniently Positioned Around Four Miles from the Market Town of Louth
- Excellent Facilities for Equestrian Buyers, inc. Two Timber Stables, Manège and Paddock Grazing
- Good Hacking Available Directly from the Property

REF AR8788

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:
Louth 4 miles • Lincoln 32 miles

A versatile four-bedroom detached farmhouse in a sought-after village setting, with approx. 1.7 acres, equestrian facilities including stables, manège and paddock grazing, generous gardens, flexible family accommodation and convenient access to Louth.

Set along a quiet no-through lane in the popular village of Alvingham, The Chestnuts is an attractive and versatile family home, offering excellent equestrian facilities and grounds extending to approximately 1.7 acres. With paddock grazing, two timber stables, a 40m x 20m manège and good hacking available from the door, this is a rare lifestyle opportunity within easy reach of Louth, the Lincolnshire coast and the Humber Bank.

Alvingham is an attractive rural village within easy commuting distance of Louth, the coast and the Humber Bank. The market town of Louth, approximately four miles away, has a bustling atmosphere with a range of shopping and local facilities and is well known for its open-air markets and regular farmers' markets. Lincoln, approximately thirty-two miles to the west, offers wider shopping, cultural and leisure amenities, together with a well-regarded university.



THE RESIDENCE

The house has been used as a multi-generational family home and is well suited to buyers looking for flexible accommodation, outdoor space and equestrian facilities. It benefits from air source heat pump central heating, solar panels and uPVC double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The property is entered via a practical **Entrance Porch** and **Utility Room**, a bright sunroom-style space with windows to three sides, tiled flooring, fitted base units, a 1½ half bowl sink, plumbing for a washing machine and space for a tumble dryer.

From here, a door leads into the **Kitchen**, which is fitted with Shaker-style wall and base units, oak work surfaces and matching upstands, together with tiled flooring, a stainless-steel sink, Bosch electric oven, electric hob with extractor, fitted microwave and space for freestanding appliances. It connects naturally with the **Conservatory** and **Rear Hallway**, making it a practical everyday hub.

The **Conservatory** is a generous and inviting room overlooking the garden, manège and paddocks. With windows to three sides and double doors opening to outside, it offers a relaxed setting from which to enjoy the grounds and links directly to the **Main Lounge**.

The **Rear Hallway** gives access to the principal ground floor rooms, with stairs rising to the first floor and a useful understairs cupboard. A **Cloakroom** is fitted with a wash hand basin, W.C., heated towel rail and cupboard.

A **Sitting Room** or **Study** overlooks the driveway and includes built-in cupboards with shelving above, making it well suited to home working, a snug or an occasional fifth bedroom if required.

There is also a spacious **Double Bedroom** on the ground floor which overlooks the gardens.





The **Lounge** is a good-sized **Main Reception Room** with two large windows and a log burner set on a slate-style hearth with brick insert and timber mantel. It can be accessed from both the **Conservatory** and the **Rear Hallway**, creating an easy flow through the living spaces.

To the **First Floor**, the **Landing** has a window and provides access to the bedroom accommodation.

The **Principal Bedroom** is a spacious room with fitted wardrobes, bedside tables and shelving, together with two windows overlooking the gardens. Sliding doors lead, via steps to an **Ensuite Bathroom** fitted with a bath, hand wash basin and W.C., with tiled splashbacks.

Bedroom Two is a further double bedroom enjoying garden views, whilst **Bedroom Three** is a single bedroom accessed via steps down from the landing, with laminate flooring and a side window. A **Dressing Room/Box Room** is currently used as a **Playroom** and offers valuable additional space for storage, hobbies or home working.

The **Family Bathroom** is light and spacious, fitted with a vanity wash basin, W.C., bath with mixer tap and separate shower cubicle, together with part-tiled walls, extractor fan and an airing cupboard. Nb. There are some sloping ceilings to the **First Floor**.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached through five-bar double timber gates, opening onto a long, gravelled driveway, which leads to a generous parking and turning area, with space for a horsebox or trailer, with further parking to the side of the residence and a **Brick-built Store** providing useful storage.

Formal gardens wrap around three sides of the house and include lawns, mature trees, shrub borders, a paved patio, pond, fruit bushes and a vegetable plot. A **Potting Shed** and further timber **Garden Store** complete the outside space, creating a private and highly usable setting for country living.

The **Equestrian Facilities** are a standout feature. A recently erected **Timber Stable Block** provides **Two Stables** c. 12ft x 12ft (3.6m x 3.6m), with a concrete yard and overhang. A gravel path leads to the c. **40m X 20m Manège**, which is enclosed by post-and-rail fencing with gates at each end, and a silica sand surface.

The **Paddock Grazing Land** is arranged in an L-shape in front of the stables and behind the manège, and is predominantly flat with post-and-rail fenced fencing.



IN ALL APPROX. 1.7 ACRES
(About 0.7 Hectares)

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, AIR SOURCE HEAT PUMP CENTRAL HEATING, SOLAR PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX F

DIRECTIONS

From Louth town centre proceed along Eastgate, which becomes Eastfield Road. After leaving town, take the first left, travel over the canal at Tipplepenney Lock and, at the T-junction, turn right. Follow the lane to Alvingham and, on entering the village, ignore the first left turn and take the second left into Church Lane. Take the next left onto Highbridge Road, follow the road around the right-hand bend and head out of the village. The Chestnuts will be found on the right-hand side, identified by its own signage, with the access gate is on the far side of the plot.

There is no For Sale board.

what3words /// playback.gallons.objective

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited THE CHESTNUTS but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

