JOHN TAYLORS
EST. 1859

MAKE THE BEST MOVE







£690,000

The Hollies Northgate Lane Grimoldby Louth LN11 8TG

Council Tax D

THE PROPERTY

3 bedroom Detached House with 14 Acres of Land

KEY FEATURES

- Detached period former farmhouse in an exceptional rural setting on the edge of Grimoldby
- Spacious farmhouse kitchen, two reception rooms and home office/box room
- Planning permission granted for conversion of a barn into a self-contained granny annex
- Rare opportunity combining character, land, outbuildings and significant future potential with countryside views throughout
- Approximately 14 acres of gardens and grazing land
- Attractive cottage-style gardens with pond, vegetable garden, patio and summer house
- Further development potential supported by positive pre-application feedback (subject to planning)
- Characterful three-bedroom accommodation with period features
- Extensive range of traditional farm buildings, stables, cart sheds and former milking parlours
- Ideal for equestrian, smallholding, lifestyle, holiday let or business use opportunities









LIVING SPACE



Situated on the outskirts of a sought-after village, this detached period former farmhouse occupies an exceptional rural setting with an approximately 14 acres of grounds and offers a rare combination of character, land, and development opportunity.

The property includes an attractive range of traditional farm buildings together with productive paddocks extending beyond, making it suitable for a variety of rural, equestrian, or smallholding pursuits.

One of the traditional buildings benefits from full planning permission for conversion into a self-contained granny annex, providing excellent ancillary accommodation. In addition, the property offers considerable scope for further development, with a favourable pre-application response from the local authority indicating some support for additional separate dwellings and conversion of outbuildings , subject to providing detailed application planning. EPC rating D.











Rooms & dimensions

Location

The property occupies a pleasant position onNorthgate Lane, on the edge of the well regarded Lincolnshire Village of Grimoldby. The village offers a range of everyday amenities including a primary school, village hall, and convenience store, while a wider range of shopping, leisure and educational means can be found in the nearby market town of Louth, renowned for its independent shops, restaurants and Georgian streetscape. The surrounding area is characterised by attractive open countryside, offering excellent opportunities for walking, cycling and equestrian pursuits. The Lincolnshire Wolds , an area of outstanding natural beauty, are within easy reach, while the county's unspoilt coastline, including the beaches at Mablethorpe and Sutton on Sea, is also conveniently accessible.

Front Entrance Lobby

With uPVC double glazed front door and staircase to first floor landing.

Lounge

3.9 x 4.22 metres

With brick fireplace housing solid fuel stove, uPVC double glazed window, radiator and under the stairs cupboard. Maximum width measurement.

Dining room

2.74 x 4.17 metres

With brick fireplace housing double sided solid fuel stove, uPVC double glazed window to front and rear elevations, radiator and under stairs cupboard. Minimum width measurement.

Pantry

2.11 x 3.82 metres

Having low ceiling, uPVC double glazed window. Minimum width measurement.

Kitchen

3.36 x 4.16 metres

With modern fitted kitchen units comprising of wall and base cupboards, wood block effect worktops, stainless steel sink and drainer board, space for washing machine, cooker and fridge, tiled splash backs, uPVC double glazed windows to front and side elevations, fireplace opening with double sided solid fuel stove, built-in in pantry cupboard, uPVC double glazed side access door, and staircase leading to:

Box room/Office

2.23 x 2.62 metres

With uPVC double glazed window, radiator and fitted wardrobe. Maximum width measurement.

Stairs To First Floor Landing

With radiator, uPVC double glazed window, built-in laundry cupboard housing Viessmann gas fired central heating boiler and access to roof space.

Bedroom 1

3.95 x 4.22 metres

With fireplace grate and timber surround, uPVC double window, radiator and built in cupboard. Maximum width measurement.

Rooms & dimensions

Bedroom 2
3.43 x 4.17 metres

With bedroom grate and timber surround, uPVC double glazed windows to front and side elevations, radiator.

Bedroom 3
2.86 x 3.28 metres

With uPVC double glazed window, radiator, and built in cupboard.

Bathroom
1.9 x 2.2 metres

With steps leading down and having a panelled bath with electric shower over, wash basin, close coupled toilet, radiator, part tiled walls, shaverpoint. Maximum width.

Outside

The attractive cottage style gardens include a pond, vegetable garden, lawns, flower shrub & beds and gravel driveway, providing ample off street parking, raised brick and a timber decked patio area housing timber summer house. To the rear of the house the former farm yard includes a number of traditional brick built farm buildings, including a barn with planning permission for conversion to a granny annex, brick stables, former milking parlours, double garage and cart sheds as well as a portal frame steel pole barn all providing potential for business use, holiday/ Air BnB , equestrian or conversion subject to local authority consents. The grazing land beyond provides a delightful rural setting for equestrian pursuits or as a glamping/ camp site again subject to local authority consents. We have been advised that there are some trees with preservation orders at the rear of the property.

Services

The property is understood to have mains water, electricity, gas and drainage. Gas 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 D.

Planning

The brick built barn situated behind the house obtained permission for a change of use, conversion of, extension and alterations to provide a granny annex on the 25th of April 2024 subject to conditions. The planning decision and associated documents can be viewed on EastLindsey District Council's planning portal with a reference N/067/02461/23 or alternatively copies are available at our office for inspection. In addition the owners have obtained a pre-application advice letter from the local authority for further conversions of existing farm buildings and a new build to the east of the house. A copy of the pre advice letter is available from our office. Full planning applications would be required by the planning authority.

Rooms & dimensions

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16Mbps and an upload speed of 1Mbps. Superfast broadband is available with a download speed of 80Mbps and upload speed of 20Mbps. Openreach is the available network.

Mobile

We understand from the Ofcom website there is 74% coverage from EE, 71% from 02, 68% from Vodaphone and 67% from Three.

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.

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.

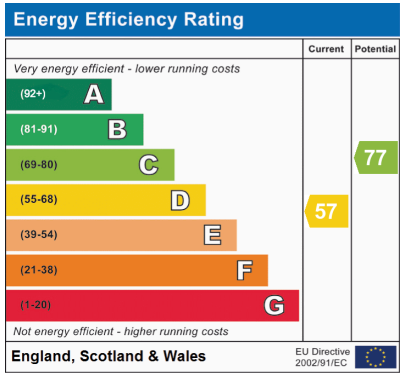
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

JOHN TAYLORS
EST. 1859

01507603648 · enquiries@johntaylors.com · www.johntaylors.com

The Mart 127 Eastgate, Louth Lincolnshire, LN11 9QE

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 sale 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.



Address: