

Bramble Cottage

East Keal Fen





Bramble Cottage

East Keal Fen, Spilsby
Lincolnshire PE23 4AB

Equestrian property in an idyllic country setting

Exceptional mature tree-lined gardens and grass paddocks - over 2 acre grounds (STS)

Extensive range of stables and outbuildings around an enclosed turnout paddock

Charming detached character cottage with 2 double bedrooms and open plan reception rooms

Eat-in kitchen with Murdoch Troon units, study, utility area and garden room

Beautiful views across the paddock, over fields to the hills of the Lincolnshire Wolds AONB

Oil CH system, 2 feature fireplaces one with inset cast-iron stove, smart uPVC DG windows

A country lovers delight on a quiet lane with no near neighbouring property

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The Property

This quintessential English cottage is bursting with charm from pretty cottage gardens to exposed brickwork, beams and fireplace with stove. The house is believed to date back to around 1850 and is approached through a set of handsome wrought iron gates onto a gravel driveway, culminating in a working brick well.

The property is surrounded by mature gardens sheltered by trees and hedges and is flanked by an attractive range of brick and pantile and timber-built outbuildings. To the rear, there are some fabulous views from the gardens and rear windows, through the trees and over the owned paddock towards the Lincolnshire Wolds.

The cottage boasts a spacious and versatile garden room, also taking advantage of the lovely views, as well as a delightful open plan sitting/dining room with two fireplaces and an eat-in kitchen with custom made Murdoch Troon units. The outbuildings include a workshop, stables, field shelter and numerous additional implement stores and sheds.





Ground Floor

The main entrance is at the front of the property where a part-glazed (double-glazed) door with a double-glazed fanlight over opens onto an **entrance lobby** with pine, ledged doors to each side, the central heating thermostat and staircase leading off with pine handrail.

On the left is the reception room comprising an **open plan dining lounge** of generous proportions, with two brick arched feature fireplaces, one fitted with a Nestor Martin Harmony 33 cast iron, multi-fuel stove on projecting quarry-tiled hearth with pine mantel shelf over. There are wall shelves to the side of this fireplace and a pine ceiling beam between the dining and living areas. Two windows are positioned on the side elevation and there is a front window and internal rear window to the garden room beyond. Each area has a radiator and ceiling light point.



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A pine ledged door from the living area leads to a **cosy study** – a neat room between the kitchen and the reception room with a work surface for a computer, internal multi-pane window to the garden room beyond and storage space, together with a useful downstairs store cupboard. A stable-type half door leads to the kitchen. Full BT fibre broadband (max 360 mb).





The good size **eat-in kitchen** has an attractive range of Murdoch Troon built-in units extending the full length of this room with ample space to dine. The units are finished in cream paintwork with oak blockwork surfaces and comprise base cupboards and drawers.

There is a Leisure cream and black enamelled double range cooker with grill, warming drawer, ceramic hotplate and five ceramic rings, together with ceramic-tiled splash-back. The deep, white ceramic double Belfast sink has a chrome lever mixer tap.

A window to the rear with roller blind presents views across the garden, paddock and towards the Wolds and this room has a part-sloping ceiling with two banks of 3 spotlights. There is a radiator, further windows to the side and rear with roller blinds, quarry-tiled floor and a pine, ledged door with latch handle from the entrance lobby. At high level there is a meter cabinet.



From the kitchen a part-glazed 6-pane door leads to the **utility and garden room**, a versatile and practical addition to the original cottage and an excellent size with windows to three sides taking full advantage of the wonderful views across the garden, paddock and to the Wolds in the distance. This room has a vaulted ceiling and a split-level oak style ceramic-tiled floor.



French doors open from the cosy seating area to a patio ideal for outside dining. There is a radiator, wall light points and a dividing plinth to the utility area which has a stainless steel sink, work surface over space for washing machine and dishwasher with space for a tumble dryer adjacent to the Worcester Danesmoor oil central heating boiler. A stable type door with double glazed upper section opens out on the side elevation to the garden.





First Floor

The staircase leads up to a **landing** with window having roller blind on the side elevation, presenting lovely views across the garden and there is a folding door to a recessed wardrobe with clothes rail, while pine, ledged doors with latch handles lead to the bedrooms and bathroom. There is a ceiling trap access to the roof void.



The **main bedroom** is at the front of the cottage and is a spacious double room with two front windows and a side window, all presenting excellent country views. The natural brick chimney breast has a fireplace recess (not in use) and there is a corner airing cupboard containing the foam-lagged hot water cylinder with immersion heater and linen storage space. Radiator and a ceiling light point.



Bedroom 2 is a double room positioned at the rear of the cottage with a tall, side window and a rear window presenting superb views towards the Lincolnshire Wolds. A built-in wardrobe is fitted with clothes rail and a shelf and this room has a radiator.



The **bathroom** is fitted with a white suite comprising panelled bath, low-level, dual-flush WC and pedestal wash hand basin with chrome mixer tap. Window to the rear elevation and tall side window, both fitted with roller blinds and providing superb views. Radiator, part ceramic-tiled walls extending to high level around the bath, which has a shower mixer unit over, having a fixed shower head. Panelled doors open onto a shelved linen cupboard and the floor is covered with a vinyl oak-effect covering.



Outbuildings





The dimensions of the outbuildings are shown on the floor plans and these comprise a **workshop** with light and power supply, water, an outside tap, and outside light switches, a **large workshop/store** with power points and lighting, a **stable** with door to front and rear elevations and two grilled windows, together with lighting, a **tack room or small stable** with light and an **open-fronted garage** for car or implements.



The timber range of buildings comprises a **hay store/barn** with lights inside and out, **two timber stables** of excellent size with lighting and a canopy extends along the front of this building. In addition, there is a **timber field shelter** providing storage adjacent and a smaller **timber shed**.

Within a fenced chicken run there are **two additional timber garden sheds** and a **chicken shed**.



The Gardens and Paddock

The cottage is surrounded by delightful gardens, mature trees and hedgerows which combine to create a tranquil country setting with no near neighbouring property.

Beyond the formal gardens lies the level grass paddock which belongs to Bramble Cottage and equestrians will love the opportunity to see their horses from the cottage and main garden, with the scenic backdrop of the Wolds hillside in the distance.

The lane sees little traffic but does provide a link both north to the Wolds and village of East Keal and south to a further lane leading over to the A16 enabling easy driving to the market towns and larger centres in the area.





A deep entrance bay and drive from the lane leads to ornate cast iron gates which open onto a driveway through hedges to a courtyard with brick well and branching left to the outbuildings. These buildings are formed into an L-shaped configuration around a grass turnout paddock which leads to an independent driveway with gate from the lane and continuing round to the main grass paddock. This paddock is level and enclosed by a combination of mixed hedgerows and post and rail fencing with water trough.



The gardens are a truly delightful feature of this property as illustrated in the photographs and extend around all four sides of the cottage with hedges and mature trees surrounding, all culminating in a rural haven.

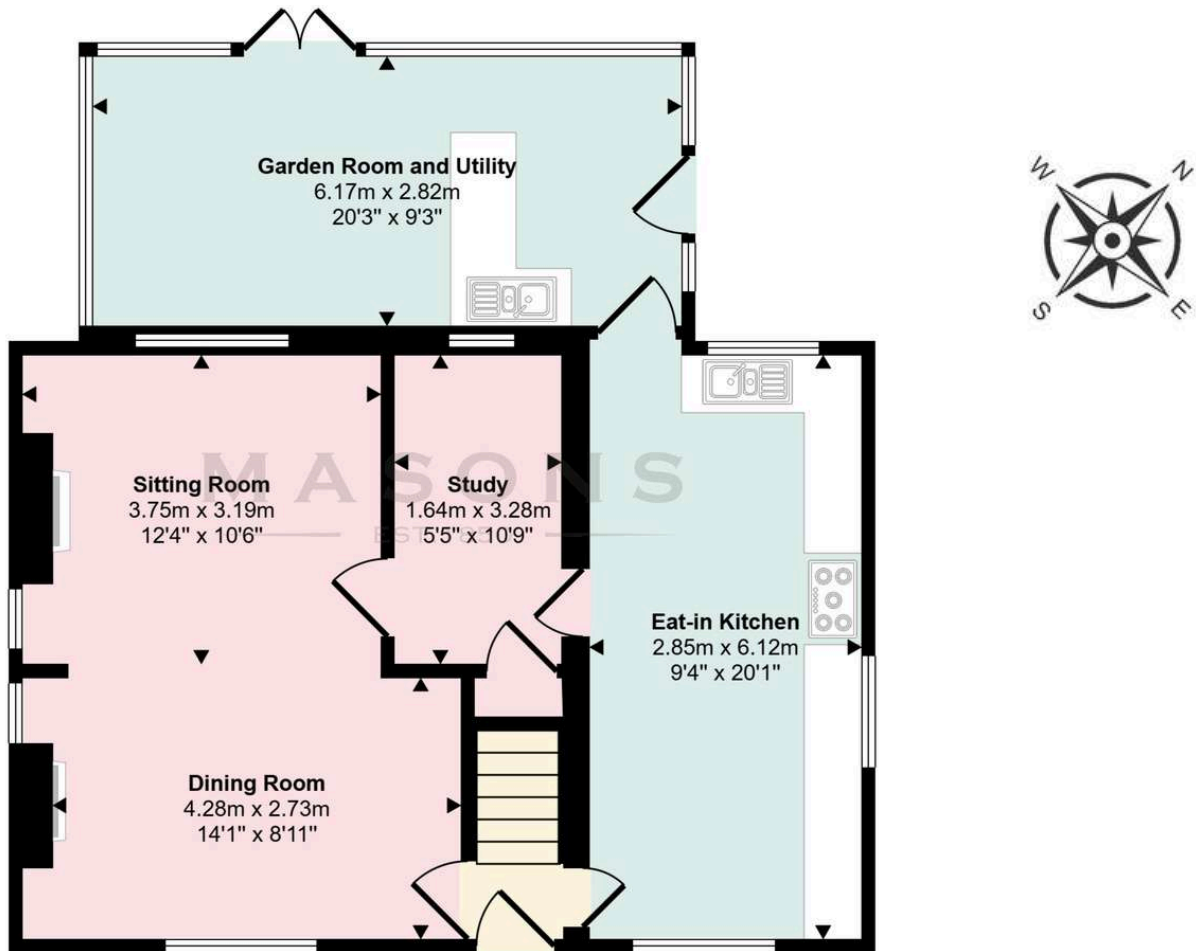
The front garden has lawns with low box hedges around flower and shrubbery beds and the oil storage tank is to one side. A walk through the rustic arch with climbing plants leads through the side garden comprising lawn, orchard of fruit trees and a fenced area for chickens.

This then opens out at the rear of the cottage into the lovely main garden which is separated into gravelled and flagstone paved patios surrounded by lawns and hedges, all taking in the exceptional views. Further walk through openings and archways lead to two further enclosed gardens at the rear of the outbuildings

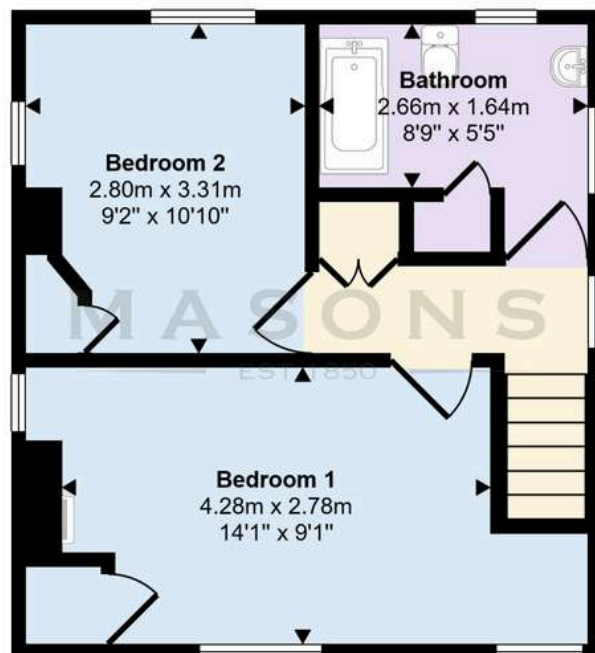








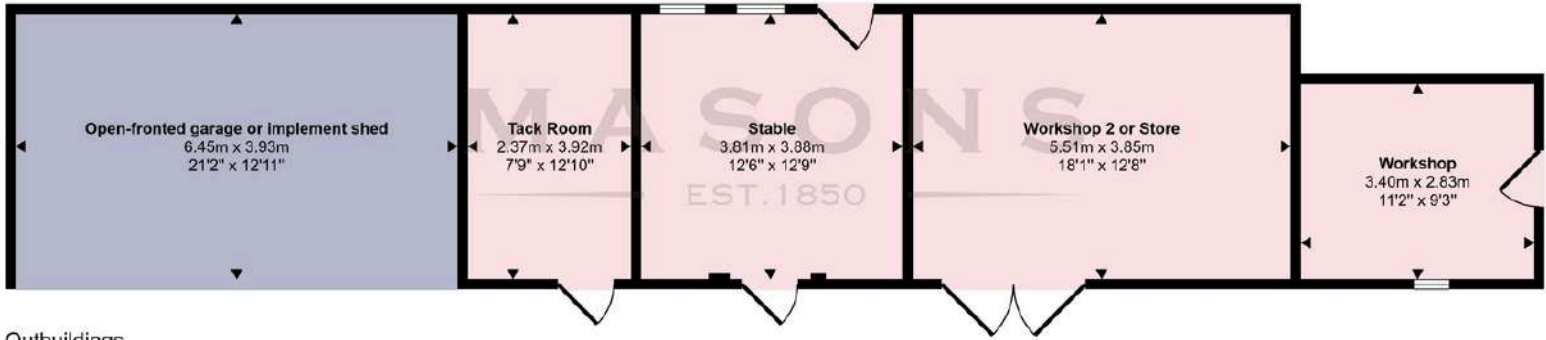
Ground Floor
Approx 73 sq m / 785 sq ft



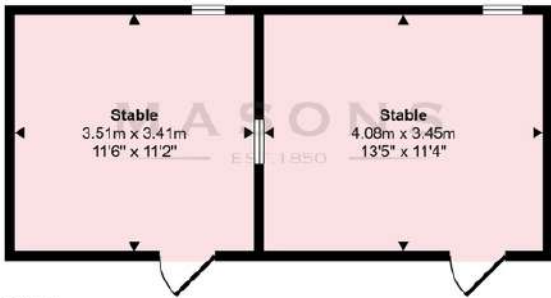
First Floor
Approx 36 sq m / 383 sq ft

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.

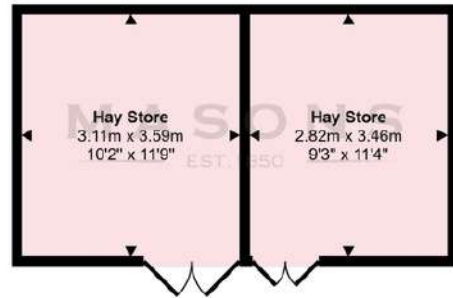
Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.



Outbuildings
Approx 82 sq m / 887 sq ft



Stable
Approx 27 sq m / 286 sq ft



Hay Store
Approx 21 sq m / 231 sq ft



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East Keal

Where the Wolds
and the Fens meet

The property stands a short distance south of East Keal, a village in the East Lindsey district of Lincolnshire and approximately 13 miles (21 km) north from the town of Boston and 2 miles (3 km) south from the market town of Spilsby. The scenic village stands on the hillside on the southern most edge of the Lincolnshire Wolds AONB and marks a point where the Wolds gives way to the Lincolnshire Fens. There is a village store and post office, a garage with MOT centre and a village hall. Spilsby provides a wider range of amenities.

East Keal Grade 2 Listed church is dedicated to Saint Helen, dating from the 13th and 14th centuries, and is built in Early English and Perpendicular styles. It was extensively rebuilt in 1853–54 by Stephen Lewin but retains many of its original features. The village has some charming character properties along the hillside and a nature reserve (Keal Carr) .



The Lincolnshire Wolds AONB is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, Spilsby and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Boston, 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		88 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property is connected to mains electricity and water while drainage is to a private system but no utility searches have been carried out to confirm at this stage. Full BT fibre broadband is connected (Max 360mb)

Tenure

Freehold

Location

What3words: ///headers.warms.masts

Directions

From Spilsby, take the main A16 towards Boston, at East Keal Village, turn left after the Village Shop along Fen Lane. Continue along Fen Lane, out of the village for around 2 miles, Bramble Cottage is situated on the right hand side after a left hand bend, prior to the bridge.

Agent's Note

The red lined aerial image shows approximate boundaries and should be verified againsy the sale contract plan. The property is held on two separate titles and an extract of the title plans is shown on page 17 of this brochure.

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.

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