



West View Farm

South View Lane, South Cockeringham, Louth, Lincolnshire, LN11 7ED

BELL





'West View Farm' offers a rare opportunity to purchase a 'Leisure lifestyle opportunity', comprising a traditional three-bedroom cottage with three ensuite letting rooms, three holiday cottages, five touring caravan hook ups and a triple garage with 16 solar panels.

Attractively set in gardens and grounds of nearly an acre, with an additional paddock to the rear of nearly five acres with potential for further holiday use (subject to the necessary planning consents).

This versatile property allows a total lifestyle change, hybrid working or multi-generational living. The property has been in the family for three generations.

South Cockerington is an attractive semi-rural village, close to the vibrant market town of Louth, with its wealth of amenities including Grammar School and the Popular coastal resort of Mablethorpe, with its miles of sandy beaches.

RESIDENTIAL ACCOMMODATION

Entrance Utility Room – 12'8" x 7'9" uPVC double glazed entrance door and window overlooking the cottages. Equipped with wall and base units, work surface, tiled splashbacks, single drainer sink, space and plumbing for washing machine, appliance space, Karndean flooring.

Breakfast Kitchen – 14'10" x 8'10" equipped with wall and base units, worksurface, tiled splashbacks, single drainer sink, 'Rangemaster' electric range of oven and hob with chimney hood over, radiator and dual aspect uPVC double glazed windows.

Inner Hall - Office – 13'3" x 8'5" with stairs to the first floor, radiator, uPVC double glazed window, exposed ceiling beams, and step into

Lounge – 20'4" x 12' 2" (max) having a vintage fireplace with a marble surround, tiled cheeks and a cast iron grate, radiator, tv point, double glazed front door and sash windows.

Dining - Sun Lounge – 27'8" x 13'3" added in 2008 as a dining room for the paying guests and being mainly uPVC double-glazed. Brick feature open fireplace, exposed rustic brick walls, tiled floor, two radiators, ceiling fan light, two walls are uPVC



double glazed on low brick bases with a Victorian style pitched double glazed roof and a pair of uPVC double glazed patio doors.

Split level first floor landing

Principal bedroom suite

Bedroom – 19'8" x 10'6" with a vaulted ceiling, dual aspect double glazed sash windows, two radiators, inset ceiling spotlights and loft hatch. **Ensuite – 9'3" x 6'9"** equipped with a shower cubicle with a direct shower, wash hand basin, W/C, ladder style towel rail, tiled walls, double glazed window, loft hatch, inset ceiling spotlights and extractor fan.

Bedroom 2 – 13'2" x 12'5" with built in mirror doored wardrobes, radiator, and double-glazed sash window.

Bedroom 3 – 9'9" x 8'7" with part sloping ceiling to 4'2". Over stairs cupboard, radiator and uPVC double glazed escape window.

Bathroom – 8'5" x 6'9" with part sloping ceiling to 4'5". Equipped with a roll top bath, shower cubicle with direct shower, W/C, wash hand basin with a cupboard below, ladder style towel rail mermaid style boarding to some walls and uPVC double glazed window.

A hall from the living accommodation with tiled floor and consumer unit.

Cloakroom – 6'5" x 4'10" with W/C, wash hand basin, tiled floor and shelves.

Guest Letting Rooms

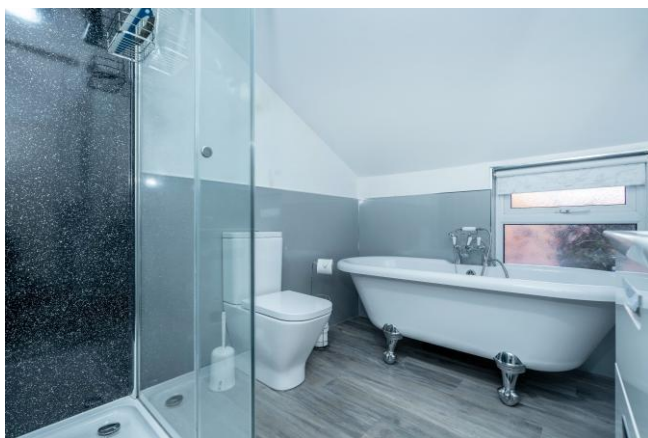
Entrance hall with double glazed entrance door and side screens, storage cupboard / boiler room, tiled floor and radiator.

Breakfast room – 10'7" x 6'5"

With double glazed window, radiator and two uplighters.

'Little Owl' Guest Bedroom – 10'7" x 9'7" dual aspect double glazed windows and radiator. **Ensuite – 7'6" x 2'10"** equipped with shower cubicle with electric shower, wc., wash hand basin, ladder style towel rail and extractor fan.

'Tawny Owl' Guest bedroom – 12'8" x 12' with exposed ceiling beams, radiator, pair of double-glazed doors and window, Velux roof light and tv point. **Ensuite wet-room** with direct shower and safety floor, mermaid style board to two walls, W/C, wash hand basin, extractor fan and ladder style towel rail.





‘Barn Owl’ Guest Bedroom – 14’4” x 11’ This room can only be accessed off the driveway. Exposed ceiling beams, 3 double glazed windows, radiator, and Velux rooflight. **Ensuite – 9’2” x 3’9”** shower cubicle with direct shower, W/C, wash hand basin, tiled floor, ladder style towel rail, extractor fan and ceiling spotlights.

Externally the guest bedrooms enjoy a paved sitting area leading to the guest entrance door.

Range of Holiday Cottages

Constructed in 1997 of rustic exterior brick under a pantile roof with an oil-fired boiler servicing all three cottages, they comprise the following: -

Cuckoo Cottage

Living Kitchen – 22’5” (max) x 14’6” with a double-glazed front door, and windows, airing cupboard, 2 radiators, loft hatch, stylish wall and base units, worksurface, tiled splashbacks, ceramic hob, hood and oven below, single drainer sink and appl. space.

Shower room – 8’10” x 5’6” (max) equipped with a shower cubicle with direct shower, W/C, wash hand basin, radiator, appropriate tiling and double-glazed window.

Bedroom 1 – 15’ x 6’5” double glazed window and radiator.

Bedroom 2 – 10’9” x 8’7” double glazed window, radiator and built in double wardrobe.

Pheasant Cottage

Entrance hall with double glazed entrance door, radiator, loft hatch and airing cupboard.

Lounge – 12’3” x 8’1” with two double-glazed windows, radiator, tv point and arch into...

Kitchen – 9’5” x 8’1” equipped with off-white wall and base units, worksurface, tiled splashbacks, space for electric oven, single drainer sink, appl. Space, double glazed window.

Bathroom – 8’10” x 5’4” (max) with bath with direct shower over, wc., wash hand basin, extractor fan, double glazed window, radiator and appropriate tiling.

Bedroom 1 – 15’6” x 6’9” two double glazed windows and radiator.

Bedroom 2 – 11’6” x 8’5” double glazed window, radiator and built in wardrobe.





Swallow Cottage

Lounge – 14'9" x 14'9" double glazed entrance door, 2 windows and radiator.

Dining kitchen – 15'8" x 7'1" equipped with off-white wall and base units, worksurface, splashback tiling, single drainer sink, ceramic hob with oven below and hood over, double glazed window, appliance space, airing cupboard, radiator, and loft hatch.

Bedroom – 14'8" x 9'7" double glazed window and radiator.

To the front of the cottage is a herringbone paved sitting area leading to the **Utility – 12' x 8'3"** with units, worksurface, washing machine and tumble dryer, tiled floor, consumer unit and door into

Bathroom – 6'5" x 5'9"

Equipped with a bath with direct shower over, W/C, wash hand basin, extractor fan, radiator and appropriate tiling.

External WC – 6'6" x 5'6" with WC., wash hand basin and tiled floor.

Note: All three cottages have airing cupboards with hot water cylinders

Exterior

A raised tarmac drive off South View Lane leads to the carparking area which contains a twin electric hook up. Adjoining this is the **Triple Garage** constructed in rustic exterior brick and pantile roof with 16 photovoltaic solar panels to the roof and inverter. **Garage 1 – 20' x 11'** with twin wooden doors, single glazed rear window, light and power. **Garages 2 and 3 – 20' x 20'** with 2 up and over vehicle doors, single glazed rear window, side door, light and power.

The remainder of this area is grassed and contains the **Touring Site** with 7 electric hook ups along the perimeter, only 5 can be used at any one time, under the rules of the Caravan and Motor home club, of which the site has been a member since 1966. A path leads to the Private rear garden with 6ft fencing to 2 sides, vegetable beds, potting shed greenhouse, and pergola over a paved work station. With a large lawn, beds and sandstone paved sitting area, central heating oil tank.

A gate off the touring site opens on to the 4.97-acre rear paddock which has the potential for further development of the leisure business, subject to planning permission and it also has the benefit of direct access off St Leonard's Lane.






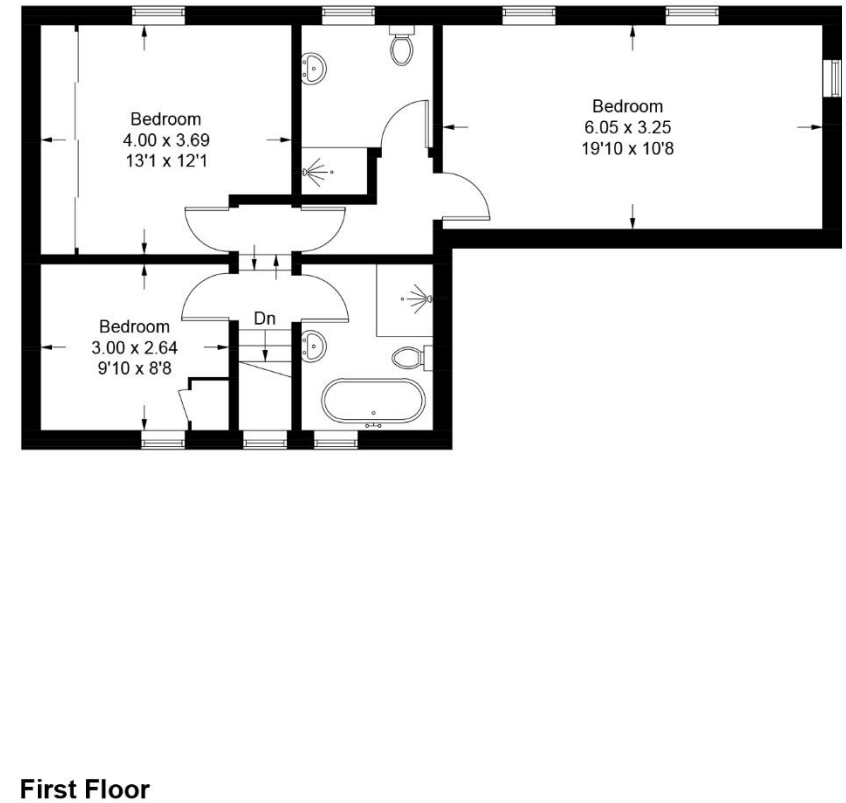


West View

Approximate Gross Internal Area
 Ground Floor = 150.0 sq m / 1615 sq ft
 First Floor = 60.5 sq m / 651 sq ft
 External Room = 21.0 sq m / 226 sq ft
 Total = 231.5 sq m / 2491 sq ft



 = Reduced head height below 1.5m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Holiday Lets

Approximate Gross Internal Area = 149.6 sq m / 1610 sq ft
 Outbuilding = 73.6 sq m / 792 sq ft
 (Including Double Garage)
 Total = 223.2 sq m / 2402 sq ft



(Not Shown In Actual Location / Orientation)

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NOTE: We believe there may be future residential development potential for this paddock. If any such development was approved the current owners reserve the right to receive a percentage of any uplift in value.

East Lindsey District Council – Tax band: C
 Self-catering Holiday Unit camp site and premises has a rateable value of £6,500, with a gross charge of £3243.50 for 2025-2026, which qualified for full small business rate relief

ENERGY PERFORMANCE RATING:

SERVICES: Mains water, electric and foul drainage. Central heating is oil fired. There are 16 photovoltaic solar panels on the garage roof, with an inverter, all excess power is fed back into the system for which the owners receive an annual payment. The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office

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Brochure prepared 25.11.2025

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