



# CROFTS ESTATE AGENTS

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25 The Vines Lodge Clee Road  
Cleethorpes  
DN35 8AD

Auction Guide Price £210,000

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### Property Description

Welcome to The Vines Lodge, Cleethorpes – an impressive period property offering a rare opportunity to acquire a well-established hospitality business in a prime central location. Dating from circa 1900–1929, this striking commercial property combines character features with modern luxury, making it ideal for continued use as a successful guest lodge or even turning the property back into residential use for those families looking for a larger home. The accommodation comprises six/seven generously sized guest bedrooms, each thoughtfully designed and benefiting from two lovely bathrooms to provide exceptional comfort and privacy. Upon entering the property, you are welcomed by a grand entrance hall showcasing original Victorian tiled flooring and an elegant galleried staircase, creating a superb first impression for guests. A standout feature is the versatile garden room which has been used as an owners bedroom in the past which also provides direct access to the rear garden. Externally, the property benefits from parking for up to two vehicles, adding convenience for both owners and guests. Situated within easy walking distance of Cleethorpes seafront, along with a wide range of shops, cafés and restaurants, the location is perfectly positioned to attract visitors year-round. This is more than just a property; it is

a proven business opportunity with excellent potential for growth. With its desirable location, period charm and high-quality accommodation, The Vines Lodge represents an outstanding investment for those looking to enter or expand within the hospitality sector. Gas central heating and uPVC double glazing throughout.

### Entrance Porch

uPVC double glazed entry door to the front elevation. Tiled flooring and walls. Inner door through to the hallway.

### Hallway

Attractively presented with dado rail to the wall and decorative cornice. Central heating radiator. Feature staircase with storage beneath.

### Bedroom 1 (6 on Door) GF

12' 11" plus bay x 12' 4" (3.93m x 3.77m)

A versatile space currently used as a guest bedroom but could easily be a living area should anyone wish to turn this beautiful property back into a family home. uPVC curved bay window to the front elevation. Coving and rose to the ceiling. Decorative fireplace. Central heating radiator. Wash hand basin.

### Owners Bedroom GF

12' 11" x 10' 4" (3.935m x 3.146m)

Currently used as the owners bedroom, but again would make a lovely second sitting room for those turning this back into a family home. uPVC double glazed French doors to the rear elevation. Coving and rose to the ceiling. Picture rail to the walls. Central heating radiator.

### Kitchen/Diner/Living

26' 11" x 9' 8" plus side bay (8.213m x 2.956m)

A spacious room over 8m in length and beautifully presented offering uPVC double glazed window and a further bay window to the side elevation. Neutrally decorated and having rose and coving to the ceiling. Ample space to offer a seating and dining area. The kitchen area offers an excellent array of fitted wall and base units with contrasting breakfast bar and work surfacing with inset one and a half sink and drainer. Splashback tiling. Four ring hob with chimney extractor over. Integrated fridge and freezer. Under lighting on the wall units.

### Lobby

uPVC double glazed window and entry door to the side elevation. Central heating radiator.

### GF Bathroom

8' 7" x 6' 4" (2.604m x 1.941m)

Equipped with a close coupled w.c, vanity wash hand basin and jacuzzi bath with shower and screen over. Down lighting. Central heating radiator. Attractive tiled splashback.

### Garden room or Living

25' 10" x 9' 0" (7.884m x 2.753m)

A versatile space enjoying views over the rear garden. uPVC double glazed windows to the side and rear elevations. French doors to the rear. Two central heating radiators. Down lighting.

### First Floor Landing

Split level landing.

### Cloakroom

Fitted with a w.c and wash hand basin.

### Shower Room

5' 10" x 7' 2" (1.786m x 2.181m)

Modern shower room with w.c, vanity wash hand basin and a shower cubicle. Down lighting and fitted extractor. Splashback tiling. Central heating radiator. uPVC double glazed window to the side.

### Bedroom 7 (1 on Door)

9' 8" x 9' 6" (2.95m x 2.90m)

uPVC double glazed window to the rear. Central heating radiator. Vanity wash hand basin.

### Bedroom 6 (2 on door)

9' 10" x 7' 1" (3m x 2.16m)

uPVC double glazed window to the side elevation. Central heating radiator. Vanity wash hand basin.

### Bedroom 5 (3 on door)

13' 0" x 10' 4" (3.961m x 3.144m)

uPVC double glazed window to the rear. Central heating radiator. Vanity wash hand basin.

### Bedroom 4

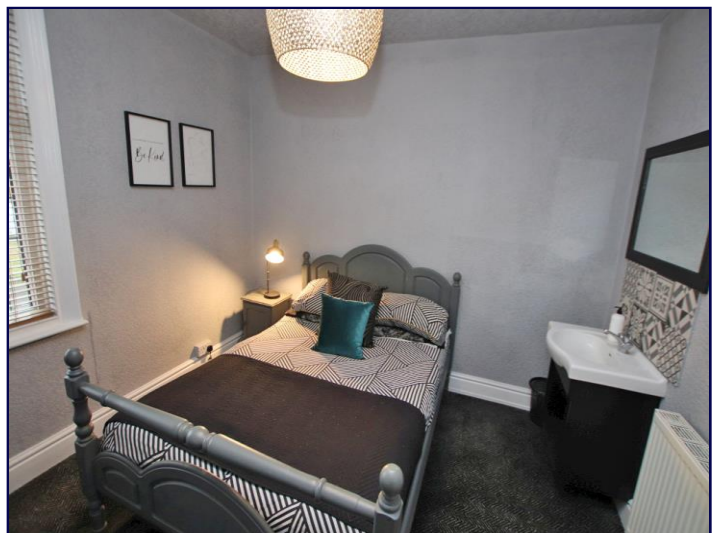
12' 11" x 10' 9" (3.94m x 3.28m)

uPVC double glazed window to the front elevation. Central heating radiator. Vanity wash hand basin. Decorative cast iron fireplace.

### Bedroom 5

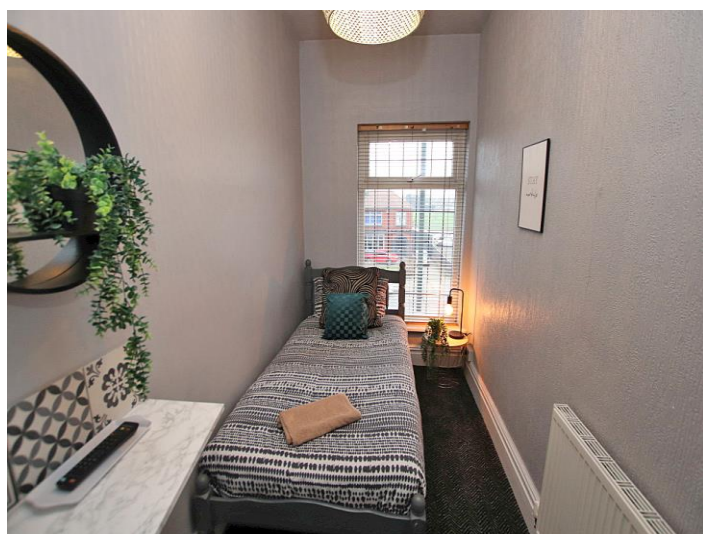
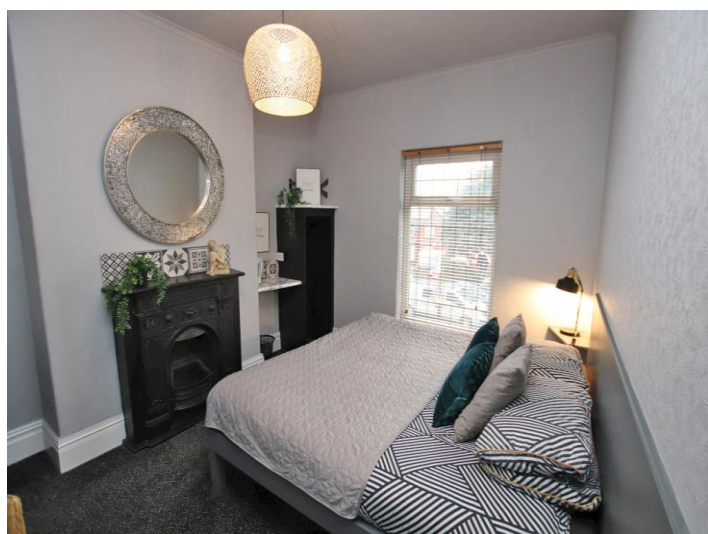
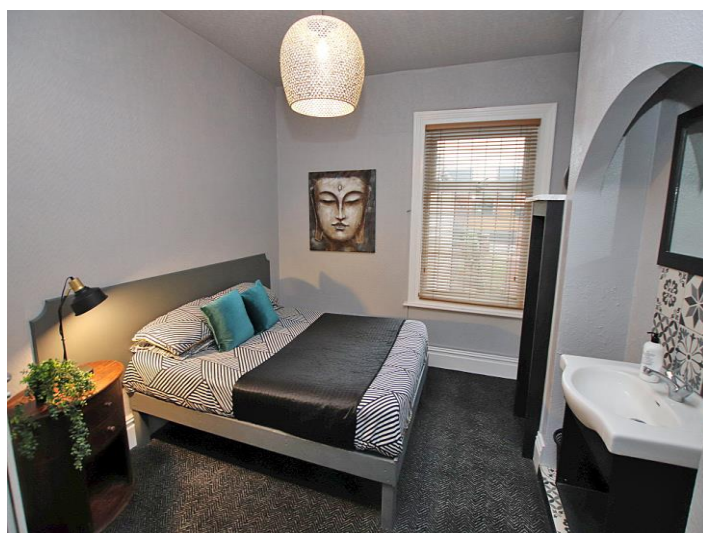
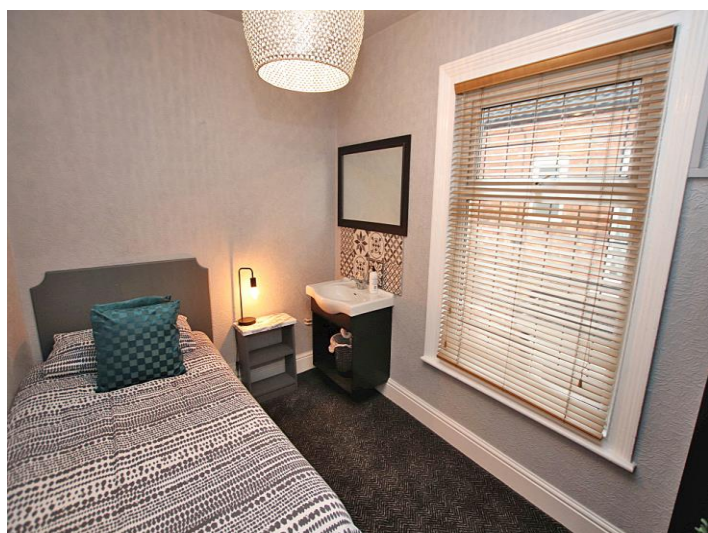
12' 10" max x 5' 4" (3.90m x 1.62m)

uPVC double glazed window to the front. Central heating radiator.



### Outside

To the front the property provides off road parking for two cars. The rear garden enjoys the majority of the days sun and has a patio area with steps up to a raised gravelled area with mature shrubs and plants to its border. Garden shed.



**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

Band : To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

**Ground Floor**  
 (Approx. 66.2 sq metres/660 sq. feet)



**First Floor**  
 (Approx. 67.6 sq metres/673 sq. feet)

