



The Old School House

Brinkhill

M A S O N S
— Celebrating 175 Years —



The Old School House

Harrington Road, Brinkhill,
LN11 8QY

Former Wolds village school and house converted to a single dwelling

Three-bedroom period cottage with character features

Generous plot of approx. 0.21 acres (STS)

Requires full renovation and modernisation

Three reception rooms plus kitchen and pantry

Additional small garden land available if required

Superb opportunity to create a unique family home

Separate listing for a further large piece of land available

MOVEWITHMASONS.CO.UK
01507 350500

A fabulous opportunity to acquire a period three-bedroom cottage, formerly being Brinkhill village School house with adjoining School, now converted to a single dwelling. The property does need full and extensive renovation and modernisation, however, offers superb potential to make an excellent family home. The property sits on a generous plot of approximately 0.21 acres (STS) (yellow area on plan) with extra adjoining garden land available to buy if required (0.03ac) (blue area). In addition there is also a further parcel of land available on a separate listing.



The property comprises three generous reception rooms with kitchen and pantry to the rear, while to the first floor are three good-size bedrooms, a further nursery or study and bathroom. Externally, there is an adjoining garage and brick-built coal stores to rear. The property previously had electric storage heaters, however, there is currently no heating system in place. There is an immersion tank for hot water. The property has predominantly timber-framed windows with some Upvc.





Ground Floor

Timber porch leads to a timber front entrance door into the dining room, with a redundant (not serviceable) range cooker. Window to two aspects and door through to a further reception room with fireplace to corner, windows to front and rear and connecting door through to the main sitting room, formerly being the school hall, with windows to four aspects and a fireplace to side, being a very generous reception room. At the rear of the property is the kitchen with Belfast sink and electric cooker to side (not serviceable). Window and door to rear garden and connecting door into rear pantry. Stairs leading to first floor.





First Floor

Landing with window to side and storage cupboards. Door off into bedroom two, a generous double in size with feature window to front and further window to rear. Connecting door through to the master bedroom, being formerly the upper part of the older school hall with original beams in place, high ceilings and large windows to front and rear. Connecting hatch to the room below for furniture access. Bedroom three is to the other end of the property with windows to two aspects, being a generous single in size. At the rear is the nursery or study with storage cupboard and window overlooking the rear. Also to the rear is the bathroom with panelled bath, WC and wash hand basin with airing cupboard to side housing water tanks and immersion hot water tank.







Outside

The property is accessed via double steel gates for vehicular access leading to the garage and also separate wrought iron pedestrian gate further along. Gardens extending all around the perimeter of the property, currently overgrown with long grass, bushes, shrubs and trees. Aluminium-framed greenhouse to side. At the rear boundary is a large, brick-built outhouse with three separate compartments, previously being used as coal stores.



Garage

Having double timber doors to front, light and electrics, with windows to side and pedestrian door to rear. Old fireplace to one side and Belfast sink to corner, with high, vaulted ceilings, the space having the potential to be incorporated into the main dwelling (STP).

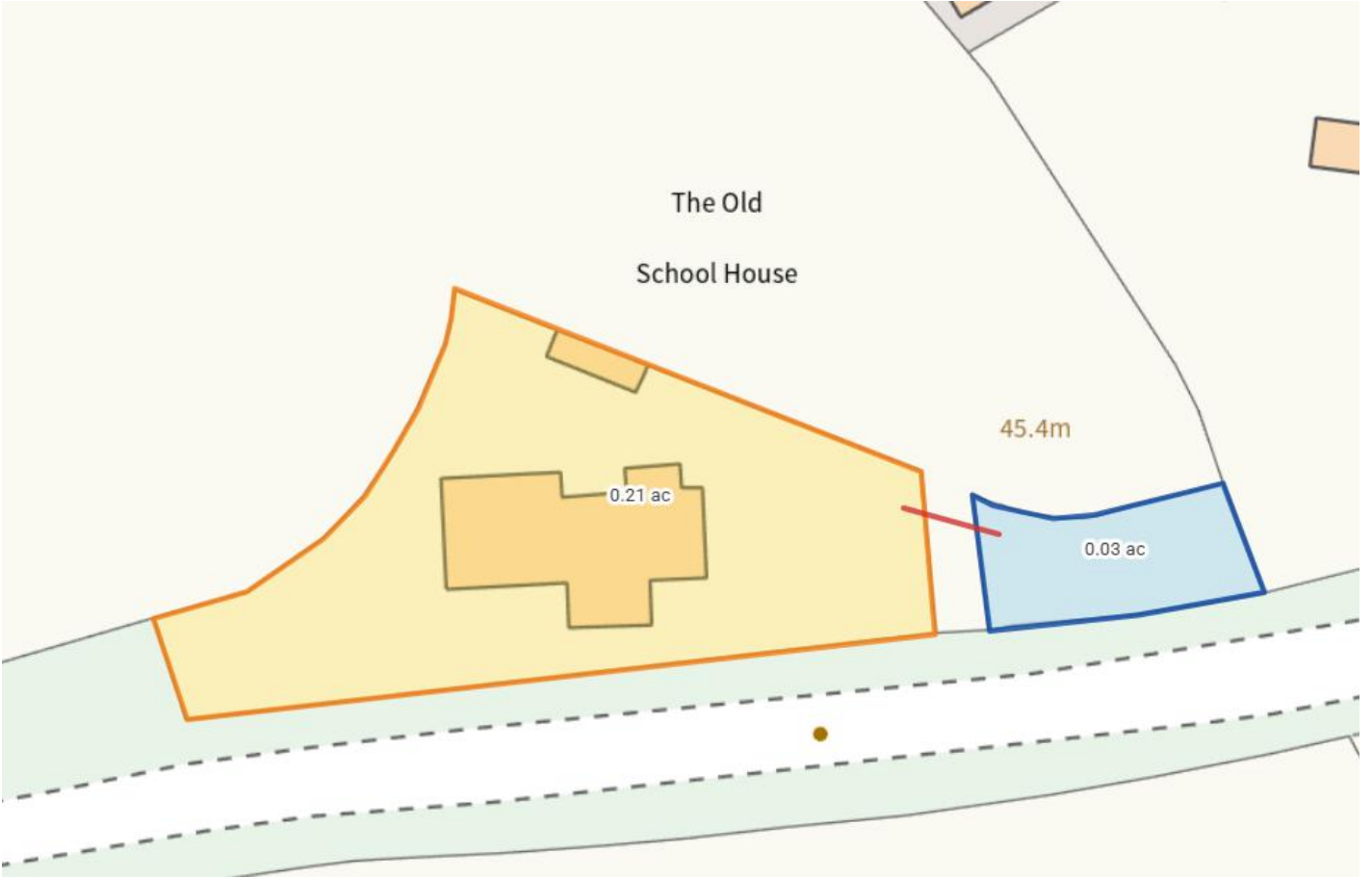




Extra Garden Land

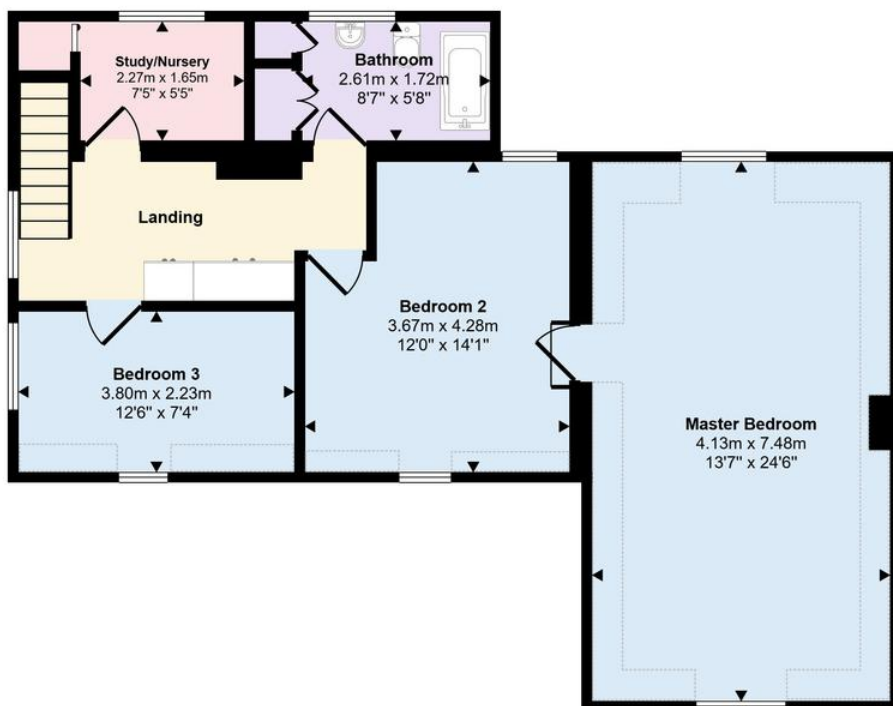
A right of way (red line on plan) provides access across a dividing farm field driveway (currently unused) to the right-hand boundary of The Old School House, which gives access to a small parcel of garden land around 0.03 acres (STS) (shown blue on plan). This extra garden land can be purchased with The Old School House, any offer should be made clear if it is to include the extra garden land. Please see site plan maps for approximate locations. The vendor reserves the right to sell the extra garden land prior or separately and we will notify any applicants if this does happen.







Ground Floor
Approx 99 sq m / 1069 sq ft



First Floor
Approx 78 sq m / 839 sq ft

Denotes head height below 1.5m

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 the real items. Made with Made Snappy 360.

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.

Brinkhill

A Prime Wolds Village

The sought-after village of Brinkhill stands within the scenic Lincolnshire Wolds Area of Outstanding Natural Beauty. The village has a very long history and was mentioned in the Domesday Book when it was known as Brinle with 26 households and considered quite large at the time. The land was then held by Earl Hugh as part of the Greetham land and a moated site within the village is a scheduled monument being one of three moated sites within a 400 meter radius in the village and thought to have been the site of a manor house.

Brinkhill nestles within the surrounding hills and is well positioned for three market towns – Louth (known as the Capital of the Wolds) to the north, Horncastle to the west and Spilsby to the south. There is a smaller market town to the east in Alford beyond which the Lincolnshire coast is about 13 miles away from the village at its closest point. The market towns provide a variety of shopping and recreational facilities together with the highly regarded King Edward the sixth and two Queen Elizabeth grammar schools/academies in Louth, Horncastle and Alford respectively. The main business centres are in Grimsby, Lincoln and Boston.

Just a short drive from the village is the popular country pub, The Massingberd Arms.



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a cinema, theatre, sports centre, swimming complex, tennis academy, and golf club.



Louth

Vibrant Living in the Wolds

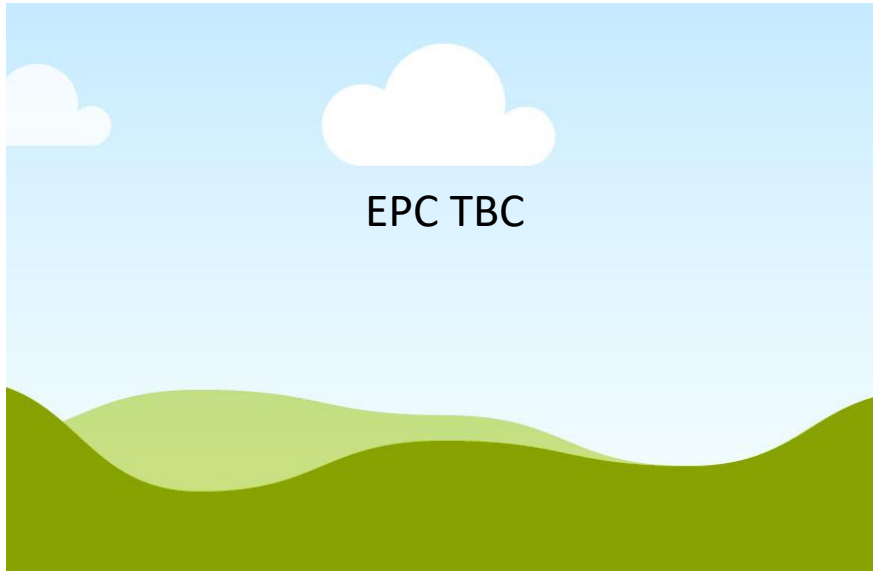
Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

We are advised that the property is connected to mains electricity, water and private drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: [///meanwhile.vent.conveying](https://www.what3words.com/meanwhile.vent.conveying)

Directions

Upon entering Brinkhill from the north, go past St. Philip Church on the right-hand side. Continue to the fork in the road and bear right here onto Harrington Road. Continue to the edge of the village and just as you leave the village built-up area, The Old School House will be seen on your right-hand side.

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.

M A S O N S

EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

rightmove

zoopla

OnTheMarket

PrimeLocation

equestrianproperty4sale.com

UKLANDand
FARMS.co.uk