



CHOICE PROPERTIES

Estate Agents

Elder House Main Road,
Louth, LN11 7TP

Price £560,000



Choice Properties are delighted to present this unique and versatile property, set within approximately 1.5 acres in the peaceful village of Saltfleetby. Offering a detached three-bedroom main residence, a two-bedroom holiday let, and planning permission to create a further two-bedroom holiday let, this property presents an exceptional opportunity for those seeking a home with established income potential, a lifestyle change, or a valuable investment opportunity. Further benefiting from extensive off-road parking, two horse stables, a children's play area, and LPG central heating, this rare offering combines residential living with excellent potential for holiday letting income, all within a desirable rural setting.

Benefiting from LPG central heating, spacious and versatile accommodation, and a wealth of potential, the well-appointed layout comprises:-

Entrance Hallway

5'8" x 5'9"

You enter the property into the entrance hall, which is neutrally decorated with half-height wall panelling and beige carpeting. The downstairs of this property benefits from underfloor heating, which is on a Hive heating system.

Kitchen / Diner

11'7" x 19'5"

Located to the left of the entrance hall is the open-plan kitchen/dining room. The kitchen is well designed, offering ample wall and base units, an integrated cooker, hob, extractor fan, dishwasher, tiled splashbacks, a sink beneath the window, under-stairs storage, and space for a fridge freezer.

The dining area is generously sized, benefiting from dual aspect windows, neutral décor, and ample space for a large dining table, currently accommodating a six-seater.

Utility

6'10" x 12'2"

The utility room is fitted with matching units and worktops to the kitchen, providing additional storage and workspace. It features a second sink beneath a window, houses the LPG Baxi boiler serving the main residence, and offers space for an additional fridge/freezer and a washing machine.

W.C

6'5" x 3'10"

The ground floor shower room features a three-piece suite comprising a shower, w.c., and hand wash basin. Designed as a wet room, it also benefits from a small window providing natural light.

Reception Room

13'0" x 19'5"

The reception room is generously sized and features a log burner set within a tiled fireplace as an attractive focal point. The room also benefits from a panelled feature wall, neutral décor, a large front-facing window, and uPVC double doors opening onto the rear garden.

Landing

6'1" x 19'7"

The landing follows the same neutral décor as the entrance hall and provides access to the part-boarded loft via a loft ladder. It also benefits from a window and a radiator.

Bedroom 1

11'4" x 12'2"

The main bedroom is positioned at the front of the property, enjoying pleasant rural views. The room is neutrally decorated and benefits from a radiator, with ample space for a double bed and additional furniture.

Bedroom 2

12'11" x 9'9"

Bedroom Two is located at the rear of the property and is neutrally decorated. It benefits from a large window providing natural light and a radiator.

Bedroom 3

13'0" x 9'3"

Bedroom Three is located at the front of the property and is the smallest of the three bedrooms. However, it still offers enough space for a double bed and additional furniture.

Bathroom

11'4" x 6'11"

The bathroom is tastefully designed and features a four-piece suite comprising a standing shower, bath, w.c., and hand wash basin. The room benefits from tiled flooring, half-panelled walls, a heated towel rail, and a window providing natural light.

Holiday Let

The holiday let benefits from its own LPG heating system, housed within a private utility room.

Reception Area

18'10" x 17'8"

The holiday let features a spacious open-plan kitchen, dining, and living area. Triple aspect windows and uPVC double doors provide plenty of natural light, while the room benefits from easy-maintenance flooring, a storage cupboard, and ample electrical points. The kitchen offers integrated appliances including a cooker, hob, sink, and extractor fan, alongside generous worktop space and storage.

Bedroom 1

9'3" x 11'9"

Bedroom One is a double bedroom featuring two floor-to-ceiling windows, allowing plenty of natural light. The room also benefits from a radiator.

Bedroom 2

9'3" x 11'9"

Bedroom Two is also a double bedroom and benefits from a frosted window and radiator.

Bathroom

5'3" x 7'6"

The bathroom features a three-piece suite comprising a standing shower, hand wash basin, and w.c. The walls and flooring are fully tiled, and the room also benefits from a window and heated towel rail.

Garage

18'2" x 29'6"

The garage is very spacious, providing ample space for storage/ a workshop etc.

Gardens

The property sits within an impressive 1.5-acre plot, offering generous outdoor space. The rear of the property features a grassed play area serving the holiday lets, while the main garden includes a patio area directly outside the property leading onto further lawned space. The front garden is laid to lawn with a small tree and shrubs, with all boundaries defined by fencing. This property further benefits from having two horse stables.

Parking

The property benefits from ample off-road parking, providing space for a minimum of 10 vehicles.

Further Information

There is potential to create an additional holiday let, with the shell structure already built and planning permission in place. The proposed accommodation would replicate the existing holiday let, with the location and layout shown on the floorplan.

Tenure

Tenure.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033.

Opening Hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

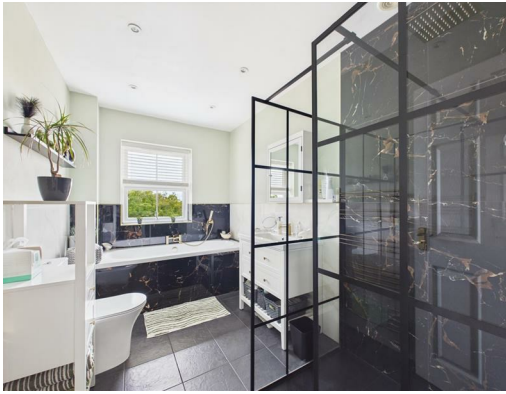
Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
3025 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Please use the postcode LN11 7TP, the property is on the left if you are coming from Manby direction. There is a sign outside the property that says ' Elder House '.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

