



# Byng Hall

Saltfleet

**M A S O N S**  
— SINCE 1850 —

# Byng Hall

Main Road, Saltfleet, LN11 7RN



Stunning detached home

Popular coastal village of Saltfleet

Generous corner plot with private gardens

Three spacious double bedrooms

Two en suite bedrooms & family bathroom

30ft open-plan living kitchen with bi-fold doors

Ground source heat pump & solar panels

Huge detached garage with conversion potential (STP)

No forward chain

This stunning detached home occupies a generous corner plot in the popular coastal village of Saltfleet, offering an exceptional combination of character, contemporary living and energy-efficient design. Available with NO FORWARD CHAIN, the property has been thoughtfully upgraded throughout and benefits from an eco-friendly ground source heat pump and solar roof panels, providing renewable heating and on-site electricity generation and offering the opportunity to reduce reliance on conventional energy sources. These features, together with underfloor heating, provide an appealing combination of modern comfort and energy-conscious living.

Ideally positioned for enjoying the Lincolnshire coast, the property is within easy reach of protected marshland, coastal paths and the beach, while the nearby market towns of Louth and Mablethorpe, along with Skegness and wider transport links, are readily accessible. Internally, the beautifully appointed accommodation includes three generous double bedrooms, two en suites, two reception rooms and an impressive open-plan kitchen, living and dining space.

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The ground floor is entered via a welcoming porch and entrance hall, leading into a spacious lounge featuring a cast iron log-burning stove and a separate dining room, also with its own log burner. The outstanding centrepiece of the home is the approximately 30ft open-plan kitchen, living and dining room, creating a superb sociable space with bi-folding doors opening directly onto the private side garden. The bespoke kitchen features solid oak worktops, a central island with Belfast sink and an oil-fired AGA, complemented by extensive glazing and attractive original ceiling beams. A useful utility room, cloakroom and separate storage/boiler area complete the ground floor, with the ground source heating system and solar panel controls conveniently located within the property.













To the first floor are three exceptionally spacious double bedrooms, providing versatile accommodation for families, guests or those working from home. Bedroom One benefits from windows to the side and rear and a modern en suite shower room, while Bedroom Two has an attractive solid oak floor and its own en suite facilities. Bedroom Three enjoys a feature cast iron fireplace and views towards the front garden. A stylish four-piece family bathroom serves the remaining accommodation, with bath, separate shower, vanity wash basin and heated towel rail. The split-level landing provides useful space and retains the quality finish evident throughout the property, including oak flooring and attractive detailing.





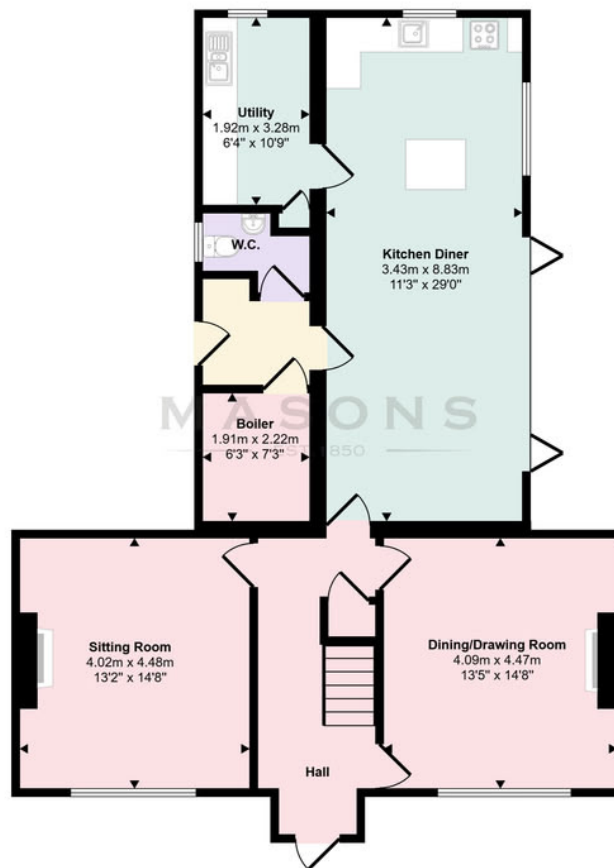
Outside, the property enjoys a particularly generous corner plot with beautifully maintained gardens extending around the house and offering a high degree of privacy. The large front lawn is framed by mature shrubs, trees and established borders, while a separate vegetable garden includes a substantial greenhouse and raised beds. To the side is an enclosed paved and lawned garden with mature planting, fruit trees and patio areas, providing an excellent setting for entertaining and al fresco dining. A gated driveway from Sea Lane leads to extensive parking and a substantial detached garage/workshop of approximately 35ft, with power and lighting, offering excellent potential for a home gym, studio, games room or possible annexe/holiday accommodation, subject to the necessary consents.



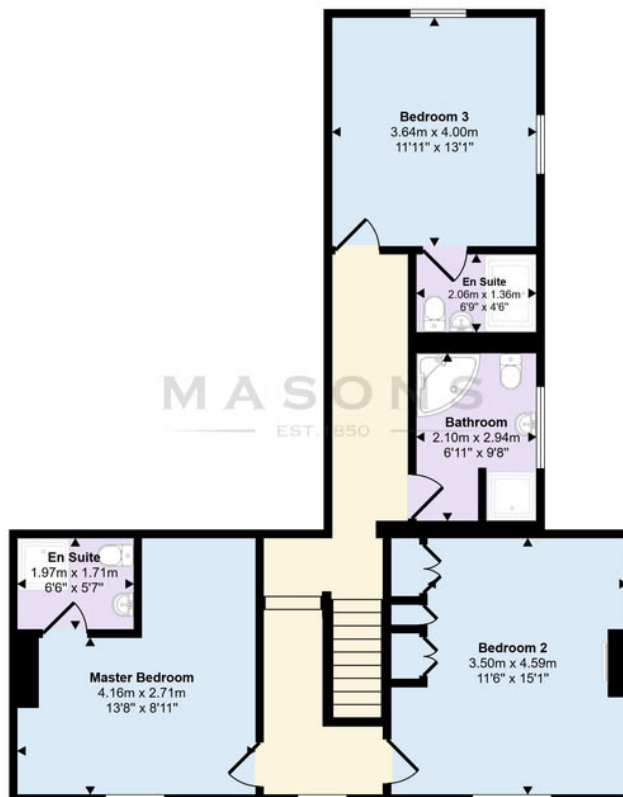








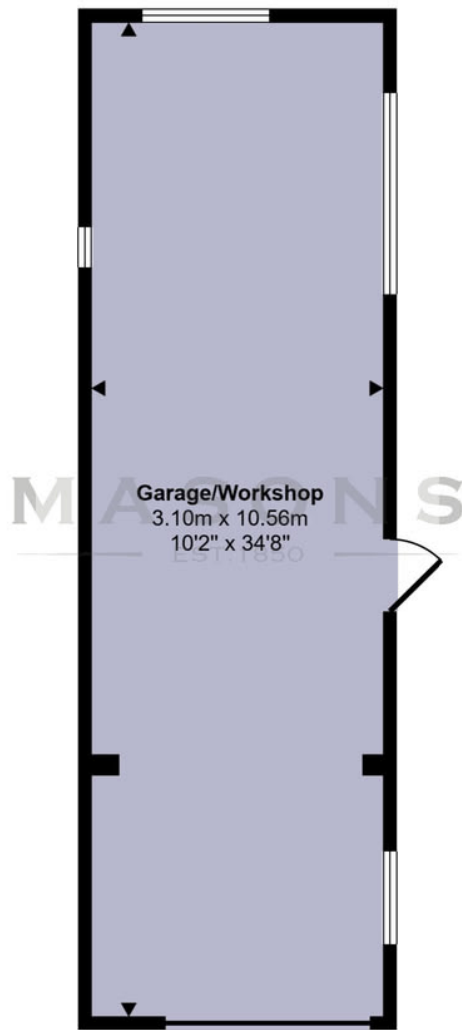
Ground Floor  
Approx 100 sq m / 1074 sq ft



First Floor  
Approx 82 sq m / 881 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.



**Garage/Workshop**  
Approx 33 sq m / 352 sq ft

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# Saltfleet

Charm by the Coast



Saltfleet is a historic village with a rich past, from its medieval salt-making industry to its role as an important east coast port for sailing vessels. The village boasts a selection of charming character buildings, including a beautifully restored windmill (now a private residence) and the New Inn, a welcoming pub in the heart of the village.

Saltfleet also offers a local garage with a shop for everyday essentials, while the River Haven provides a picturesque setting for a small coastal boat club, meandering out into the North Sea. With its mix of history, character, and coastal charm, Saltfleet is an appealing choice for those seeking a village with both heritage and natural beauty.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



# The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds 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, 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.

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# 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. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      | 65 D    | 66 D      |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band C

### Services Connected

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

### Tenure

Freehold

### Location

What3words: ///direction.restore.accented

### Directions

From the south on the A1031 follow the road to Saltfleet. Byng Hall will be found on the right side just a short distance after the small S-bend in the village centre and the driveway is accessed by turning right into Sea Lane.

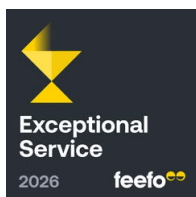
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# M A S O N S

SINCE 1850

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