



Bluebell Manor

Saltfleetby

M A S O N S

— SINCE 1850 —

Bluebell Manor

Main Road, Saltfleetby,
LN11 7SS



Set within approximately 0.6 acres (STS) in a private village setting, this substantial detached home offers an exceptional amount of space, privacy and versatility, making it an ideal purchase for a wide range of buyers. Surrounded by open countryside and enjoying field views, the property provides a wonderful rural lifestyle while still remaining conveniently positioned for access to both the Lincolnshire Wolds and the nearby coastline.

The home offers bright, generously proportioned accommodation that is perfectly suited to modern family life, multi-generational living, or buyers seeking additional space for guests, hobbies or home working. The overall plot provides a true sense of tranquillity and seclusion, with the property set well back from the road behind a private gated entrance. In addition to the spacious interior, the generous grounds present excellent potential for further development or the addition of outbuildings, subject to the necessary permissions, making this an exciting opportunity for those looking to create a long-term family home in a sought-after rural setting.

Substantial detached home of over 2000 sq ft,
set within approx. 0.6 acres (STS)

Perfectly positioned between market towns and the
Lincolnshire coast

Five well-proportioned bedrooms

Two en-suite shower rooms plus family bathroom

Large kitchen with dining space and garden access

Private gated driveway with extensive
off-road parking

Generous gardens with scope for outbuildings

MOVEWITHMASONSON.CO.UK
01507 350500

The property is entered via a welcoming and spacious hallway which immediately highlights the sense of light and space found throughout the home, with attractive internal doors providing access to all principal rooms. At the heart of the property is a large and well-appointed kitchen, fitted with a range of wall, base and drawer units alongside integrated appliances and ample worktop space. The kitchen also comfortably accommodates a dining area, creating a natural hub for everyday living, family gatherings and entertaining. French doors open directly onto the garden, allowing natural light to flood the space and providing a seamless connection between indoor and outdoor living.





The impressive living room offers a particularly generous and versatile reception space, ideal for both relaxing and hosting guests. Large windows allow for plenty of natural light. A feature fireplace add character and warmth, and French doors provide further access to the gardens.







The home benefits from five well-proportioned bedrooms, offering flexibility for a variety of living arrangements. Two of the bedrooms benefit from their own en-suite shower rooms, creating comfortable and private spaces for family members or visiting guests. The remaining bedrooms are all of a good size and could easily be adapted for alternative uses such as home offices, hobby rooms or dressing rooms depending on a buyer's needs. A well-appointed family bathroom serves the remaining accommodation and is fitted with both bath and shower facilities, providing practicality for busy households.







Outside

The property is approached through a private gated entrance, leading to an expansive driveway which provides extensive off-road parking for multiple vehicles. The home sits comfortably within its generous plot and is positioned well back from the road, offering both privacy and a welcoming first impression.

The gardens surround the property and are predominantly laid to lawn, creating a wonderful outdoor space that can be enjoyed throughout the year. These grounds provide ample room for children to play, for pets to roam, or for keen gardeners to further develop and personalise the landscape. To the rear of the property, an attractive south facing paved patio area offers an ideal setting for outdoor dining, summer entertaining or simply relaxing while enjoying the peaceful countryside backdrop.







The size and layout of the plot also offer exciting scope for those looking to expand or enhance the property further. Subject to the necessary planning permissions, there is potential for additional landscaping, the construction of outbuildings such as a garage or workshop, or even further development within the grounds.







Approx Gross Internal Area
194 sq m / 2088 sq ft



Floorplan

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.

Saltfleetby

Charm by the Coast

Saltfleetby is a long village which is known by the locals as Soloby and until 1999, there were three parishes for the Saltfleetby churches of St. Peter, St. Clement and the church of All Saints.



The village now has a large modern village hall with playing fields at the rear and the Prussian Queen is a local and community pub, restaurant and shop serving traditional food for eat-in and take-away.

A very short drive away, the Lincolnshire coast includes a section of salt marsh forming part of the Saltfleetby-Theddlethorpe Dunes National Nature Reserve, home to the rare natterjack toad while to the north, the Donna Nook nature reserve attracts many visitors to see the breeding grey seal colony in November and December. Several miles to the north and south via a number of coastal villages are the holiday resorts of Cleethorpes, Mablethorpe and Skegness with their many seasonal attractions and parts of the coast are well known for the sandy beaches and dunes.



Around 10 miles from the property, Louth is positioned on the eastern fringes of the Lincolnshire Wolds and has busy markets here three times each week with many local seasonal and specialist events taking place throughout the year. The town has many independent shops, supermarkets, a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment. There are highly regarded primary schools and academies in town including the King Edward VI Grammar. The town boasts some fine sports facilities, a theatre and cinema. The main business centres are in Grimsby (21 miles) and Lincoln (37 miles).



Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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 private drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///clown.spine.truffles

Directions

Proceed east from Louth on the B1200 and at the roundabout take the first exit continuing along the B1200 towards the coast. At the traffic lights in Manby Middlegate, carry straight on and follow the road to Saltfleetby. Upon entering the village after the long S-bend, Bluebell Manor will be found on the right side after just a short distance past the lakeside fisheries.

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

SINCE 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.