



Jerusalem Cottage

Main Road South Reston, LN11 8JQ

M A S O N S
— SINCE 1850 —



Jerusalem Cottage

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LN11 8JQ

Detached one-bedroom character cottage, once the village WI hall

Full vaulted living room with underfloor heating and original fireplace

Open-plan Shaker-style kitchen with French doors to the garden

Light-filled bedroom with fitted wardrobes and curved feature wall

Private, sunny rear garden with decking, lawn and outbuildings

Planning permission granted (June 2023) extension (now expired)

Quiet village between Louth and the Lincolnshire coast

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Once the village Women's Institute hall and now a charming and beautifully renovated one-bedroom home, Jerusalem Cottage offers character, comfort and planning potential in equal measure. Dating back to the 1860s and tucked into the heart of the village between Louth and the coast, this unique single-storey residence features a stunning vaulted living space, open-plan kitchen, private garden and full planning permission for a rear and first-floor extension to create a larger home with two extra bedrooms and a garden room. (planning now expired) Finished with care and full of period charm, it's a rare opportunity for lifestyle buyers or those seeking a peaceful retreat with space to grow.



Step through the cottage-style composite front door and into the main open-plan living area, where high vaulted ceilings, exposed beams and original architectural features create a sense of heritage and space. The light American oak engineered flooring runs underfoot, warmed by a full wet-system underfloor heating installation. A working Victorian cast-iron fireplace with tiled inset and quarry-tiled hearth provides a traditional focal point, while uPVC sash windows and a Velux rooflight bring in natural light throughout the day.



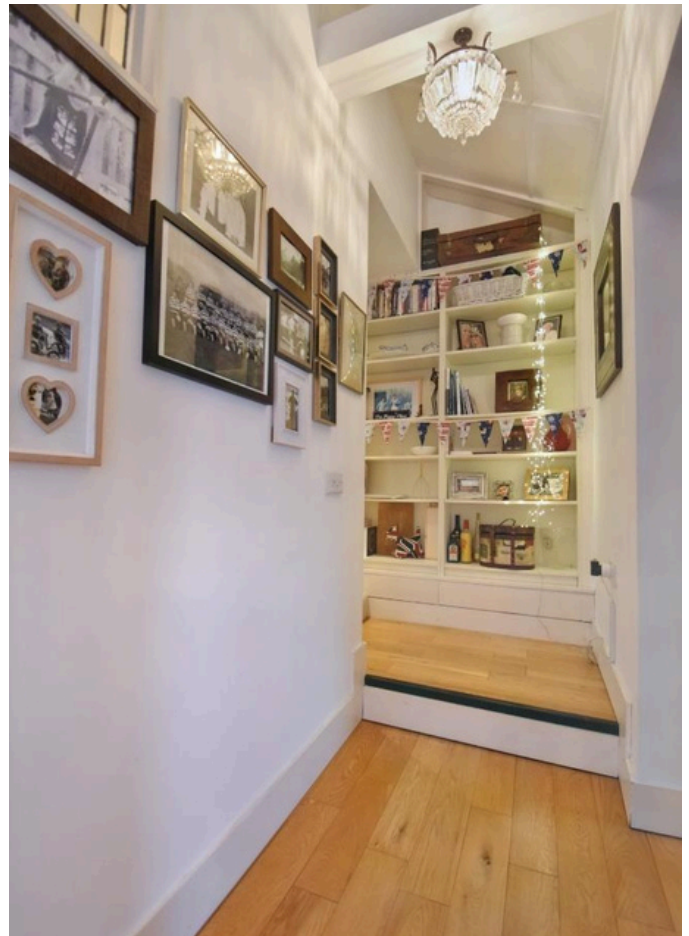
To one end of the open-plan space is the kitchen area, fitted with white Shaker-style base units, wood-effect worktops and matching upstands, a stainless steel sink and drainer, Hotpoint electric oven and induction hob with extractor above. French doors open onto the rear garden, extending the living space and allowing in views of the flowers and greenery beyond.



A curved dividing wall adds soft separation between the living area and the bedroom, accessed through a small library hallway with built-in bookshelves. The double bedroom includes fitted wardrobes, one of which houses the pressurised hot water cylinder and electric underfloor heating controls. A column radiator with electric element, sash window, stained glass feature, carpeted flooring and inset ceiling spotlights complete this tranquil space.



To the rear of the kitchen is a well-fitted utility room, with a further range of wood-effect base and wall units, laminated worktops, a 1.5-bowl stainless steel sink, and tiled flooring. There's space for a washing machine, dishwasher and freezer, with access to the garden via a part-glazed uPVC door. A further timber door leads into the shower room, featuring a walk-in cubicle with rainfall head and thermostatic mixer, WC, wash basin, heated towel rail, and part-tiled walls in calming neutral tones. A rear window, extractor and spotlights complete the specification.



The rear garden is private and sunny, well stocked with flowering plants and laid out with a raised decking area, steps down to the lawn, and timber fencing to the boundaries. There's a log store, garden shed, coal bunker and outside lighting, with right of way access provided down the side of the cottage.

Planning permission was granted in June 2023 for a rear and first-floor extension to provide two additional bedrooms, a bathroom and a garden room—perfect for those looking to create a larger, long-term home. Full documentation is available under application N/161/00876/23 on the East Lindsey District Council planning portal. The planning permission has now expired and applicants wanting to carry out the work would need to apply for it to be renewed with the council.

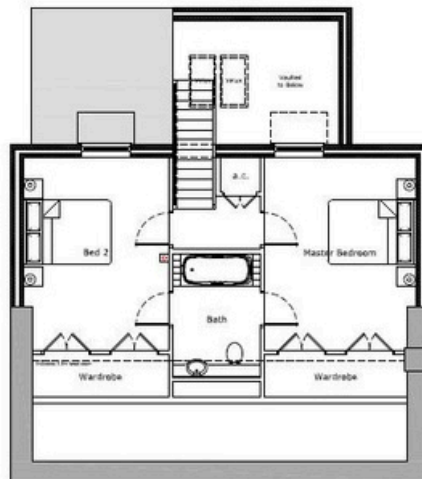








Proposed Rear Elevation

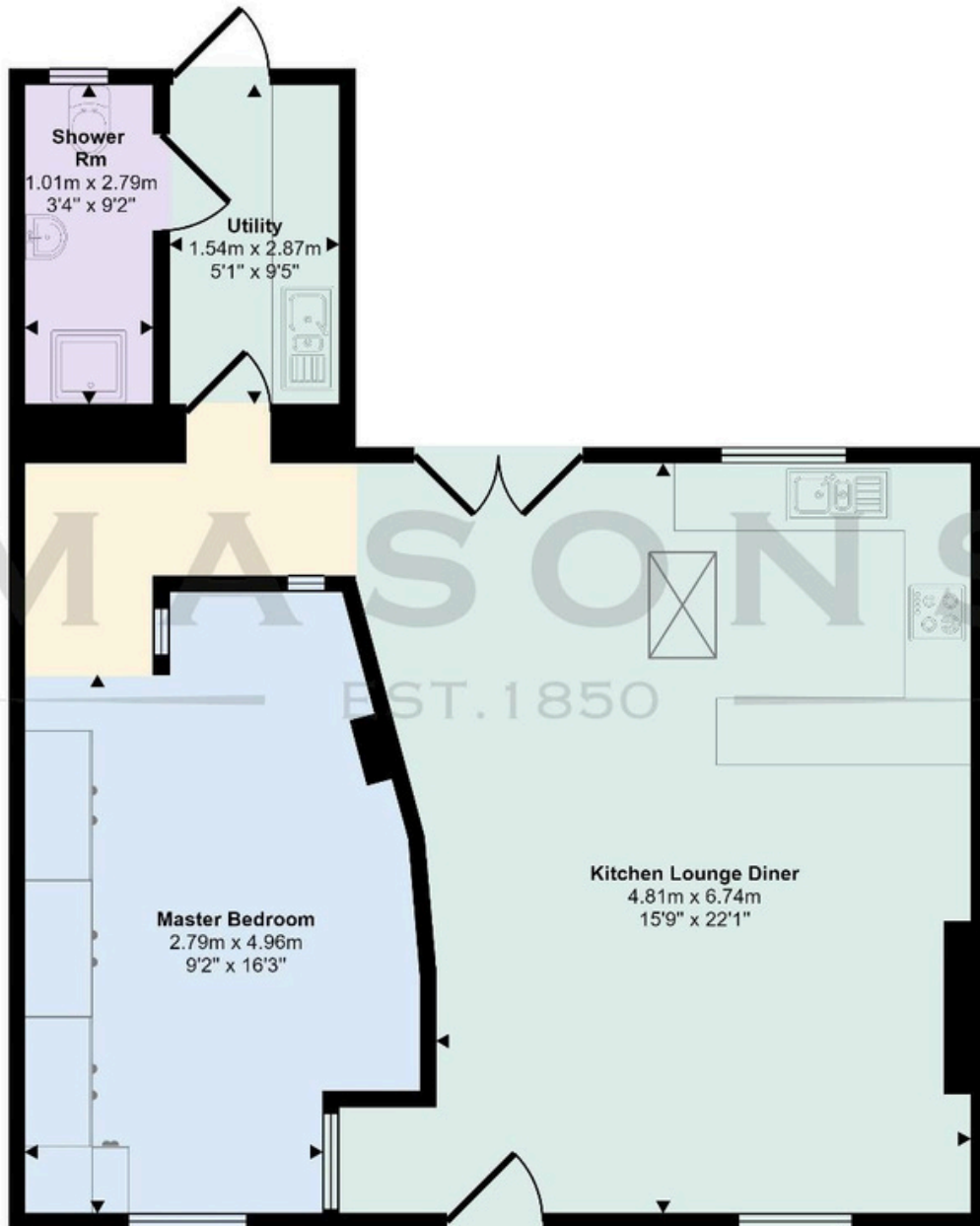


Proposed First Floor Plan



Proposed Ground Floor Plan

Approx Gross Internal Area
67 sq m / 719 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.

South Reston

Quiet, Connected,
Quintessentially Rural

Surrounded by open fields and wide skies, South Reston is a quietly situated village that embodies the unspoilt charm of rural Lincolnshire. With its peaceful setting, scattered period homes, and strong sense of local character, the village offers a slower, more grounded pace of life—perfect for those seeking space, stillness, and a return to simpler pleasures. Located just a short drive from the amenities of Louth and within easy reach of the east coast, South Reston strikes a perfect balance between countryside calm and coastal accessibility. Life here unfolds to the rhythm of the seasons, with countryside walks, garden days, and star-filled nights all part of the everyday experience. Whether you're dreaming of a country retreat, a creative escape, or a family base in the heart of nature, South Reston offers a rare sense of peace and possibility in a landscape that feels both timeless and expansive.



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 swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (26 miles) and Grimsby (16 miles).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	41 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

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

Tenure

Freehold

Directions

From Louth, take the A157 east through Legbourne and follow signs to South Reston.

The property is located on the right-hand side approximately half a mile into the village.

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.

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Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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