



The Coach House

Calceby Corner

M A S O N S

— SINCE 1850 —



The Coach House

Calceby Corner, Alford,
LN13 0AU

Superb woodland setting

Beautifully renovated throughout

Two generous double bedrooms

Modern kitchen diner

Cosy lounge with log burner

LPG central heating

Large seperate garden and parking

Potential for garage/development (STP)

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01507 350500

Nestled within a scenic woodland setting, this superbly presented two-bedroom house has been thoughtfully renovated to a high specification by the current vendor. The property offers well-proportioned modern accommodation comprising kitchen diner, lounge and utility room, with two generous double bedrooms and a contemporary family bathroom to the first floor.



The house enjoys a sunny aspect to the front, with lawned garden and rear courtyard, together with the particularly useful benefit of a further large, separate garden providing ample parking, storage and potential for further development, subject to the necessary planning permissions. Ideally positioned between two popular market towns and within a short drive of the sandy beaches along the coast. LPG central heating and uPVC windows.





Ground floor

A uPVC door leads from the front garden into the kitchen diner, which provides ample space for a dining table and is fitted with a good range of white Shaker-style base units complemented by woodblock work surfaces. There is a stainless-steel sink, range-style gas cooker with extractor above and tiled splashbacks. The lounge is a spacious and attractively decorated reception room, featuring a log burner with timber mantelpiece, creating a warm and cosy space in which to relax, with carpeted flooring.



At the rear is a useful utility room, incorporating an understairs area with fitted worktop and cupboards, together with space and plumbing for a washing machine.



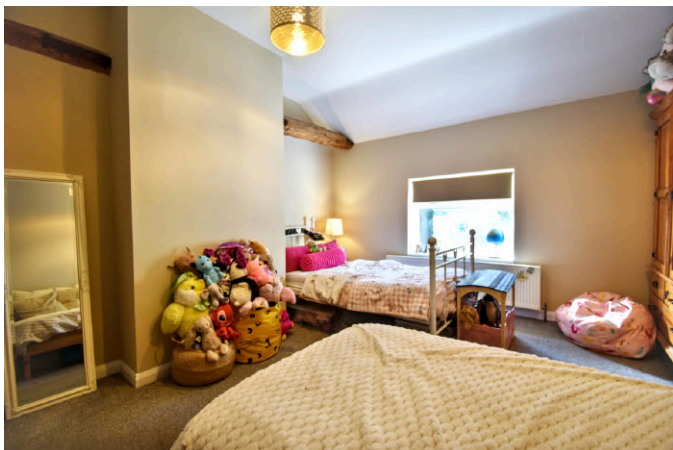


First floor

A bright and airy landing with built-in cupboard. Pine doors from the landing provides access to the two bedrooms and family bathroom. Bedroom 1 is a particularly spacious double room with window overlooking the front aspect and carpeted flooring, while Bedroom 2 is also a generous double bedroom with front-facing window and carpeted floor.

The family bathroom is fitted with a modern suite comprising panel bath with thermostatic shower mixer, wash hand basin, heated towel rail and tiling to the wet areas. A rear-facing window provides natural light, while the LPG-fired central heating boiler is also housed within the room.





“ Nestled within a scenic woodland setting... ”

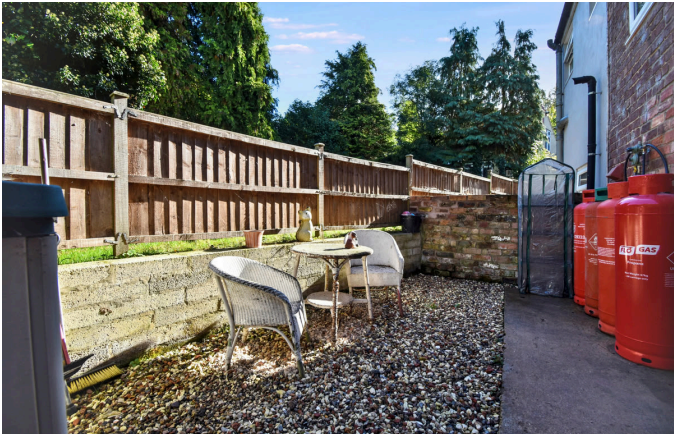


Outside

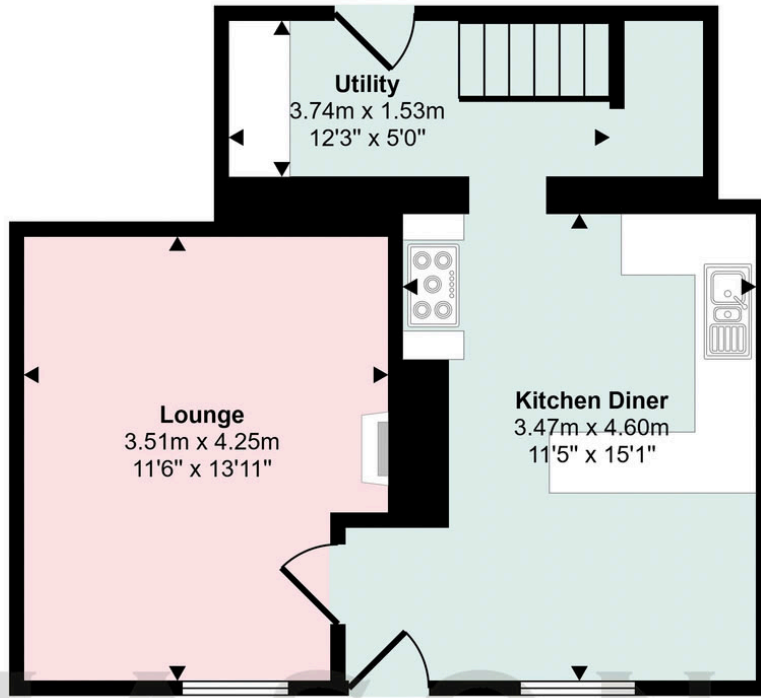
To the front of the property is an enclosed garden with pathways leading to the front door, lawned areas and a patio area to one side, all enclosed by fenced boundaries. To the rear is an enclosed courtyard, laid predominantly to gravel and enclosed by fencing, providing a low-maintenance outside space.

Separate garden

A particularly appealing feature of the property is the large, separate garden area positioned to the left-hand side of the property. Enclosed by fenced boundaries and predominantly laid to lawn, the garden incorporates a substantial brick-built outbuilding with electrical supply, together with a further garden shed. The generous area provides excellent space for parking and storage of vehicles, trailers, machinery and equipment, while also offering potential for the construction of a garage or further buildings, subject to the necessary planning permissions. This additional garden provides considerable versatility and is a valuable asset to the property.

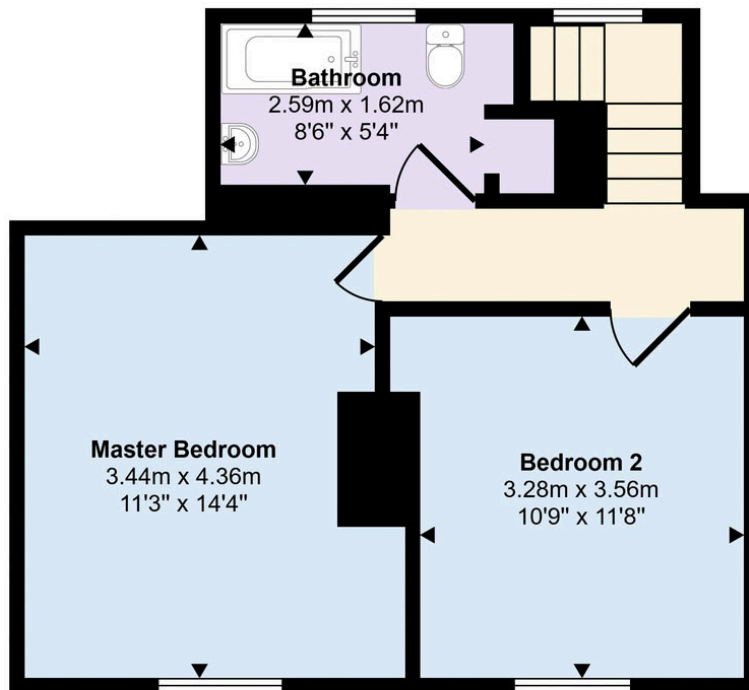


Approx Gross Internal Area
82 sq m / 880 sq ft



Ground Floor

Approx 41 sq m / 441 sq ft



First Floor

Approx 41 sq m / 438 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.

Calceby Corner and Alford

Rural Retreat

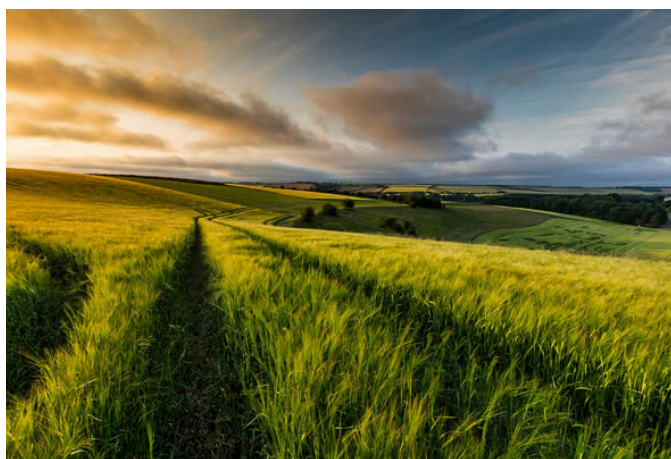
The property nestles on the fringe of a small Lincolnshire Wolds village surrounded by scenic countryside yet only a short drive from the A16 road giving direct access to the main centres in the area.

Known as a charming traditional market town in the heart of the Lincolnshire Wolds, Alford is a picturesque and well-loved town offering a welcoming community atmosphere and a strong sense of local heritage. The town is best known for its historic market square and regular markets and events, which bring a lively and social feel throughout the year. A selection of cafés, traditional pubs, and independent shops provide everyday convenience alongside a relaxed rural lifestyle.

For those seeking an active lifestyle, Alford is ideally positioned on the edge of the Lincolnshire Wolds Area of Outstanding Natural Beauty, offering immediate access to scenic countryside walks, bridleways, and rolling landscapes. The town also benefits from a range of local sports and leisure facilities, supporting an active and community-focused way of life.

Alford is well served by reputable local primary schooling, making it particularly appealing for families, with additional schooling options available in nearby towns. The area offers a strong sense of community while still providing access to wider amenities and services.

Just a short drive from the Lincolnshire coastline, residents can enjoy unspoilt beaches, nature reserves, and coastal walks to the east. For wider connectivity, nearby towns including Louth, Boston, and Lincoln provide further shopping, leisure, and employment opportunities, with Lincoln approximately 25 miles away and Grimsby around 20 miles to the north, ensuring good regional access while maintaining a peaceful market-town setting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	40 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band A

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: ///refills.glorious.cube

Directions

To travel to the property from Louth, travel away from Louth along the A16 in a southerly direction, passing various villages and after travelling through Swaby, continue to the next left turning signposted South Thoresby. After a short distance take the immediate next left down a no-through road where the property will be shortly found on the right-hand side.

Agent's Note

The property has a bio digester tank located in the separate garden which is shared with another property.

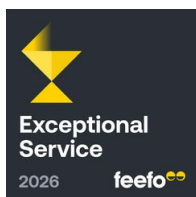
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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