

Cherry Tree House

Conisholme

MASONS

SINCE 1850

Cherry Tree House

Fen Lane, Conisholme,
LN11 7LU



Individually designed detached home built in 2022

Far-reaching open countryside views on a plot around 0.8 acres (sts)

Impressive open-plan kitchen, dining and family room

Four generous double bedrooms

Underfloor heating and solar panels

Private borehole water supply and CCTV system

Substantial agricultural barn, stores and additional garage

Extensive gardens, ample parking and extra land available by separate negotiation

An exceptional and individually designed detached residence, built in 2022 to a high specification and occupying an enviable rural position in the coastal village of Conisholme, Lincolnshire. The property enjoys superb open countryside views and offers spacious, contemporary accommodation complemented by an impressive open-plan kitchen, dining and family room, four generous double bedrooms, three bathrooms and a beautifully appointed lounge. Further benefits include oil-fired central heating with underfloor heating to the ground floor, solar panels contributing to hot water heating, a private borehole water supply and a professionally installed CCTV system.

Externally, the property stands within generous grounds around 0.8 acres (sts) with extensive driveway parking, an attached double garage and a substantial adjoining agricultural barn with additional stores and a further roadside garage. Set in an attractive rural setting within easy reach of the Lincolnshire coast, this is a distinctive home offering an excellent combination of modern living, versatile outbuildings and far-reaching countryside views. The red lined aerial image shows the plot included within the sale with approximate boundaries and are subject to verification at sale stage. Additional land is available by separate negotiation. It is the responsibility of the purchaser to fence and hedge any open boundary within 12 months of completion.

Ground Floor

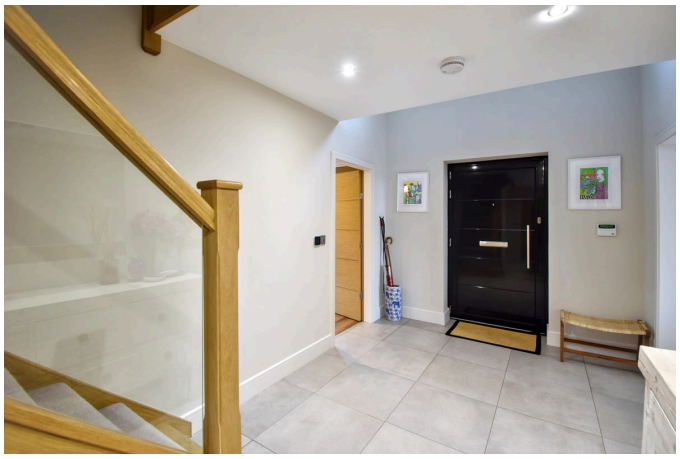
The property is entered through a spacious and welcoming entrance hall, featuring an oak staircase rising to the first floor, tiled flooring throughout and useful under-stairs storage, including a separate cupboard. Recessed ceiling spotlights, an alarm panel and heating controls complete the space.

The impressive open-plan kitchen, dining and family room forms the heart of this superb home, providing an exceptional space for both everyday living and entertaining. The contemporary kitchen is fitted with an extensive range of wall and base units with modern handles, complemented by quartz work surfaces and an inset twin-bowl sink. A range cooker with extractor hood above takes centre stage. There is also space for a fridge freezer and dishwasher. A matching central island incorporates a breakfast bar, creating a natural gathering point within the room.











The kitchen opens seamlessly into the dining and family area, where a vaulted ceiling, glazed gable and bi-fold doors leading onto the rear patio create a wonderful sense of light and space. Tiled flooring and contemporary lighting extend throughout, while the extensive glazing frames attractive views across the surrounding unspoilt countryside.

The separate lounge is a beautifully appointed reception room, featuring decorative wall panelling and an attractive fireplace with stone hearth and oak mantelpiece. A built-in media wall with cupboards and shelving provides a practical focal point, complemented by a built-in window seat and oak-effect flooring.















To the rear of the ground floor is a useful utility room, fitted with built-in units, a single-bowl sink, tiled flooring and space for laundry appliances. A rear access door provides additional convenience, while the adjoining cloakroom/WC is fitted with a wash hand basin.



First Floor

The impressive gallery landing features an oak balustrade with glazed panels overlooking the staircase and mezzanine area, creating an attractive architectural feature. There is also access to the roof space.

The principal bedroom is a particularly striking and spacious suite, arranged over a split-level layout. The upper section incorporates built-in cupboards housing the hot water cylinder, together with a separate laundry cupboard, while a staircase with balustrade descends to the main bedroom area. This generous double bedroom benefits from twin windows and a high-level ceiling, creating a bright and airy atmosphere. An adjoining dressing room, also enjoying twin windows, provides excellent potential for fitted wardrobes and personalisation, with flooring and wardrobe fittings awaiting the purchaser's choice. The suite is completed by an en-suite shower room featuring a shower cubicle with screen and thermostatic shower, vanity unit with wash hand basin, back-to-wall WC, fully tiled walls and a window.



Bedrooms two and three are both generous double rooms, neutrally decorated and positioned to the front of the property. Bedroom four is a further double bedroom enjoying a side aspect.

The contemporary family bathroom is finished to an attractive standard and comprises a large shower cubicle with thermostatic mixer, a freestanding bath with floor-mounted taps, WC and wash hand basin. A rear-facing window provides natural light, while attractive tiling, a feature wall and a recessed shelving alcove with LED downlights complete the stylish finish.

The attached double garage is accessed via a remote-controlled electric roller door and also benefits from a pedestrian rear access door. It houses the property's water storage tank and filtration system serving the private borehole supply, together with the electrical consumer unit and solar panel controls.





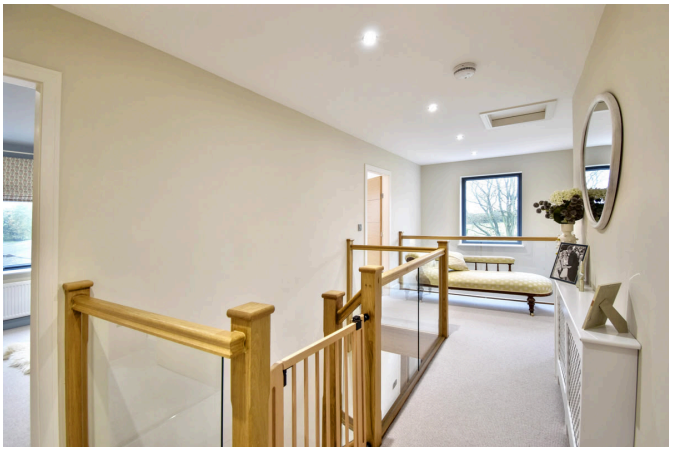
















Outside

The property is approached through an impressive pair of brick-built entrance pillars with double timber gates, opening onto an extensive driveway providing ample parking for multiple vehicles. Generous lawned gardens extend across the front and sides of the house, complemented by mature hedging and established trees, creating an attractive sense of privacy within the rural setting.

To the rear, a substantial paved patio enclosed by a low brick wall provides an excellent outdoor entertaining area, ideal for alfresco dining and barbecues while enjoying the superb open countryside views. The generous lawn continues around the property, providing further outdoor space and making the most of the property's attractive setting.

Situated within the coastal village of Conisholme, the property enjoys a peaceful rural position with far-reaching views across the surrounding Lincolnshire countryside and convenient access to the nearby coast and neighbouring market towns. The availability of additional land by separate negotiation further enhances the appeal for purchasers seeking extra space or potential for rural pursuits.











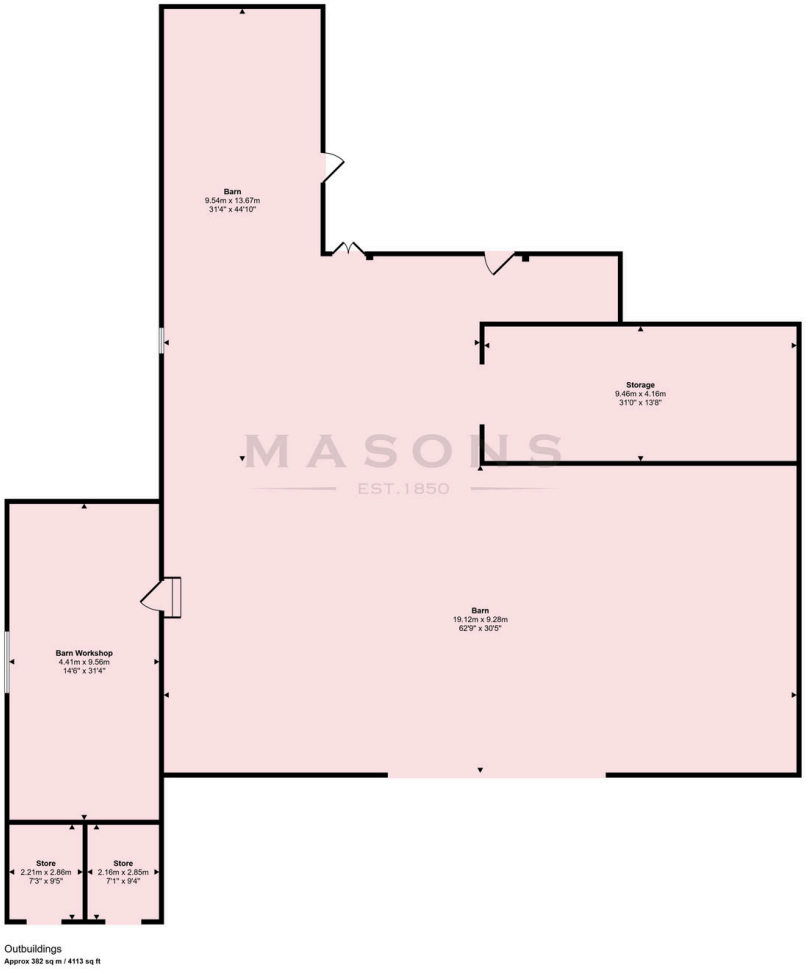




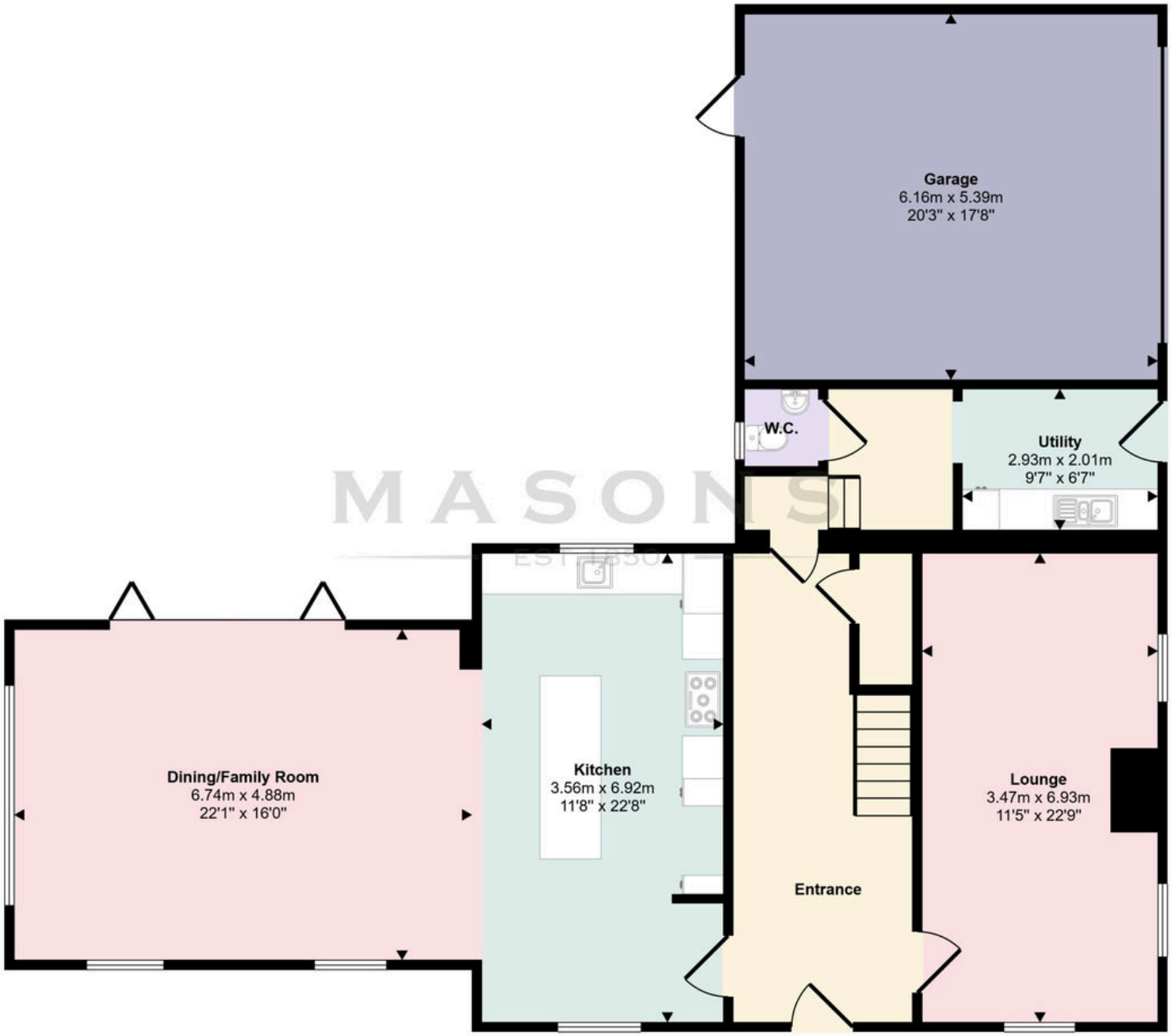
Barn

A particularly valuable feature of the property is the substantial adjoining steel portal-framed agricultural building, complemented by attached brick-built stores. Offering considerable versatility, the accommodation provides scope for a variety of uses, including workshop space, equipment storage or general-purpose enclosed storage. Beyond the main barn is a further large garage, accessed directly from the roadside, providing additional storage or workspace.

Together, these outbuildings offer excellent flexibility for purchasers requiring space for hobbies, machinery, vehicles, business-related equipment or other rural pursuits, subject to the relevant planning and building regulations where applicable.



Outbuildings
Approx 382 sq m / 4113 sq ft

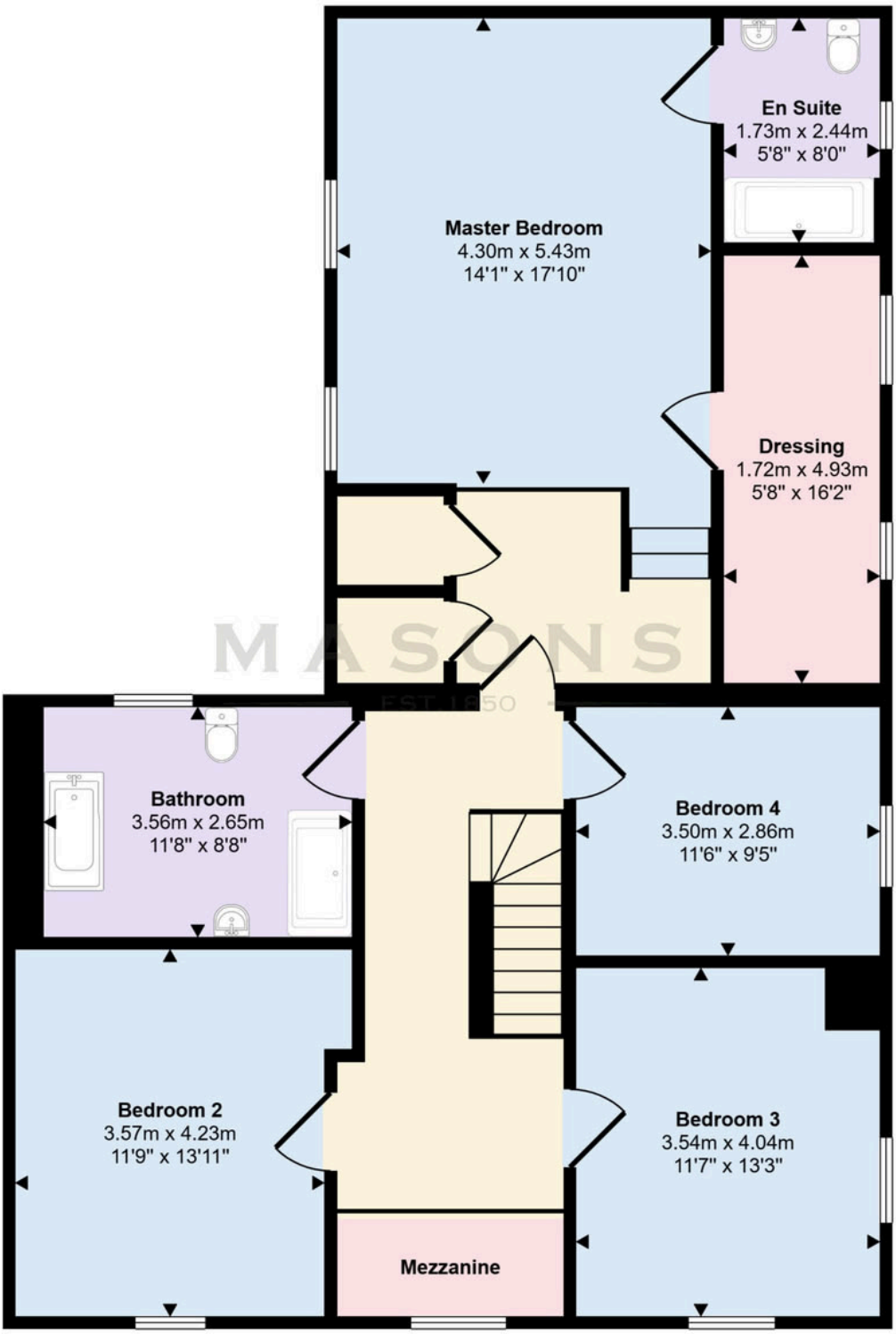


Ground Floor

Approx 152 sq m / 1632 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.



First Floor

Approx 115 sq m / 1242 sq ft

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Conisholme and the Lincolnshire Coast

Rural living near sand dunes and nature reserves



Conisholme is a small rural village positioned by the A1031 coast road from Grimsby to Mablethorpe. North Somercotes is 2 miles to the south and a larger village providing local facilities including public houses, primary and secondary schools, shops, recreational facilities, etc.

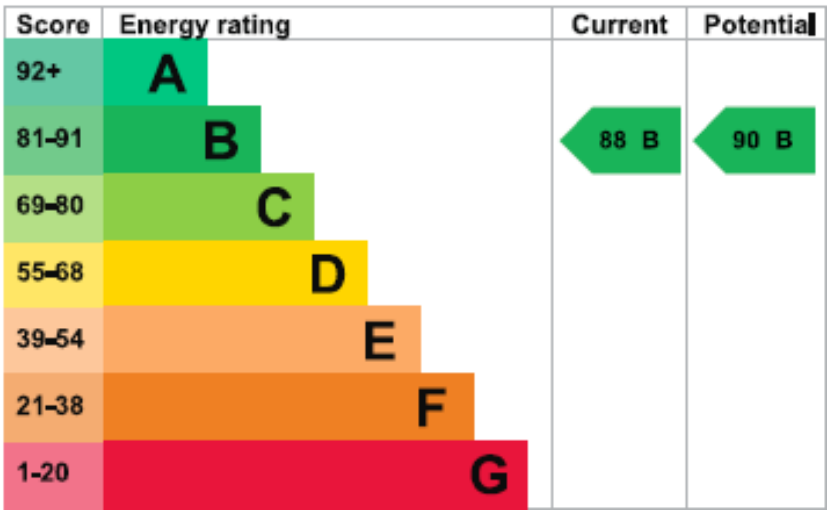
The market town of Louth is approximately 10 miles inland and has an attractive range of shops, three markets each week and good sporting facilities. The coastal area provides miles of nature reserves with beaches to the south. Lincoln is 39 miles away, Grimsby 16 miles and the Humberside airport, 27 miles.

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, Cleethorpes and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the Nature Reserve at Rimac and annual seal colony visits at Donna Nook, makes this a perfect location 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.







Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

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

Tenure

Freehold

Location

What3words: ///dumps.skies.printout

Directions

Proceed away from Louth along Brackenborough Road and then follow the lane as far as the T-junction in Yarborough. Turn left here and then take the first right turn into King Street. Follow the lane away from the village to Grainthorpe and at the eventual T-junction turn right towards Conisholme. Take the second turning on the right Fen Lane and after driving out to open countryside the property will be on the right.

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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