



Tathwell Lodge,
Little Tathwell, Louth, LN11 9SX

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Tathwell Lodge is an exceptional Grade II listed residence of considerable architectural distinction, set within the sought-after Lincolnshire Wolds. The property is defined by its elegant proportions and remarkable attention to detail, from ornate ironwork to its striking chimney stacks, all beautifully preserved.

Inside, a wealth of original Victorian features contribute heartily to a distinguished home of character and refinement. Highlights include a magnificent wrought iron and mahogany staircase, an encaustic tiled entrance hall, intricately carved cornices, original fireplaces, picture rails, soaring ceilings, and a cellar—each element contributing to the Lodge's timeless appeal. The property was sympathetically restored by the current vendors, including salvaging period shutters to the turret-style, angled windows which emphasise the southerly aspect and the rural view to the North-West.

The property occupies varied grounds of 2.5 acres (sts) including croquet lawn, rear garden with a wealth of historic flowers and shrubs; and spacious front circled by a double-ended driveway. A swimming pool, surrounded by decked and paved seating areas, is hidden to one side - served by a large pool house / bar with services. To the front is a tennis court. The grounds offer not only privacy and tranquillity but also a rich natural environment, where wildlife flourishes.

Leading off the carriage drive is further drive space, accessing the two double and further single garages, and former stables. The property is then complete with a pair of successful holiday cottages; each providing an entrance hallway, lounge open to kitchen, bedroom with en suite (in Chaplin) or separate Bath/Shower Room (in Bentinck).



Local Area

Nestled within the rolling landscape of the Lincolnshire Wolds, a designated National Landscape, the charming village of Tathwell is steeped in history: with origins recorded in the Domesday Book of 1086 as “Tadeswelle,” meaning “frog stream.” At its heart lies a tranquil lake and weir, forming part of a tributary of the River Ludd, which gently winds towards the thriving market town of Louth.

The countryside location of Tathwell Lodge affords the property a place within nature. Regular sightings include roe deer, pheasants, hares, foxes, woodpeckers, and several species of owl, enhancing the sense of living in harmony with the surrounding countryside.

Tathwell Lodge occupies a landscape rich in heritage. Just moments away lie six ancient tumuli on Bully Hill, alongside traces of early settlements believed to date back to the Medieval Era of Saxon and Danish rule. To the south of the Lodge, a field thought to have served as a Roman encampment offers a tangible connection to the distant past, where smooth stones—locally known as “Roman marbles”—can still be discovered along the bridleway to Maidenwell.

Three miles to the north, Louth is celebrated as the ‘capital of the Wolds’. Renowned for its exceptional array of independent retailers, the town offers artisan delicatessens, a

celebrated cheese shop, traditional butchers, greengrocers, and a specialist poultry and game supplier. The architectural centrepiece is the magnificent St James’, bragging the tallest spire on an Anglican place of worship in the UK and third tallest across all British churches. The Lincolnshire Rising against Henry VIII was instigated there: a revolt against the Dissolution of the Monasteries, for which the vicar was hung at Tyburn two weeks later.

Louth also boasts a vibrant and sophisticated food scene, complemented by an award-winning gelateria and an excellent selection of restaurants. The Lincolnshire coastline, with its wide sandy beaches and traditional seaside charm, is just a 20-minute drive away. Closer to home, Hubbards Hills provides one of the region’s most picturesque walking routes, following the River Ludd through peaceful woodland into the heart of Louth.

The surrounding area offers a rich blend of culture, heritage, and leisure, including:

- The birthplace of Alfred, Lord Tennyson in nearby Somersby
- The birthplace of Captain John Smith (of Pocahontas fame) near Alford
- A gliding club in Alford
- Two nearby golf courses
- A beautifully restored Art Deco three-screen cinema in Louth
- Louth Riverhead Theatre, home to a vibrant amateur dramatics community



- A local museum
- Meridian Leisure Centre
- Cadwell Park, home of the British Superbike Championship
- Humberside Airport, with regular routes to Amsterdam and Majorca
- Grammar Schools in the local towns of Louth, Alford and Horncastle

Together, these amenities create an enviable lifestyle, combining the tranquillity of rural living with cultural richness and modern convenience.

History & Heritage

Constructed in 1869, it is thought by the architect James Fowler, the Lodge occupies land once forming part of the estate of Henry Chaplin, one of the wealthiest and most influential figures of his time. A prominent landowner, racehorse owner, and long-serving Member of Parliament, Chaplin gifted this parcel of land to his close friend, Henry Bentinck, together with the sporting rights to approximately 10,000 acres—reflecting the area's long-standing reputation for exceptional country pursuits.

Henry Bentinck, the fourth son of the Duke of Portland, was a distinguished figure both socially and politically. Instrumental, alongside his brothers, in the rise of Benjamin Disraeli as leader of the Conservative Party, he later chose to devote himself entirely to his passions for hunting and sport. As Master of the Burton Hunt for nearly 30 years, he built an outstanding reputation, while also gaining renown as one of Europe's

finest whist players.

Tragically, Bentinck died at the age of 66, just one year after the completion of Tathwell Lodge. He is commemorated by an impressive monument at the nearby Norman church of St Vedast, visible from the property. This rare dedication -shared by only one other church in England, located in London - adds a further layer of historical significance to the setting.

The Holiday Cottages have been christened 'Bentinck' & 'Chaplin' in recognition of the two men.

Summary

In all, the principle residence comprises: a striking entrance hallway accessing the dining room, garden room and sitting room; plus cloakroom and W/C. A central hallway leads to the office, secondary entrance way and snug. To the rear is a generous dining kitchen with bespoke oak units utilising arched details throughout, supported by adjacent utility, pantry and boot room spaces. The first floor, with two staircases and central hallway linking galleried landings, offers seven bedrooms, five with en suite bathrooms and a family bathroom. The initial three bedrooms mirror the layout of the ground floor reception rooms, while to the rear are linked bedrooms ideal for a family.

Entrance Lobby

Entered to the front through wood door beneath glazed arch, with



original copper draft excluding lining. A wide lobby space laid with colourful geometric tiled flooring; stone arch leading to the hallway.

Central Hallway

Having period staircase, of wrought iron and mahogany, with detailed spindles and carpeted steps. Graduating arches with coloured stone design divide the space; which is laid to further coloured tiling consistent with the entrance lobby. Hanging light feature from first floor ceiling - with skylight. Radiator to one corner; doors stepping through to the three reception spaces and a cloak store: with original set of six pegs, sash window to front, carpeted. Further door to W/C and to quarry tiled hallway.

Dining Room

Enjoying a trio of tall, sash windows with original shutters drawn from the base; ornate architraves and pair of ceiling roses with feature lights. Open fireplace with stone surround and oak overmantle. Carpeted.

Garden Room

With a side aspect through triumvirate of tall, arcing sash windows; ceiling rose and feature light. Electric 'fire' to brick and stone surround. Carpeted.

Sitting Room

Enjoying the rural view to the rear aspect, with trio of sash windows benefitting from original, oak shutters drawn from the base. Detailed architraves and central light from ceiling rose. Open fireplace with

stone surround and detailed surround with columns supporting an upper mantle. Carpeted.

Dining Kitchen

With sash windows to rear, patio door from dining area to rear. Bespoke, oak kitchen units with arched detailing. Glazed shelving, further storage to large island with 1 1/2 sink inset. Wide, Aga range cooker with tiled splashback and overmantle shelf. Miele oven and microwave, four ring hob. Integrated, full-height fridge-freezer, dishwasher. Tiled flooring.

Utility

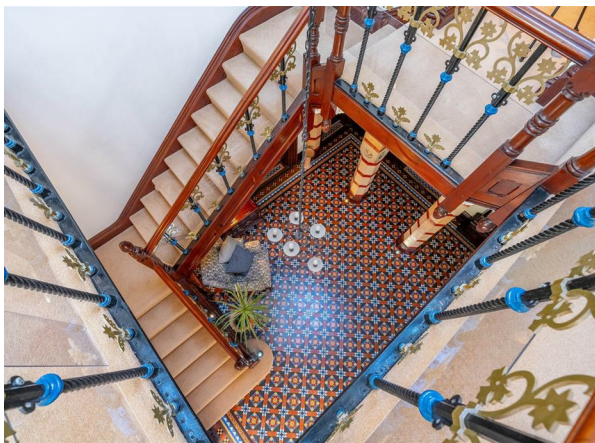
Having sash window to side, tiled flooring consistent with kitchen. Sink and drainer to roll edge worktop, storage units to base and wall levels. Space and connection for upright American style fridge-freezer, washing machine, dryer and further appliances. Further storage space to adjacent, rear pantry/store. Wood door to courtyard patio; store and further downstairs W/C.

Boot Room

With windows and patio door to courtyard to front. Housing water cylinders; oil fired, floor standing Worcester boiler. Tiled dog shower, tiled flooring. Laundry drying rack to ceiling.

Secondary Entrance

Entered through obscured door to the front, with quarry tiled flooring - continuing through to the hallway. Carpeted staircase with spindles and balustrade, storage beneath.





Snug

Having pair of sash windows to front, log burning stove to stone stand and brick surround with oak overmantle. Carpeted.

Office

With window to front aspect, carpeted.

First Floor Gallery Landing

Circling the beautiful Victorian staircase, with lights to walls and skylight to ceiling. Leads beneath arch to further landing and secondary staircase- with a useful linen store (with radiator).

Bedroom 1

Above dining room, with sash windows flanked by panel shutters. Carpeted, with En Suite shower room providing P-shaped bath with shower over and tiled surround; pedestal sink, W/C. Tiled, with obscured sash window to front.

Bedroom 2

Above garden room, with curved trio of sash windows. Carpeted, with coloured tile fireplace beneath stone style surround.

Bedroom 3

Above main lounge, with sash windows flanked by panel shutters to rear - enjoying open field views and sight of Tathwell village including the Norman church. Carpeted, with En Suite shower room providing tiled shower cubicle with electric shower; pedestal sink, W/C. Tiled, with obscured sash window to rear.

Bedroom 4

With sash window to rear aspect enjoying open field views. Carpeted, with built in storage space and wood door through to further bedroom.

Bedroom 5

With sash window to rear aspect enjoying open field views. Carpeted, with feature fireplace. En Suite shower room providing P-shaped bath with shower over and tiled surround; pedestal sink, W/C. Tile effect flooring, with obscured sash window to rear.

Bedroom 6

Having pair of sash windows to side, with hillside field view; carpeted. Wood door to En Suite shower room providing P-shaped bath with shower over and tiled surround; pedestal sink, W/C. Wood effect flooring, with obscured sash window to rear.

Bedroom 7

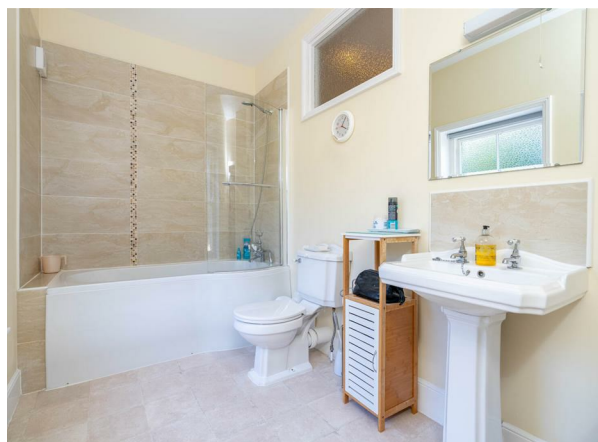
Having pair of sash windows to front, built in bank of wardrobes to side. Carpeted, with En Suite shower room providing P-shaped bath with shower over and tiled surround; pedestal sink, W/C. Tile effect flooring, with obscured sash window to front.

Family Bathroom

With lights to ceiling, providing P-shaped bath with electric shower over and tiled surround; pedestal sink, W/C. Tile effect flooring.

Chaplin Cottage

A charming, semi-detached cottage providing single-storey accommodation, which comprises: a



lounge open to kitchen, double/twin bedroom, en suite bathroom with walk-in shower. Enjoying a low-maintenance paved and gravelled outside space including parking.

Bentinck Cottage

A charming, semi-detached cottage providing single-storey accommodation, which comprises: a lounge open to kitchen, double/twin bedroom, separate bathroom with walk-in shower. Enjoying a low-maintenance paved and gravelled outside space including parking.

Outside

The property is approached through electric five-bar gate to a sweeping, double fronted driveway, alongside which are a set of classic street-lamp-style lights. With lawned front garden and infill space, the front is further coloured by a mature flower bed hosting a range of plants including a variety of roses.

The front is contained by evergreen hedging and a series of trees offering privacy from the road.

The driveway continues to down to a large parking area (with further road access) circling a lawned space and leading to the large; brick and tiled former stables. With hay barn above the central store/tack room; this outbuilding now provided two double garages with electric doors, further single garage with wooden doors. On the other side of the outbuilding are the original stables; now providing useful storage space with two accessed via wooden doors off the front and a further pair through side door, with brick flooring. A further store is available to the side, being the former ice house.

The opposite (South) side of the garden is a large croquet lawn, with brick edged patio to one side topped by flower beds. Looking out

to the rural view beyond at the rear; the garden leads through double gates to the pool & tennis court: the pool being surrounded by paving with seating area and further, timber decked seating flanked by mixed beds. A solar-powered system heats the water, assisted by an air source pump.

Alongside is a versatile pool room / gym / studio, with sliding glass doors to front, windows to rear offering another view of rear landscape from an elevated position. With bar, store; w/c and further store alongside, this is a large space ideal for hosting looking across the pool and to the tennis court. The court is approached from the pool side up paved steps; and through gate. Fully fenced; the court is full size with a large surrounding area.

The rear garden is lawned with a wealth of mature shrubs and trees, including beautiful

fuchsias. At the extreme rear opens out to a lawn running the width of the plot, with timber and wire - contained fruit garden, successful plum trees and a fenced lawn containing the private drainage system which serves the house.

Located off the side of the property is an attractive, paved courtyard contained by brick walls and with outside lighting, a small store; archway to the front.

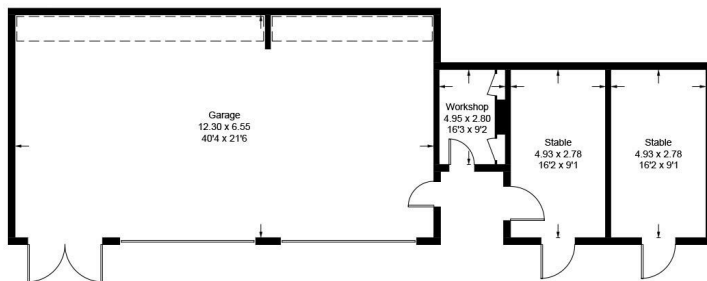




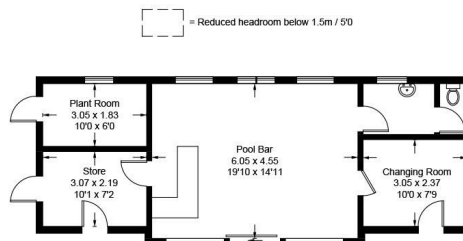


Tathwell Lodge

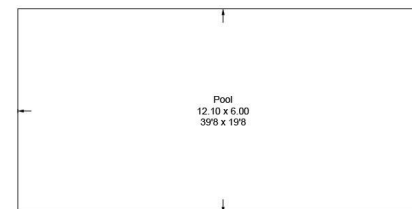
Approximate Gross Internal Area
 Ground Floor = 226.2 sq m / 2435 sq ft
 First Floor = 211.3 sq m / 2274 sq ft
 Outbuildings = 262.4 sq m / 2824 sq ft
 Total = 699.9 sq m / 7533 sq ft
 (Including Garage / Excluding Void)



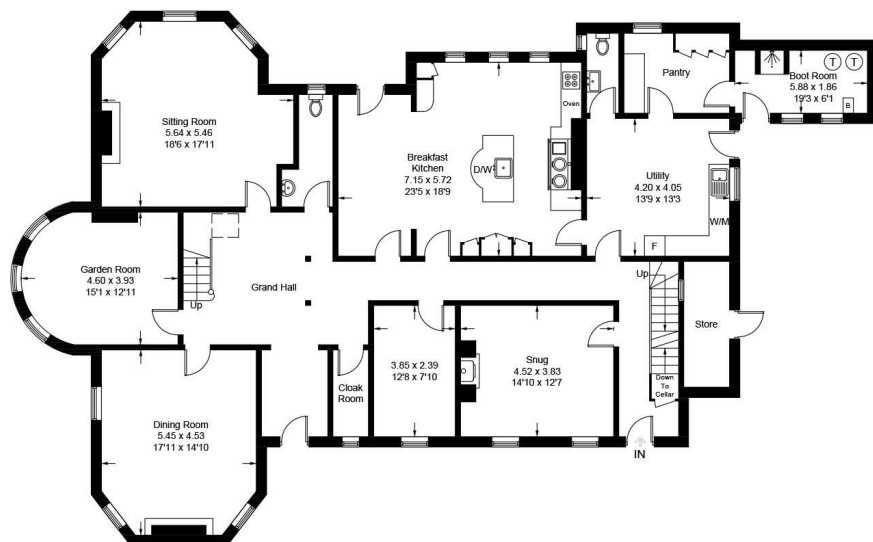
The Old Coach House + 10
 (Not Shown In Actual Location / Orientation)



Pool House
 (Not Shown In Actual Location / Orientation)



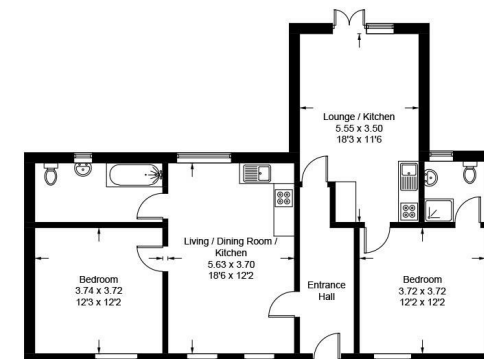
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



COUNCIL TAX: – Tax band: G

ENERGY PERFORMANCE RATING:

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

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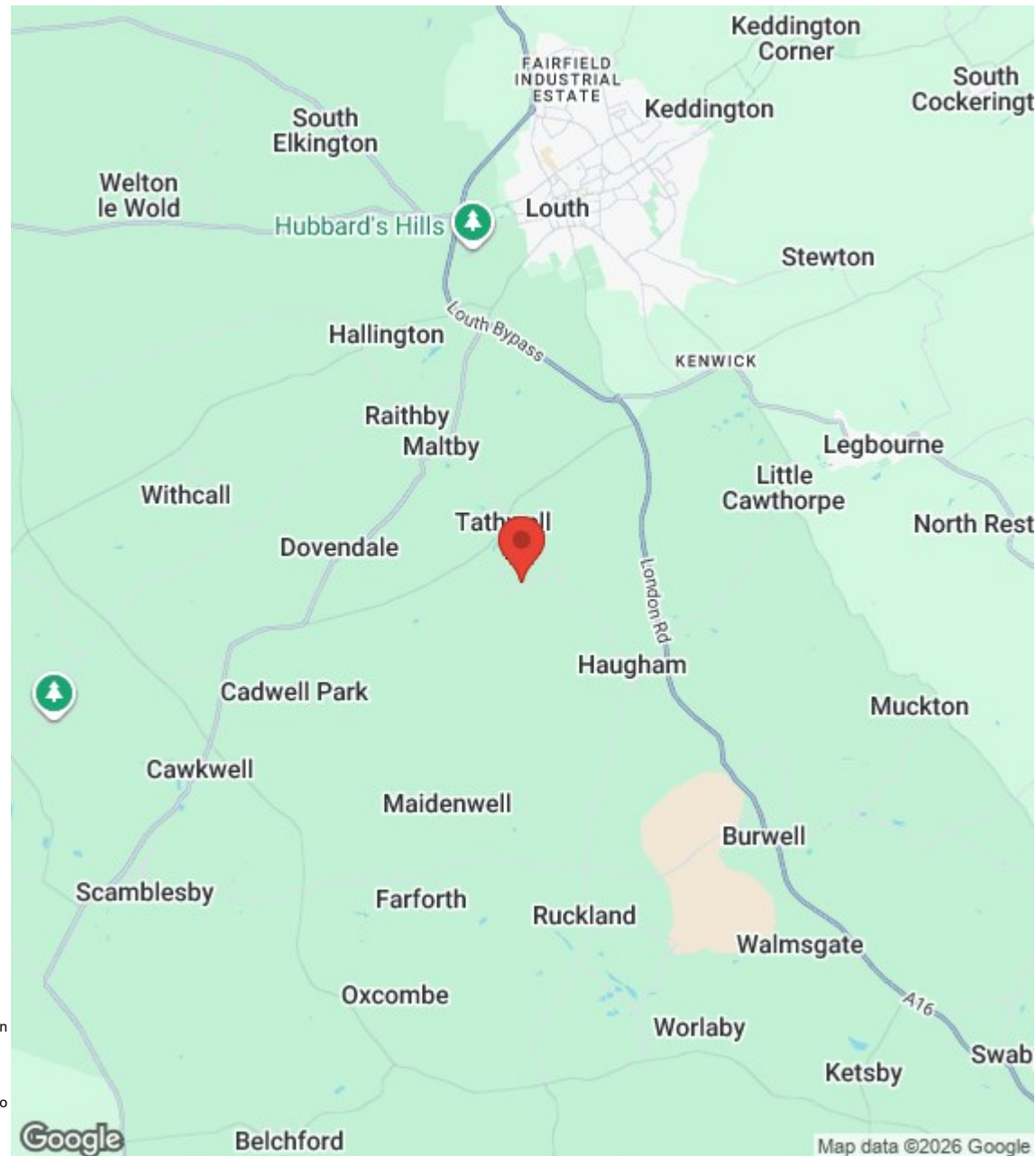
Website: www.robert-bell.org

Brochure prepared: 25th August 2026

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