



# Rowgate House

Scamblesby

**M A S O N S**  
— Celebrating 175 Years —



# Rowgate House

Rowgate Hill, Scamblesby,  
LN11 9XU



Idyllic position in the Lincolnshire Wolds  
AONB

Striking oak-framed extension with stunning  
countryside views

4.8 Acres (sts) on a quiet country lane

Three reception rooms, plus study, utility,  
and garden room

60ft x 40ft Barn suitable for many uses with  
paddocks to rear

Mature paddocks and orchard, perfect for  
equestrian or leisure use (STP)

Stunning master bedroom with en suite and  
dressing room

A beautifully designed, four bedroom home occupying an idyllic rural position within the heart of the Lincolnshire Wolds, enjoying stunning views all round from its plot of 4.8 acres (STS). This superb family home has been recently extended and refurbished throughout to an exceptional modern standard offering versatile accommodation comprising three reception rooms, smart dining kitchen, shower room, study and utility to the ground floor whilst to the first floor is a stunning master suite with dressing room and en suite, three further bedrooms and family bathroom. Detached garage and well maintained, south-facing gardens with smart garden room. Adjacent the property is a large barn with paddocks extending to the rear, making an ideal set up for a variety of purposes including equestrian, horticultural or leisure use (STP).

MOVEWITHMASONS.CO.UK  
01507 350500









The property dates back to the early 1980s and is of brick-faced cavity wall construction with pitched roof covered in clay pantiles. The property was later extended in 2021 with the superb front extension providing the foyer and ground floor shower room, along with the extended master bedroom and en suite above, with architect designed oak-framed windows and fully glazed frontage creating a contemporary and modern design. The property is well positioned on a sleepy country lane to enjoy stunning views all round with the rolling Wolds countryside, the grounds extending to the side and rear across the beck.

The property is heated by way of a Worcester Danesmoor oil-fired central heating system which is serviced on a regular basis, with newly installed oil storage tank, supplemented by a recently installed multi-fuel burner to the lounge. The property also has modern uPVC double-glazed windows and oak front and rear entrance doors. The property is surrounded by well maintained formal gardens with hedged boundaries and having a superb insulated garden room to the corner. Adjacent the property is a large agricultural barn (60ftx40ft) and paddocks extending to a total area of around 4.8 acres (subject to survey), with the building and land offering a superb opportunity for a range of purposes including equestrian, horticultural or leisure (subject to planning).



#### Ground Floor

A generous and welcoming entrance foyer, flooded with light from bespoke oak-framed glazing, leads into the ground floor which flows naturally between elegant reception rooms and practical spaces, including a sleek shower room and dedicated study. The lounge is warm and inviting, centred around a multi-fuel burner set within a stone surround, while the large sun room – with its vaulted ceiling and panoramic glazing – offers the perfect year-round space to enjoy the south-facing garden and uninterrupted Wolds views.











The smart, sage-green shaker kitchen is the heart of the home – fitted with oak worktops, built-in appliances, and a statement oil-fired Aga. It opens into a spacious dining area, ideal for lively gatherings or quiet breakfasts with views to the front. A well-equipped utility and additional reception room, which could serve as a ground-floor bedroom or snug, add further flexibility for family living or multigenerational needs.

Upstairs, the master suite is a true showstopper. Designed as part of the recent extension, it features soaring ceilings, dual-aspect oak-framed windows framing magnificent countryside views, a fitted dressing room, and a luxurious en suite. Three further double bedrooms – all with built-in wardrobes – are beautifully presented and share a large, contemporary family bathroom with both a walk-in shower and a separate bath. Every room enjoys an outlook across the landscaped grounds or surrounding fields, offering peace and privacy at every turn.











The grounds are a seamless extension of the home's lifestyle offering. A sweeping driveway leads to a detached brick-built garage, while the mature gardens wrap elegantly around the house. Manicured lawns, vibrant planted borders, and multiple patio spaces create a tranquil setting for alfresco dining, play, or contemplation. Tucked into the corner is a fully insulated and professionally constructed garden room – perfect as a summerhouse, studio, or home office – overlooking the orchard and landscaped beds.

Beyond the formal gardens lies a superb 60ft x 40ft agricultural barn, ideal for conversion to equestrian use or as a base for a creative or operational business. The adjacent paddocks roll gently down to a meandering beck, divided by mature hedgerows and offering an idyllic environment for horses, smallholding, or leisure ventures (STP).

This is a rare opportunity to own a thoughtfully designed rural home with unmatched flexibility and a deep connection to the surrounding landscape.











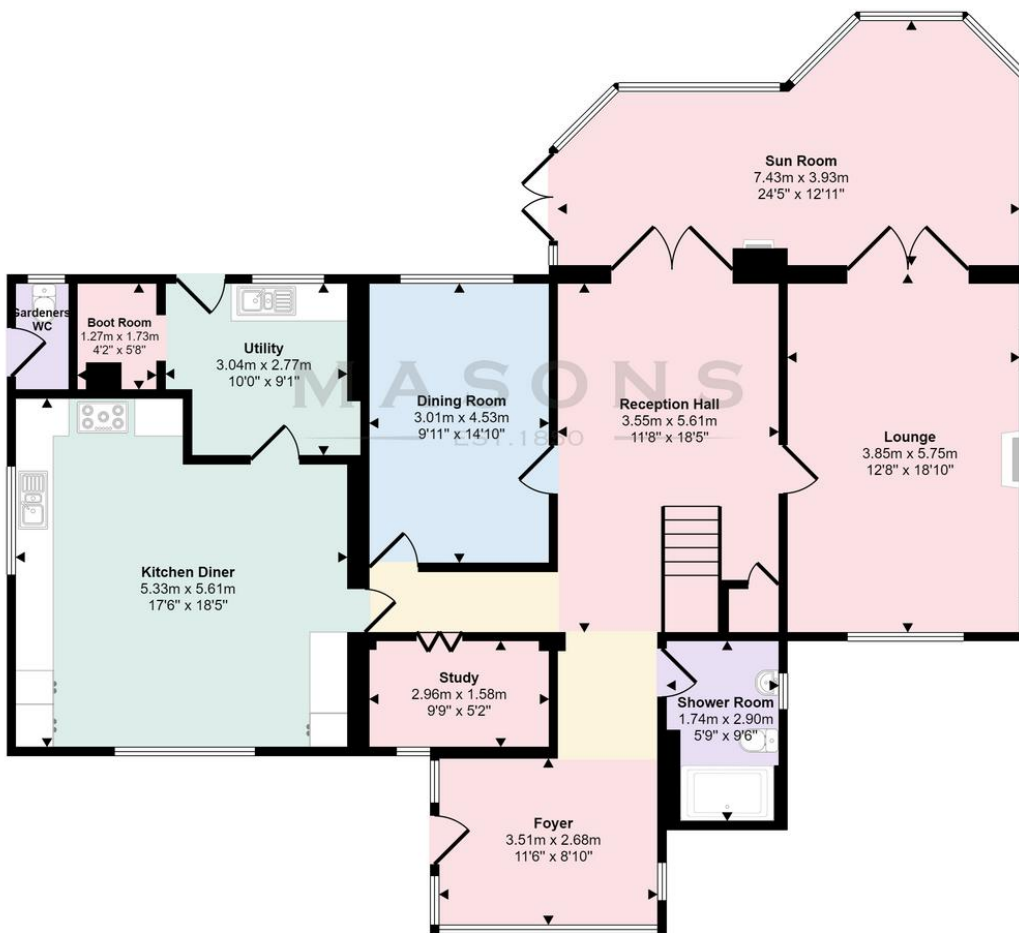
“  
Designed for modern  
life, rooted in  
timeless countryside.  
”











**Garden Room**  
Approx 11 sq m / 119 sq ft



**Garage**  
Approx 29 sq m / 307 sq ft

**Ground Floor**  
Approx 153 sq m / 1649 sq ft



**First Floor**  
Approx 83 sq m / 895 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.



## Scamblesby

Country charm in an Area of Outstanding Natural Beauty.



Scamblesby is a sought-after village nestled in the heart of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty. Perfectly placed for access to the historic market towns of Louth, Horncastle, and Market Rasen (all within 14 miles), it also offers an easy commute to Lincoln and the coast, both around 23 miles away. The village itself boasts a highly regarded primary school, a welcoming church, popular riding school, and a vibrant community hub at the village hall. Surrounded by scenic countryside, Scamblesby enjoys direct access to The Viking Way — ideal for walkers, cyclists, and equestrian enthusiasts — with the thrill of Cadwell Park motor racing circuit just minutes away.

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

### 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 and water with a private drainage but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Directions

From Louth take the A153 towards Horncastle and travel a good distance, passing Cadwell Park motor racing track on your left. Continue down Cawkwell Hill and take the first left turning into Scamblesby village. Travel past The Green Man public house and take the left turning at the primary school. Travel a distance through the village following the road around to the left onto Chapel Lane. Follow the road for around half a mile out of the village and Rowgate House will be found on the right-hand side.

### Agent's Note

In accordance with the Estate Agents Act of 1979 we advise that this property is being marketed for sellers who are connected with an employee of Masons (Louth) Ltd.

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

EST. 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.

