



Mill House Mill Lane  
Grimoldby  
LN11 8TB

£650,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Property Description

Situated in this private and mature position within the village of Grimoldby, is this significantly enhanced and extended **FIVE DOUBLE** bedoomed detached residence, having converted stables set within beautifully maintained gardens. We understand that the origins of the property date back to circa 1711 , with several alterations and additions being made to the original dwelling over the last century, including a large double storey extension added by the current owner in 2001. The stables offer fantastic space in the form of a large party/ family room with fitted bar area, plus w/c and shower room. There's an adjoining workshop and store room and there is potential for change of use as an annexe or holiday let ( subject to planning). In addition, the home office is a separate brick garden building with wifi , creating a useful work from home space. The living accommodation on offer within the main dwelling provides everything required by the modern family, whilst also retaining fantastic character and period appeal as one might expect. Briefly comprising of: Entrance hallway, cloakroom, snug, living room, open plan kitchen dining room, garden room, boot room, utility room, walk in pantry, first floor landing with Bedroom One having en suite shower room and dressing room, **FOUR** further bedrooms with family bathroom and separate shower rooms ensuring the needs of families and guests are accommodated.

Equally impressive are the large mature private grounds which benefit from a large lawn and patio area, leading to the stables, summer house and storage areas. There is a plant nursery area with greenhouse, raised beds and an orchard, providing a real taste of "the good life". Ultimately a truly unique and special opportunity which must be seen first hand in order for all that's on offer to be truly understood and appreciated.

### Entrance Hall

7' 4" x 14' 0" (2.230m x 4.264m)

Windows to front and side elevation, radiator, stairs leading to the first floor. Under stairs storage cupboard. Door off leads to cloakroom and lobby to Utility Room and Pantry. Door to side leads into snug.

### Cloakroom

2' 11" x 5' 9" (0.879m x 1.742m)

Window to front elevation. Close coupled w/c, pedestal wash hand basin, radiator

### Snug

15' 3" x 17' 6" (4.638m x 5.322m)

Window to front elevation, radiator. Feature exposed brick fireplace housing cast iron log burning stove (having HETAS certificate). Built in double cupboards to recess. Further storage corner cupboards. Modern flooring. Door to side leads into lounge, door to rear leading into the boot room.

Cleethorpes 01472 200666  
Immingham 01469 564294  
Louth 01507 601550

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### **Lounge**

14' 0" x 21' 1" (4.279m x 6.437m)

Original window to front elevation. Feature exposed brick fireplace including realistic "log effect" stove. Radiator and modern flooring. Door to rear opens into the kitchen dining room

### **Kitchen dining room**

13' 8" x 22' 5" (4.157m x 6.841m)

Windows to side and rear elevations. With windows facing main patio, patio and stables and into porch. Internal Yorkshire Sliding Sash window facing into boot room. Open entrance to rear leads into conservatory extension. Radiator, fully tiled floor. Superb bespoke fitted kitchen which is equipped with an extensive range of base and wall cupboards, with solid granite work surfaces incorporating stainless steel corner sink with draining board and mixer tap, rangemaster oven, plumbing for a dishwasher . A fantastic open plan living space which flows nicely into the conservatory

### **Garden room**

12' 0" x 14' 6" (3.659m x 4.424m)

Having large windows to the rear and side, with double doors to side elevation leading to the garden. Radiator and tiled floor. Having originally been built as a conservatory, the vendor has since had the full exterior and interior roof replaced with timber trusses and roof tiles, creating a fantastic living space which can be utilised throughout the year.

### **Boot Room**

8' 4" x 10' 5" (2.53m x 3.184m)

The boot room serves as one of the main entrances into the property leading from the rear access via a stable entrance door. Door to rear leads into the snug, further door to side leads into the kitchen dining room and door to the other side leads into the utility room. Half height wood panelling incorporating panel providing easy access to various stop-cocks and controls.

### **Utility room**

7' 10" x 8' 4" (2.384m x 2.53m)

Window to rear, range of modern fitted units incorporating 1.5 stainless steel sink unit with draining board and mixer tap, plumbing for washing machine , space for tumble dryer . Tiled splashbacks to walls. Open entrance to side leads into a lobby with door to side leading back into the entrance hallway, door to side leads into pantry

### **Pantry**

6' 9" x 5' 7" (2.069m x 1.69m)

Window to front and side. Traditional pantry / larder , range of fitted shelves. Alcove housing space for American fridge freezer.

### **Large Porch**

4' 5" x 19' 9" (1.35m x 6.024m)

Large external porch to boot room entrance including outdoor tap and extra- large slide-out dog/ pot washing bath fitted under slate worktop., hot and cold water can easily be piped through window by flexible hose from the utility room

### **First Floor Landing**

Leading to all bedrooms and bathrooms. Built in linen cupboard. Radiator. Open entrance leading off to inner landing area with double built in cupboard and doors to either side leading to bathrooms and shower rooms, respectively. Hatch to loft with fitted access ladder

### **Bedroom 1**

12' 10" x 15' 2" (3.900m x 4.612m)

The principle bedroom has a large range of built in fitted wardrobes and drawers to one side. Window to side, with two further windows to the rear. Three radiators. Doors to the right hand side open into the en suite shower room and dressing room, respectively.

### **En suite shower room**

6' 11" x 6' 9" (2.119m x 2.057m)

Opaque window to front elevation. Walk in shower cubicle, vanity wash basin, close coupled w/c. Radiator.

### **Dressing room**

6' 11" x 6' 5" (2.097m x 1.950m)

Walk in dressing room with lighting , hanging space and shelves. Hatch to loft

### **Bedroom 2**

14' 1" x 9' 3" (4.285m x 2.811m)

Window to front, built in fitted wardrobe, fitted cupboards and dressing table with matching bedside drawer units. Radiator

### **Bedroom 3**

10' 9" x 10' 7" (3.288m x 3.220m)

Window to front, built in storage cupboard. Radiator. Fitted desk. Exposed wooden floor. Radiator. Built in large storage cupboard.



#### **Bedroom 4**

10' 10" x 12' 6" (3.312m x 3.812m)

Window to front, radiator. Hatch to loft room with fitted access ladder

#### **Bedroom 5**

19' 8" x 9' 8" (6.00m x 2.948m)

An L shaped bedroom with two windows to side, radiator and exposed painted wooden flooring.

#### **Family Bathroom**

8' 8" x 9' 0" (2.632m x 2.741m)

Opaque window. Panelled bath, pedestal wash basin, low flush w/c. Radiator. Half panelled walls. Large floor to ceiling storage cupboard

#### **Shower Room**

8' 6" x 5' 10" (2.59m x 1.790m)

Opaque window to side. Walk in shower cubicle, low flush w/c, bidet, pedestal wash basin. Panelling to walls

#### **The Stables**

Having been converted over the years into a family room / party area with bar and w/c and shower room, which offers fantastic recreational or entertaining space. Equally has potential to be converted into annexe (Subject to planning permission) or holiday let. The stables also comprise a large storage room, workshop and lean to .

#### **Family / Party room**

28' 0" x 9' 10" (8.541m x 3.0m)

Two windows and double doors overlooking the gardens. Full light and power, open plan fitted bar comprising 1.5 stainless steel sink unit with draining board and mixer tap. Plumbing for undercounter dishwasher and space for undercounter fridge(s). Tiled flooring. Door opposite the shower room door leads onto the driveway.

#### **Shower room**

9' 0" x 4' 3" (2.734m x 1.286m)

Walk in shower cubicle, close coupled w/c, vanity wash basin and built in storage cupboard. Heated towel rail

#### **Household/ Utility Store**

12' 2" x 6' 1" (3.72m x 1.85m)

Door to front, with full length worktops with cupboards under and shelves above.

#### **Garden office**

5' 8" x 11' 6" (1.734m x 3.507m)

A brick outbuilding, the office has full light , power and access to wi fi. Door and window to front, with window to both sides. Wooden floor.

#### **Summerhouse**

11' 5" x 16' 8" (3.478m x 5.069m)

A superb timber summerhouse with open entrance, with LED lighting and patio floor , a fantastic entertaining space overlooking the gardens.



## **Timber shed**

11' 5" x 8' 2" (3.478m x 2.5m)

Adjoining the summerhouse, a lockable shed with shelving providing ample storage

## **Outside**

The property occupies a private position behind open paddocks on Mill Lane in the village of Grimoldby. A large driveway to the side of the property provides extensive off road parking for multiple vehicles or motorhome and provides access to both the main dwelling and stables. There is a small gravel area adjacent to the stables with a wonderful pear tree. Gated access to behind this area leads to the Orchard, with a range of fruit trees and lawned garden, enclosed by low level brick walls. A further gate provides access into the plant nursery area with greenhouse and raised beds. The main garden is beautifully maintained and private with a large patio and well stocked mature borders all giving fantastic privacy. Behind the summer house are further timber storage sheds and wood store. There is a smaller garden to front of the property with open views over unspoiled paddocks. In addition there's several outdoor double electric sockets located around the exterior of the main house and outbuildings.

## **Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

## **Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

## **Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

## **Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

## **Council Tax Information**

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

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**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
248.4 sq.m. (2674 sq.ft.) approx.

1ST FLOOR  
107.3 sq.m. (1155 sq.ft.) approx.



TOTAL FLOOR AREA: 355.7 sq.m. (3828 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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