Pelham House, Moortown Road

Nettleton, LN7 6AA

Book a Viewing!

£660,000

A substantial Grade II listed detached residence occupying a prominent corner position within grounds of approximately 0.54 acre. Pelham House combines a spacious five-bedroom family home with an attached self-contained two-bedroom coach house/annexe, offering highly versatile accommodation suited to multi-generational living, guest accommodation or potential holiday let use. Retaining a wealth of original character and period features throughout, the property includes an impressive dual aspect drawing room with open fireplace, separate sitting room and a spacious kitchen and dining area opening into a garden room overlooking the gardens. A further versatile section of the property currently provides a study, additional WC and fifth bedroom with en-suite wet room, benefitting from its own entrance access and potential annexe or home office use. To the first floor are four generous bedrooms, including a principal bedroom with en-suite bathroom, together with a family bathroom. The attached coach house/annexe provides self-contained accommodation including a sitting room, kitchen, dining room, utility room, two bedrooms and bathroom facilities, together with its own private garden area. Externally, the property stands within mature gardens with extensive gravelled parking, a brick-built summer house, substantial external store room and further seating area overlooking the village beck. The property also enjoys a rich local history dating back to the late 1700s and falls within the catchment area for the well-regarded Caistor Grammar School.

SERVICES
All mains services available. Oil fired central heating to the main house with new boiler installed October 2025. LPG heating in the Coach House.

EPC – Exempt due to Grade II listed status.

COUNCIL TAX BAND –
Main House- E.
Coach House- A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION
Nettleton is a picturesque village located in the Lincolnshire Wolds, an area of outstanding natural beauty. The village offers a village hall, shop and a pub. The village boasts a popular primary school and two excellent secondary schools are within the catchment area of the historic town of Caistor and Nettleton. The area is also well served by Doctors and Dentists. There is easy access to Lincoln, Grimsby, Scunthorpe, Market Rasen and Louth.

PROPERTY HISTORY

The property enjoys a rich and well-documented history dating back to the late 1700s, historically forming part of the former “Malkin Brewery” in Nettleton. Records show the site was owned by John Baycroft in 1798 before later being acquired by Anthony Charles in 1853, who established a business as a Malster, Brewer and Hop Merchant.

Throughout the late 19th and early 20th centuries the property remained associated with brewing and malting activities, later becoming connected with the Market Rasen Brewery Company between 1909 and 1919. During the First World War, sections of the outbuildings were reportedly used to accommodate soldiers assisting local farmers with the harvest.

Over the years the property passed through several notable local owners and continues to retain much of the character and individuality associated with its history and origins.

ACCOMODATION

ENTRANCE HALL
External door to the front elevation, tiled flooring leading through to wood flooring within the hallway, radiator, under stairs storage cupboard, doors leading off into rooms and stairs rising to the first floor.

DRAWING ROOM
25' 1" x 14' 9" (7.65m x 4.5m) Open fireplace, double aspect windows to the front and side elevations, external door to the side elevation and two radiators.

SITTING ROOM
13' 6" x 13' 0" (4.11m x 3.96m) Wood flooring, open fireplace, window to the front elevation and radiator.

WC / CLOAKROOM
8' 8" x 7' 11" (2.64m x 2.41m) Tiled flooring, low-level WC, wash hand basin, window to the side elevation and radiator.

KITCHEN/DINER
13' 4" x 32' 1" (4.06m x 9.78m) Kitchen area with tiled flooring, fitted with a range of wall and base units with work surfaces over, integrated stainless steel sink and drainer, range cooker with hob and extractor fan over, spaces for dishwasher and American style fridge freezer, window to the rear elevation and openings through to the dining area and garden room. Dining area with tiled flooring in the dining area, window to the side elevation, opening through to the kitchen and radiator.

GARDEN ROOM
14' 11" x 14' 3" (4.55m x 4.34m) Tiled flooring, radiator, full height timber glazed windows and doors overlooking the delightful rear gardens.

UTILITY ROOM
8' 7" x 8' 2" (2.62m x 2.49m) Tiled flooring, fitted base units with wall unit, integrated stainless steel sink, spaces for washing machine and tumble dryer, doors leading through to the boiler room and radiator.

BOILER ROOM
Boiler (installed in October 2025)

INNER HALLWAY

WC
Tiled flooring throughout, low-level WC, wash sink basin, external window to side elevation and radiator.

STUDY
10' 0" x 8' 0" (3.05m x 2.44m) Window to the side elevation and loft access.

BEDROOM 5
15' 6" x 13' 8" (4.72m x 4.17m) Wood effect laminate flooring, loft access, radiator and double glazed windows overlooking the rear gardens.

WET ROOM
7' 3" x 5' 1" (2.21m x 1.55m) Tiled flooring, low-level WC, wash hand basin, shower and radiator.

FIRST FLOOR LANDING
Window to the rear elevation, doors leading off into the rooms and radiator.

BEDROOM 1
14' 0" x 12' 6" (4.27m x 3.81m) Window to the front elevation, built-in wardrobe space, access to En-suite and radiator.

EN-SUITE
13' 11" x 6' 1" (4.24m x 1.85m) Wood flooring, freestanding bath, low-level WC, wash hand basin, access to eaves storage and radiator.

BEDROOM 2
13' 7" x 14' 0" (4.14m x 4.27m) Double aspect windows to the front and side elevations, built-in wardrobe space and two radiators.

BEDROOM 3
13' 2" x 12' 10" (4.01m x 3.91m) Window to the side elevation, built-in wardrobe space and radiator.

BEDROOM 4
17' 0" x 9' 7" (5.18m x 2.92m) Double windows to the front elevation and two radiators.

FAMILY BATHROOM
11' 3" x 7' 9" (3.43m x 2.36m) Wood flooring, window to the rear elevation, low-level WC, wash hand basin, fitted bath, large walk-in shower with tiled surround extending to ceiling height and radiator.

COACH HOUSE
A self-contained two-bedroom coach house providing flexible accommodation suitable for multi-generational living, guest accommodation or potential holiday let use.

ENTRANCE HALL
Double windows to the side elevation, external entrance door, radiator and stairs rising to the first floor.

GROUND FLOOR WC
Wood flooring, low-level WC and wash hand basin.

SITTING ROOM
17' 3" x 13' 6" (5.26m x 4.11m) Windows to the front and side elevations, open fireplace, stairs descending to the kitchen area and two radiators.

KITCHEN/DINER
13' 1" x 12' 9" (3.99m x 3.89m) Tiled flooring, fitted with a range of wall and base units, integrated Neff induction hob with extractor fan over, integrated electric oven, integrated stainless steel sink and drainer, spaces for washing machine and dining table, radiator and patio doors.

UTILITY ROOM
9' 4" x 8' 1" (2.84m x 2.46m) Tiled flooring, under stairs cupboard, fitted base units, stainless steel sink and drainer, boiler housing, spaces for washing machine and fridge freezer and radiator.

FIRST FLOOR LANDING

BEDROOM 2
15' 3" x 12' 7" (4.65m x 3.84m) Double aspect windows to the rear elevation and radiator.

BATHROOM
7' 5" x 5' 10" (2.26m x 1.78m) Wood flooring, low-level WC, wash hand basin, fitted bath with shower over, window to the rear elevation and radiator.

SECOND FLOOR LANDING

BEDROOM 1
12' 2" x 18' 4" (3.71m x 5.59m) Carpeted flooring, window to the front elevation, access to En-suite and radiator.

EN-SUITE
7' 5" x 5' 10" (2.26m x 1.78m) Wooden flooring throughout, low-level WC, wash hand sink basin, integrated bath with double taps and radiator.

OUTSIDE
To the front of the property there are mature shrubs, trees and hedging surrounding a well-maintained garden area, with access through an attractive archway leading to the rear. Where a spacious gravel driveway provides extensive off-road parking, together with lawned gardens, mature trees and shrubs surrounding the property. There is also a brick built summer house with adjoining patio seating area. A brick wall encloses part of the garden with timber fencing beyond, leading to a further seating area overlooking the village beck. The coach house also benefits from its own private rear garden area comprising a gravel seating space with trees and shrubbery.

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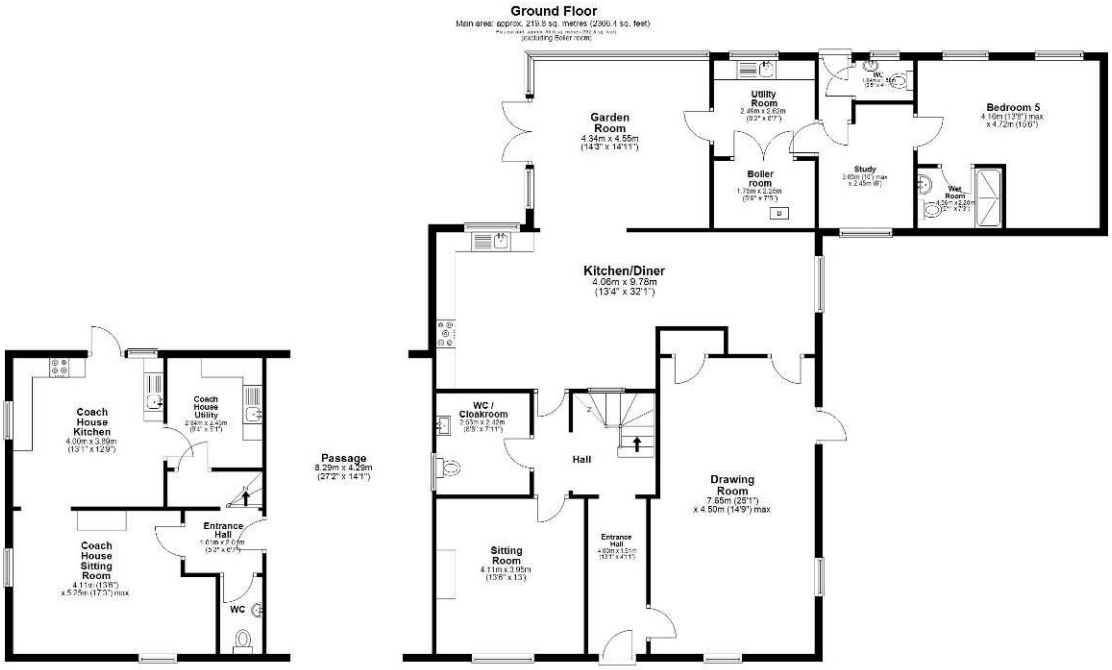

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