

Sea Bank Farm Cottage

Grainthorpe LN11 7JF

M A S O N S
EST. 1850





A unique detached rural home with land in the coastal area of Lincolnshire and enjoying open views to all sides and no close neighbouring property. Set in 4.6 acres (STS) to include formal gardens and pasture land, the property has 4/5 bedrooms, 4 shower rooms and bathroom, 2/3 reception rooms and a garden room together with a substantial outbuilding housing a heated 9.7m swimming pool with facilities, stables, stores, workshop and spacious garaging. A rare opportunity.



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Directions

Proceed away from Louth on Brackenborough Road and follow the country lane until the eventual T-junction in Yarburgh village. Turn left here and then right along King Street. Follow the lane away from Yarburgh and through open countryside to Grainthorpe and at the T junction turn left along the A1031 through the village. After the S-bend and on the north side of the village, look for the right turn onto Coalshore Lane just before the speed de-restriction signs.

Follow this lane for around 0.8 mile and then turn left onto the unmade shared lane. After the sharp right bend ignore the lane on the left and carry on for a short distance until Sea Bank Farm Cottage is found on the left.

The Property

This unique detached country property is the ideal purchase for buyers looking to escape the rigours of busy modern life and enjoy an open rural environment with country views on all sides as there are no near neighbouring properties.

Combine this location with large formal gardens, an orchard and pasture land all totalling around 4.6 acres (STS) and there is a world of potential. The land would suit equestrian use as at present or horticultural, hobby farm or leisure pursuits, the latter taking advantage of the peaceful setting within close proximity of the coastal tourist areas and seashore – all subject to planning permission.

The main building was created around 2002 by the granting of permission to replace an original single storey farm cottage. Sea Bank Farm Cottage has rustic brick-faced main external walls under a pitched timber roof structure covered in concrete tiles. The windows are oak-effect uPVC double-glazed units and heating is by an oil central heating system supplemented by a log-burning stove to the lounge fireplace. The rooms are spacious and well proportioned on two floors extending to a floor area of 244 square metres (2,627 square feet).

The versatile room layout includes up to 5 bedrooms, an ensuite bathroom to the master bedroom and two further ensuite shower rooms in addition to a family shower room.

The practicality and versatility of this unique property is enhanced by a detached outbuilding, constructed to complement the main home and providing 259 square metres (2,792 square feet) of ground floor space. This comprises extensive garaging, stores and workshop, 2 stables with access passageway to the land at the rear and a superb swimming pool room with a heated indoor pool 9.7m x 5m (32ft x 16ft), entrance lobby, shower room/changing room, WC and kitchenette.

A plant room houses the separate oil boiler which heats the pool together with a dehumidifier, pressure vessels, pump and filter. Also in the plant room are the water filtration/softening

system for the private water supply from a new replacement bore hole and a water softener. Wooden steps from the garage area lead up to a loft which has been used for hobbies.

The outbuilding provides scope for alternative annexe or holiday letting accommodation conversion, if a buyer is interested to obtain planning permission. A more detailed account of the property is provided after the schedule of photographs.

Location

Grainthorpe is a rural village situated in the coastal area of Lincolnshire but still some 3 miles or so from the seashore. The market town of Louth is around 7 miles inland and has numerous individual shops, supermarkets, theatre, cinema, sports clubs, primary and secondary schools/academies and scenic parks.

Grainthorpe is listed in the 1086 Domesday Book as Germundtorp with 28 households and there was a mediaeval saltern at the hamlet of Wragholme. The village has its own primary school, village hall and post office, although the post office is currently open only two days a week in the Church Hall. The playing fields consist of a tennis court, football pitch and cricket pitch.

The larger village of North Somercotes is around 3.5 miles to the south and has two public houses, takeaway food shops, post office, general village stores, primary school and secondary academy tether with a leisure centre on the southern fringe.

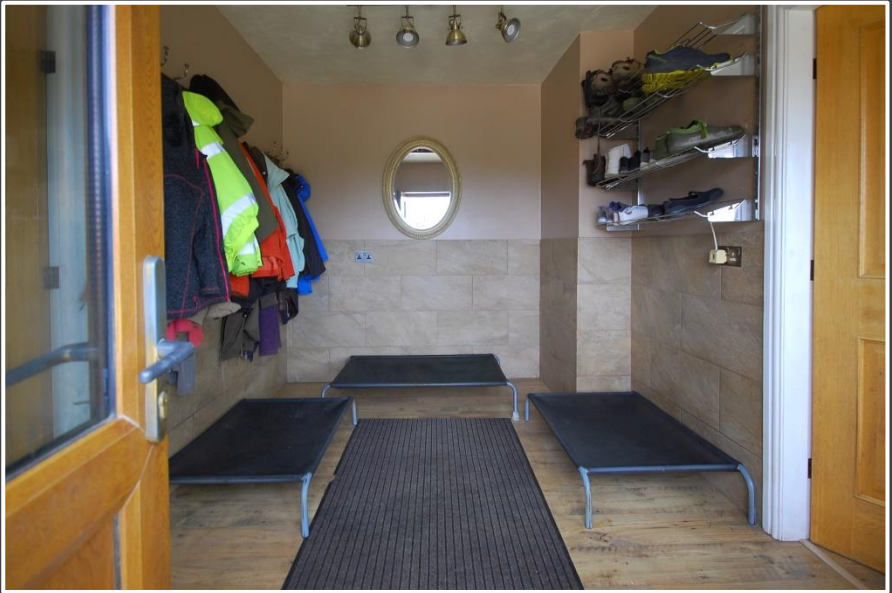




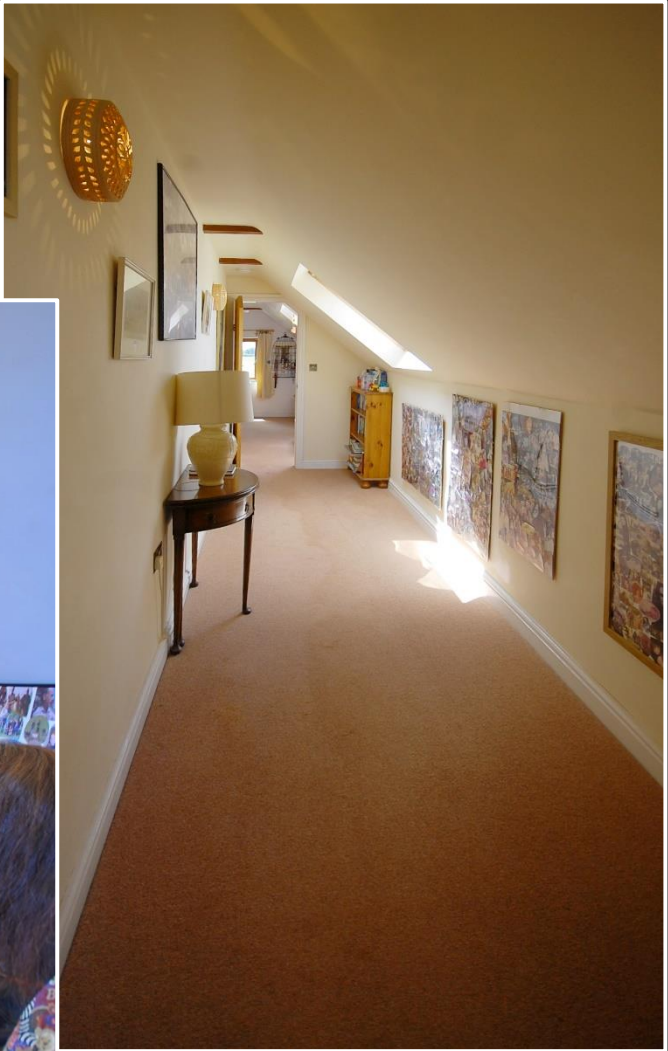
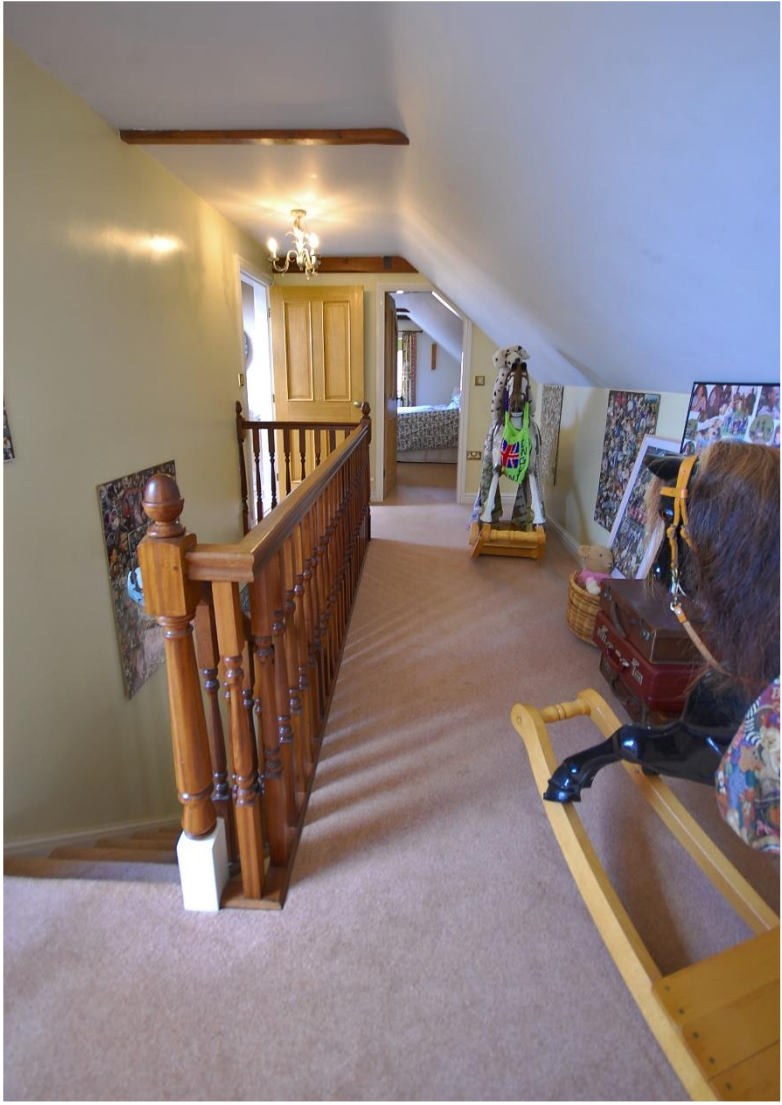
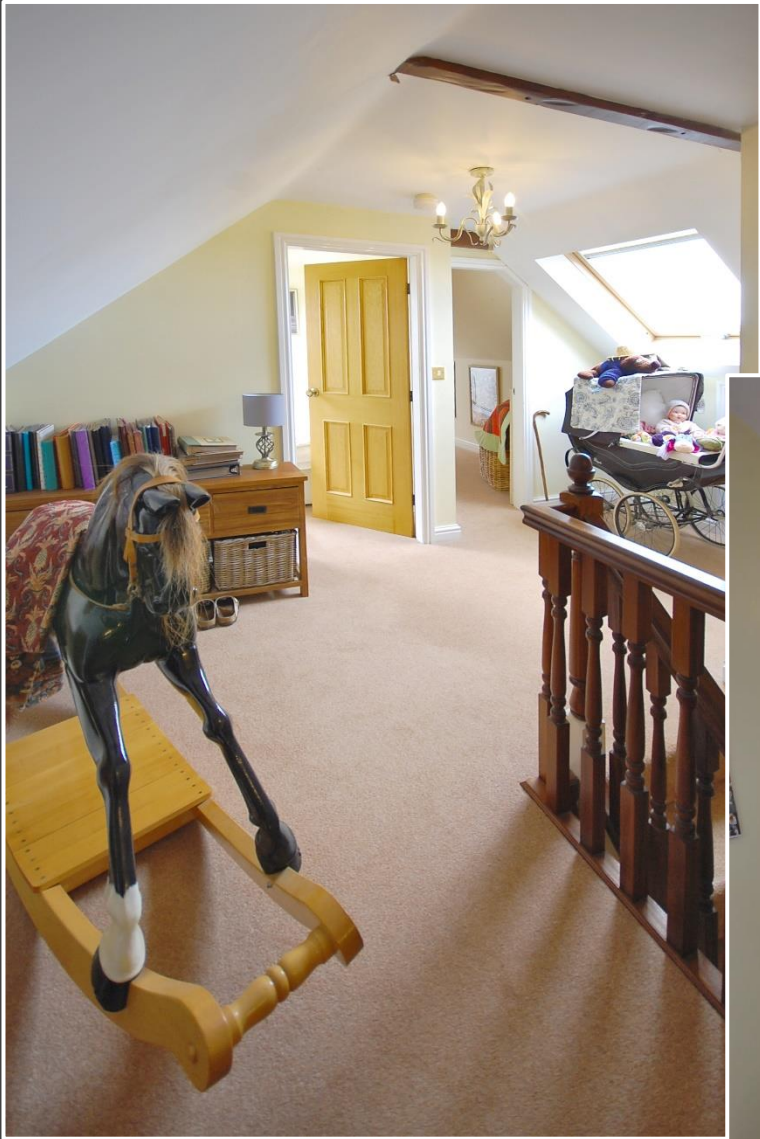
















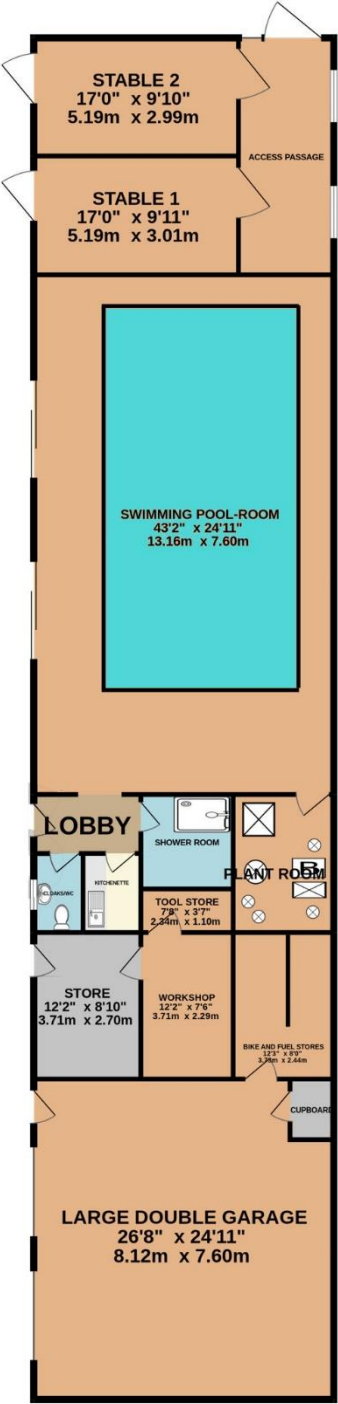


Schedule of Photographs - Outside and The Pool









3RD FLOOR
134 sq.ft. (12.5 sq.m.) approx.



OUTBUILDING
2792 sq.ft. (259.4 sq.m.) approx.

Floorplan - Outbuilding





Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

Oak-effect uPVC six-panel front door into the:

Entrance Lobby

With window to each side and an inner multi-pane glazed door with bevelled panes to the:

L-shaped Entrance Hall

With an oak-effect laminated floor covering, crossed beams to the ceiling, double radiator and two ceiling light points. The hallway is open at one side to the:

Snug

A versatile seating area with a window on the front elevation presenting fine panoramic views over the surrounding countryside. Further beams to the ceiling and connecting four-panel doors to the kitchen and hallway. Radiator and ceiling light point.

Shower Room

A modern and well-fitted shower room with ceramic-tiled floor, part ceramic-tiled walls and a large walk-in ceramic-tiled shower cubicle with a glazed screen and a wall-mounted thermostatic shower mixer unit

with handset on chrome rail. White suite of pedestal wash hand basin with single lever mixer tap, low-level WC and dual-flush controls. Chrome ladder-style radiator/towel rail and wall mirror. Beam to the ceiling and ceiling light. Window to the front elevation with ceramic-tiled sill.

Lounge

A spacious, light and airy room with a feature oak floor and handsome brick fireplace with herringbone pattern chimney breast above, heavy oak mantel beam, ceramic-tiled hearth and a cast iron, log burning stove inset. Wide picture window on the front elevation presenting superb views, two further windows to the side elevation also providing open views across the countryside and multi-pane glazed double doors with bevelled panes opening into the dining room.

A further set of multi-pane glazed folding doors at the rear opens into the garden room. The lounge has a feature cross-beamed ceiling with two ceiling light points and three wall light points. Single and double radiator.

Garden Room

An attractive and spacious double-glazed room shaped to form a wide semi-circular bay at the rear which takes in some fantastic views across the garden and paddock towards the open fields and wooded copses in the distance. Ceramic-tiled floor, double radiator and French door on the side elevation opening onto the rear garden and patio.

Dining Room

A particularly spacious dining room ideal for entertaining with two square picture windows on the rear elevation enjoying open views across the gardens and paddock. Oak floor extending through from the lounge, beams to the ceiling, two ceiling light points and three wall light points. Two radiators and connecting moulded four-panel door to the:

Dining-Kitchen

A superb size and a light, airy room with two windows to the rear elevation overlooking the large patio area and paddock beyond. Base units with cream Shaker-style door facings and comprising cupboards and a faced Electrolux dishwasher with a quartz moulded work surface having travertine-tiled splashbacks and twin inset ceramic wash basins with a matt brass finish mixer tap over.

To the side is the substantial cream enamelled four oven Aga with two hotplates, side plate and travertine-tiled splashback, together with stainless steel utensil and pan rack over on shaped brackets. Adjacent, there is a conventional Belling electric cooker with oven, grill and ceramic hob. Laminated oak-effect floor covering, double radiator, two beams to the ceiling, recessed downlighters, meat hooks and two moulded pine doors opening onto recessed shelved larder and storage cupboards.

There is a power point and aerial socket for a high-level TV to be mounted in the kitchen.

Side Lobby/Boot Room

An excellent size and a useful, practical room with part ceramic-tiled walls, oak-effect laminated floor covering, coat hooks to wall plaques and four spotlights to ceiling fitting with ceiling beam adjacent. Rear part-glazed door and window opening onto the large rear patio.

Utility Room

With base cupboards, hardwood block work surfaces, a twin recess with plumbing for washing machine and space for tumble dryer, a white enamelled one and a half bowl sink unit with mixer tap and contemporary slate splashback. Grant oil-fired central heating boiler with wall shelves above, extractor fan and high-level consumer unit with MCBs. Square double-glazed window to the rear elevation.

Hallway

With staircase and hardwood spindle balustrade having turned newel post and moulded handrail leading up to the first floor. Central heating thermostat, smoke alarm, ceiling light point. Connecting door to the ground floor bedroom 2 and study/bedroom at the front.

Study/Bedroom

With oak-effect laminated floor covering, radiator, two beams to the ceiling and wide picture window presenting open views across the fields.

Bedroom 2

A good size double bedroom, also having a wide picture window with views across the driveway and fields. Radiator, ceiling beams and light oak moulded four-panel door to the:

En Suite Shower Room

With fully ceramic-tiled walls and ceramic-tiled floor, there is a white suite of low-level, dual-flush WC, pedestal wash hand basin and a large walk-in shower cubicle with a rebated chrome shower mixer unit, flexible handset and chrome rail. Wall LED light over, chrome ladder-style radiator/towel rail, beam to the ceiling and window on the side elevation.

First Floor - Spacious Landing

With hardwood balustrade extending from the staircase to form a galleried area and part-sloping ceiling with upper beams.

To the rear of the slope there is a Velux double-glazed skylight window which provides some very far-reaching views over fields. Radiator, two ceiling light points and shaped light oak, four-panel door to a good size walk-in airing cupboard fitted with a radiator, coat hooks and slatted shelving to one side. Wall light.

Two light oak doors give access to useful under-eaves storage space, matching light oak moulded four-panel doors lead off to the accommodation.

Washroom

Positioned off the landing with a white suite of low-level, dual-flush WC and a small bracket wash hand basin – the room has part ceramic-tiled walls and a high-gloss, ceramic-tiled floor, together with a Velux double-glazed skylight window to the rear roof slope. Light-operated extractor fan and radiator.

Long Inner Landing

Leading off from the main landing and illuminated naturally by another large Velux double-glazed rear skylight window. The inner landing has a radiator, upper ceiling beams and smoke alarm. Door off to the:

Master Bedroom

A good size double room with part-sloping ceiling, rear double-glazed Velux skylight window and a smaller window to the gable presenting an outlook across the fields towards the Lincolnshire Wolds in the distance. Double radiator and upper beams to the ceiling. Combined ceiling light and ventilation fan. Light oak four-panel door to the:

En Suite Bathroom

A good size with a white suite comprising a double-ended tub bath with chrome shaped feet and a mixer tap with handset on stand; pedestal wash hand basin with lever taps and low-level WC. Part-sloping ceiling with large Velux double-glazed skylight window and upper beams. Combined radiator and towel rail. The

bathroom has a ceramic-tiled floor and travertine-style ceramic tiling to the walls.

Bedroom 3

A double bedroom with part-sloping ceiling, window to the gable, radiator and upper beams. Shaped, light oak four-panel door to the:

En Suite Shower Room

With ceramic-tiled floor, part-tiled walls with a mosaic patterned border and a white suite comprising low-level, dual-flush WC and pedestal wash hand basin, together with a ceramic-tiled and glazed shower cubicle with a wall-mounted, rebated shower mixer unit, flexible handset and chrome rail. Chrome ladder-style radiator/towel rail and shaver-light. Velux double-glazed skylight window to the rear roof slope.

Bedroom 4

A single bedroom with a large Velux skylight window on the front roof slope, radiator and beam to the upper ceiling.

Outbuilding

Positioned at the side of the house there is a very substantial brick-built outbuilding with pitched concrete-tiled roof and separated internally to form the garaging, workshop, stores, swimming pool with ancillary facilities and stables beyond. These are described in more detail as follows.

Double Garage

An excellent size as shown on the floor plans, with two remote-controlled motorized up and over doors, suspended ceiling with strip lights, work bench with shelf over, electricity consumer unit with MCBs and a number of power points. Trap access with drop down aluminium ladder giving access to the extremely spacious and part-boarded roof void creating storage space with a twin tube light over and a door from the boarded area into a loft which has been used for a model railway and creative creative pursuits. Tube lights to the ceiling and power points. The garage has a separate uPVC oak-effect pedestrian door and to the rear corner there is a built-in store with shelving and electric light. A connecting door gives access to a combined **Fuel Store/Bike Store** with timber partition separating the two areas and a tube light.

Two Workshops/Stores

Accessed through an external oak-effect uPVC door and with an interconnecting ledged, braced and framed door – these two rooms have tube lighting and one is fitted with an extensive range of wall shelves. Each has power points and the first store has a pine built-in shelf unit with lower shelf and pine panelling. The inner store has a connecting door into a useful utensil room with electric light, work bench and shelving.

Swimming Pool Complex

Also accessed via a light oak-effect uPVC door from the rear patio garden and comprising an **Entrance Lobby** with a **Cloakroom/WC** off having a white suite

of low-level WC and a small bracket wash hand basin. Double-glazed window on the side elevation and a uPVC panelled ceiling with tube light. Double wall cupboard.

Kitchenette

With built-in base and wall units, a roll-edge work surface with a white enamel single-drainer sink unit and chrome mixer tap. uPVC panelled ceiling with tube light.

Shower Room and Dressing Room

With a good size ceramic-tiled and glazed shower cubicle having electric instant shower unit, flexible handset and wall rail. Coat hooks, uPVC panelled ceiling, shoe store and tube light.

The above rooms all have ceramic-tiled flooring which extends through a shaped walk-through archway into the:

Pool Room

An impressive leisure room of very generous proportions as shown on the floor plans, with a ceramic-tiled floor surrounding the swimming pool which has a recent roll-back cover and the pool room is illuminated by downlighter spotlights set into the uPVC panelled ceiling and a number of wall uplighters. There are two oak-effect, double-glazed patio doors with side panels facing the patio area and garden and the walls of the pool room are finished in

natural brick. The large swimming pool is some 32ft x 16ft and is illuminated by waterproof lighting to one side. A louvred door to the far side gives access to the:

Plant Room

Containing an array of equipment comprising the separate Grant oil-fired boiler for the swimming pool, a Pozzani water softener at the side, two filtration cylinders for the private water supply, a de-humidifier, pump and pressure vessels. High-level consumer unit with MCBs, various isolating switches, power points and LED lighting to the uPVC panelled ceiling.

Two Stables

Brick built with a heavy timber-panelled partition, stable doors facing the garden and patio, further galvanized partition with upper railings and door onto an access passageway with rear external door and timber side panel to an enclosure at the rear onto the paddock. The passageway has two windows on the side elevation and there is a suspended ceiling with strip lights over the stables, power points and cold-water supply to drinkers with corner hay feeders. Stable doors open onto concrete-paved turnouts with a small turnout paddock enclosed by post and rail fencing and the larger pasture paddock beyond.

Outside

The property is approached from the lane through twin vehicular openings set into a brick low boundary wall with pillars and capping, these opening onto a

spacious block-paved forecourt driveway with room to park several vehicles and a gravel bed at the side with a streetlamp-style outside light and a variety of ornamental shrubs and bushes, together with two raised beds. The driveway is lined by further shrubbery beds with some attractive established trees, roses and bedding plants to include a blue cedar, variegated holly, pittosporum and acers. Painted timber double gates with diagonal panelling open at the side to give access to the pedestrian doors into the outbuilding before opening at the rear onto the particularly spacious flagstone paved patio which enjoys the sun throughout the day with gate beyond to the stables and turnout paddock. There are outside lanterns to the side of the outbuilding, together with an LED floodlight, external switch and an outside water tap.

The large patio is enclosed by a lawned garden with contrasting copper and green beech hedges, inset ornamental trees and a pathway continuing to a further garden area which has a sunken fish pond with pump and filter system.

This area of the garden can also be accessed through pedestrian gates from the driveway with lawns and well-stocked flower gardens to the side, ornamental shaped fencing and a pergola arch with climbing plants over. From the rear corner of the formal garden there is an opening to a **Timber Garden Shed** clad in flowering clematis plants with many more established colourful flowering plants to a large bed at the side and a green-coated metal-framed **Greenhouse**. From here a gate leads through to the **Orchard** which extends alongside the pasture

paddock with many established fruit trees. There is a compost bin at the side of the shed.

The grass paddock wraps around the rear and side of the property with fencing and hedges to the boundaries – there is great scope to subdivide the large paddock into smaller enclosures as may be required. Just beyond the main outbuilding there is a second vehicular entrance into the field where the bore hole has been formed and the oil storage tank is discreetly positioned beyond the outbuilding.

Viewing: Strictly by prior appointment through the selling agent.

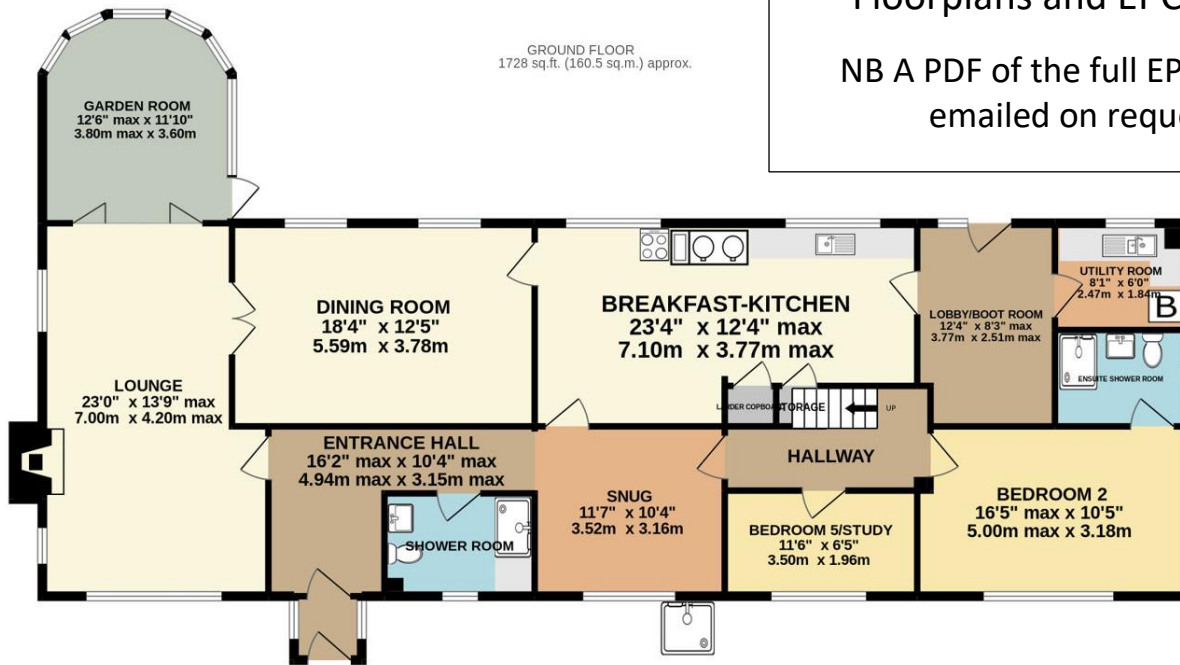
General Information

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. Red-lined aerial images show the approximate position of boundaries, and these should be checked carefully against the sale contract plan. We are advised that the property has a private drainage system, mains electricity connected and a newly installed private water bore hole, but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.

Floorplans and EPC Graph

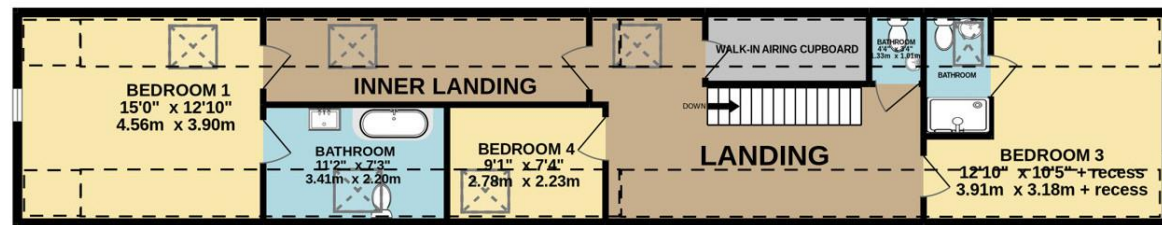
NB A PDF of the full EPC can be emailed on request

GROUND FLOOR
1728 sq.ft. (160.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR
899 sq.ft. (83.5 sq.m.) approx.



Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give 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 Messrs, Masons, Chartered Surveyors 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.