



Sea Bank Farm Cottage

Coalshore Lane, Grainthorpe,
LN11 7JF





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Expansive Rural Setting – 4.6 acres (STS)

Versatile Living Spaces

Luxury Indoor Swimming Pool Complex

Equestrian & Workshop Facilities

Exclusive & Private Location

Spacious & Adaptable Accommodation

Beautiful Outdoor Spaces

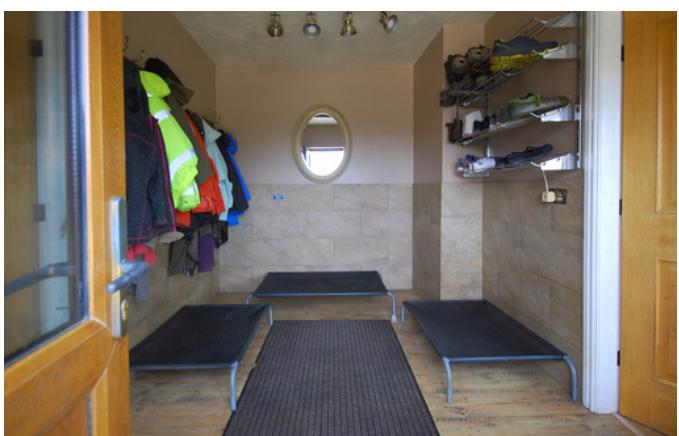
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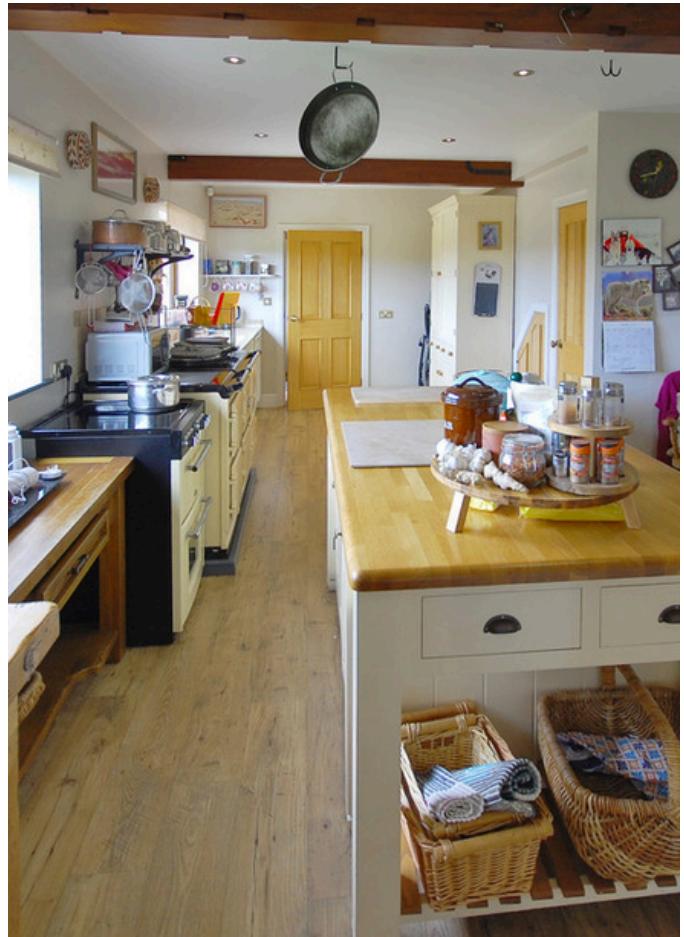


Nestled in the heart of the Lincolnshire countryside, Sea Bank Farm offers an idyllic rural escape with breathtaking open views in all directions and no close neighbouring properties. This unique detached home is set within 4.6 acres (STS) of formal gardens, an orchard and pasture land, making it an exceptional opportunity for those seeking equestrian facilities, a smallholding, or a tranquil countryside lifestyle. The property seamlessly blends space, comfort, and versatility, with well-proportioned accommodation and an impressive outbuilding that houses a heated indoor swimming pool, stables, workshop and extensive garaging.

The heart of the home is its spacious and characterful living areas, designed to take full advantage of the stunning surroundings. The welcoming lounge features a striking brick fireplace with a log-burning stove, while the adjoining dining room and garden room create an effortless flow for both relaxation and entertaining. The farmhouse-style kitchen, complete with a traditional Aga, offers a charming and practical space for everyday living, complemented by a separate utility and boot room. A versatile snug, study and a ground-floor en suite bedroom provide further flexibility, making this home suitable for multi-generational living or those working from home.

The first floor continues the sense of space with a large landing leading to a luxurious master suite, complete with an en suite bathroom and far-reaching countryside views. Two further bedrooms, each with their own en suite shower rooms, ensure privacy and convenience, while a fourth bedroom and a separate washroom complete the accommodation. Character features such as exposed beams and vaulted ceilings add to the charm, creating a home that is both inviting and full of personality.







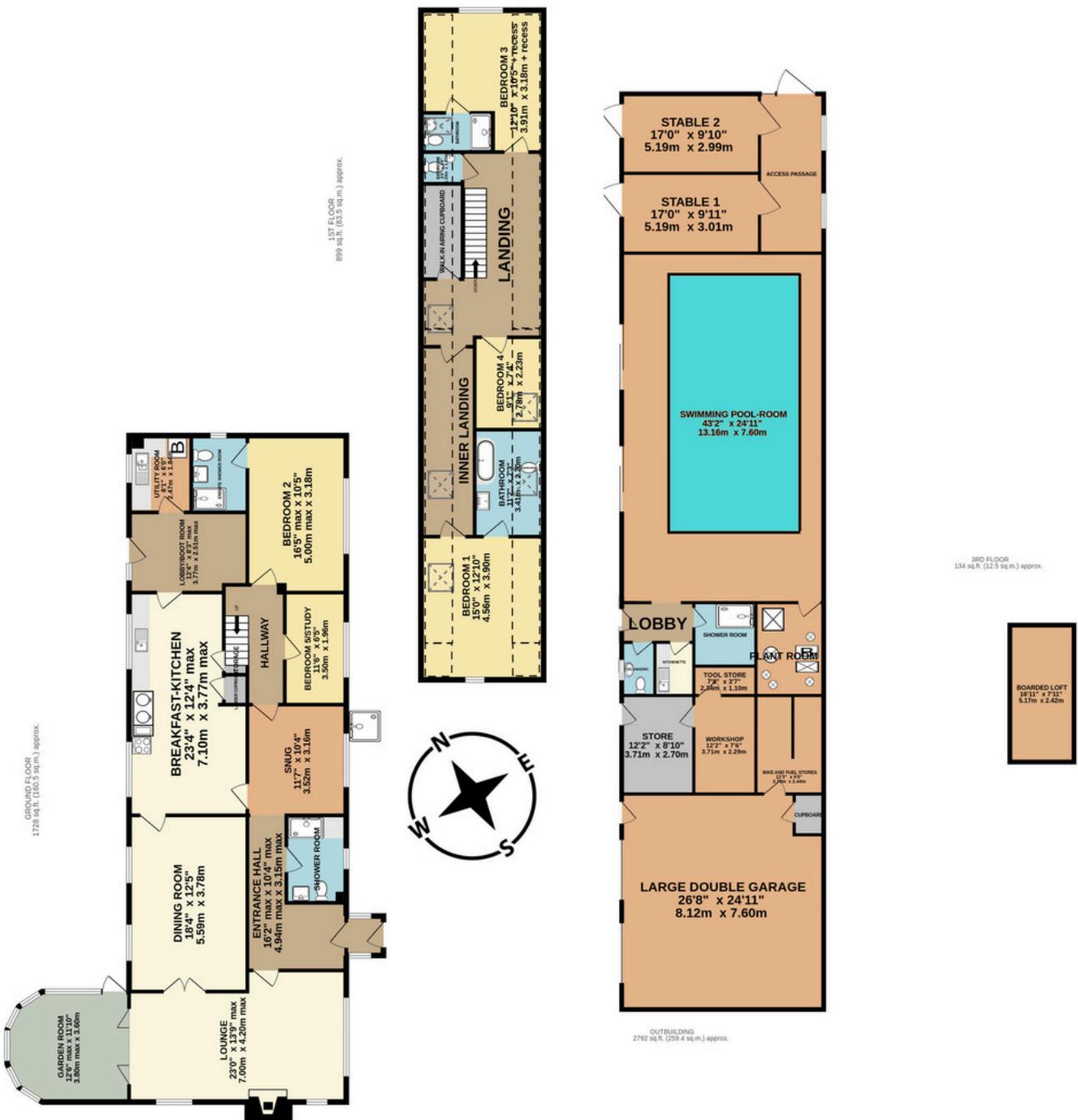


Outside, the substantial detached outbuilding adds a wealth of possibilities. The impressive indoor swimming pool complex, complete with changing facilities, a kitchenette and plant room, offers year-round enjoyment, while the garaging, workshops, and stabling provide superb storage and equestrian facilities. With direct access to the paddock, this property is perfectly suited to horse owners or those seeking additional outdoor space for hobbies and rural pursuits. The expansive grounds, including a beautifully landscaped garden, a sunken fish pond, and a thriving orchard, further enhance the setting, creating a haven of peace and privacy.

A truly rare opportunity to acquire a one-of-a-kind rural retreat, Sea Bank Farm offers a lifestyle of space, tranquillity, and endless potential, all within easy reach of Lincolnshire's scenic coastline.







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.

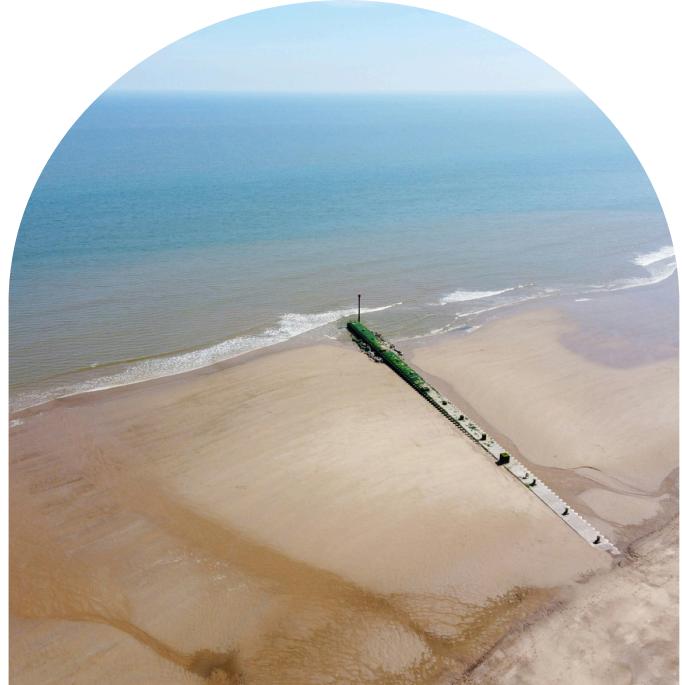
Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Grainthorpe

Charm by the Coast

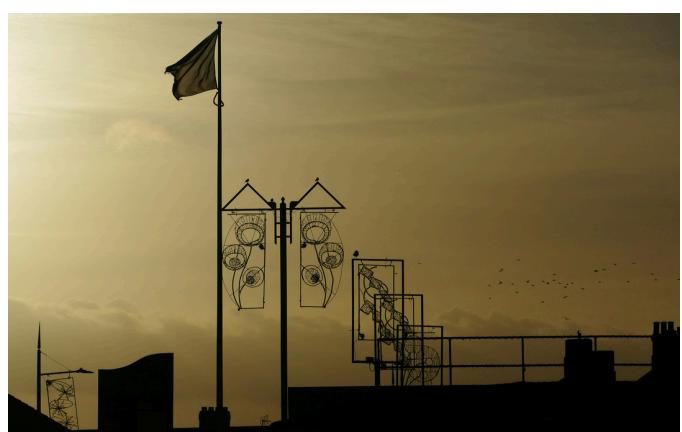
Grainthorpe is a charming country village nestled near the scenic Lincolnshire coast. The village is home to a primary school, a welcoming village hall, and a small local bakery renowned for its artisan bread. Grainthorpe boasts a vibrant community spirit, hosting annual events such as an Arts and Crafts Fair, a Tractor Rally, and a traditional May Day Celebration. For recreation, the village features playing fields with a tennis court, cricket pitch and football pitch.

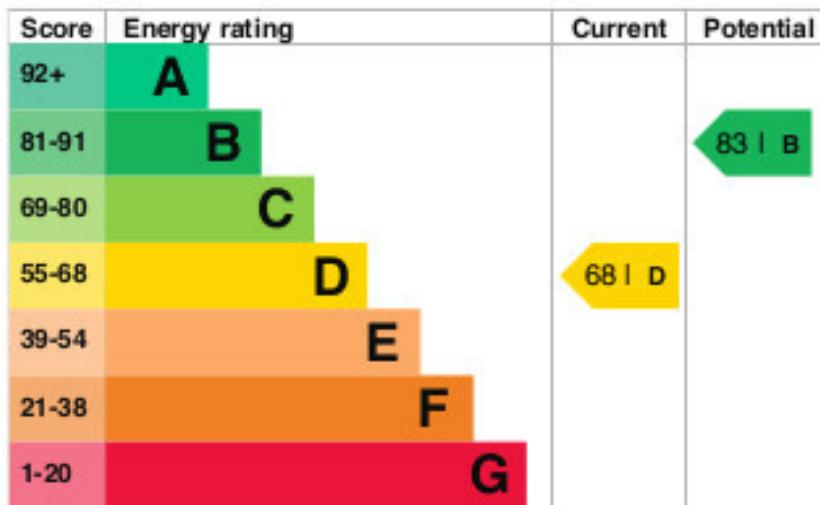
Steeped in history, Grainthorpe is recorded in the Domesday Book of 1086 as "Germundtorp," with 28 households. Its centrepiece is the Grade I Listed parish church of St. Clement, dating back to 1200, with subsequent alterations and restorations that reflect its rich history. The churchyard and other areas of the village connect to pathways that meander through the surrounding open countryside, offering peaceful walks and picturesque views.



Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness and Mablethorpe offer thriving local communities, great schools and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching and cycling. 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.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

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.

Tenure

Freehold

Directions

Leave Louth via Brackenborough Road and follow the country lane to a T-junction in Yarburgh. Turn left, then right onto King Street. Continue through open countryside to Grainthorpe, turn left on the A1031, and after the S-bend, take a right onto Coalshore Lane before the speed de-restriction signs. Follow for 0.8 miles, turn left onto the unmade lane, pass a sharp right bend, and continue until Sea Bank Farm Cottage appears on the left.

Agent's Note

Red-lined aerial images show the approximate position of boundaries, and these should be checked carefully against the sale contract plan.

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.

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