



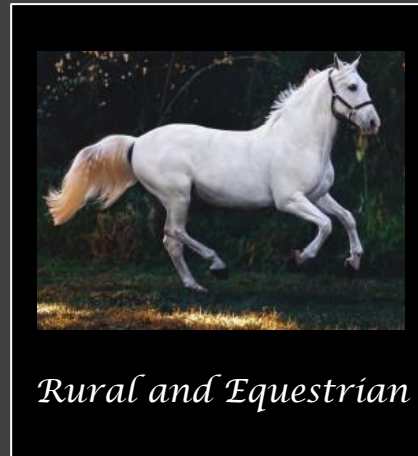
Hougoumont Farm  
Little Cawthorpe LN11 8NB

**M A S O N S**  
EST. 1850









*Rural and Equestrian*



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## Hougoumont Farm, Top Road, Little Cawthorpe, Louth, Lincolnshire LN11 8NB

Located in the heart of a scenic Wolds village close to Louth market town, this substantial barn conversion stands in mature grounds of approximately 2.25 acres (subject to survey), to include large gardens, paddock land, outbuildings, and a sand/rubber manege, together with a wonderful walled courtyard adjoining the picturesque village church. Six double bedrooms, three ensuite shower rooms, family bathroom, three reception rooms and farmhouse dining kitchen with Aga. Full planning permission for creation of a holiday let by conversion of, extension and alterations to the outbuilding.





## Directions

From Louth, leave the town on the Legbourne Road and proceed to the roundabout on the town outskirts. Take the second exit on the A157 road and then after a short distance turn right and follow the lane towards Little Cawthorpe. Upon arriving in the village, follow the lane around the sharp right bend and up the hill and then around the sharp left bend. Proceed down the lane and continue until the entrance to Hougemont Farm is found on the left side.

## The Property

This extremely handsome and substantial country residence was created by conversion and extension of a Period two storey barn located in the heart of popular Little Cawthorpe. The building has rustic brick-faced external walls beneath pitched timber roof structures covered in clay pantiles.

The external character of the house has many features traditionally associated with barn conversions to include brick arched window reveals and doorways, ledged and braced arched shutters, corbelled low-maintenance brickwork to the eaves, glazing from floor level to the principal living rooms, skylight windows where required for first floor natural light and double-glazed windows set into dark wood-stained frames. Heating is by a gas-fired central heating system and a gas-fired four oven Aga cooking range is perfectly at home in the farmhouse kitchen. There is a log-burning stove to the exceptional family room which features a tall, vaulted ceiling with exposed king post trusses and a large feature fireplace and chimney breast.

A further fireplace in the sitting room has a gas-fired cast iron stove, also set into a feature fireplace.

Both the accommodation and the grounds of this exceptional property afford great versatility. The house itself would make an ideal home for a large family or could readily be operated as a successful bed and breakfast business, taking advantage of the superb location on the edge of the Lincolnshire Wolds yet close to the market town of Louth (taking account covenants in the deeds\*). The ensuite shower rooms and family bathroom have just been fully refurbished with attractive suites and impressive ceramic tiling with a potential six-bedroom layout including a ground floor bedroom with its own independent access and ensuite shower room. Alternatively this room could be a granny annexe bedroom suite or teenager suite.

The grounds have been enjoyed as family gardens, together with equestrian facilities to include the valuable benefit of the sand and rubber manege approximately 40m x 20m and the range of outbuildings has readily been used as stabling or garaging/workshops as required. The grounds will be of interest to keen gardeners and are enclosed by mature trees. There is a splendid brick-walled courtyard with brick and flagstone patios and established ornamental shrubs and bushes, ideal for alfresco dining and patio furniture whilst enjoying a lovely outlook towards the picturesque village church. Privacy to the lane is maintained by a high brick wall with substantial double timber gates opening onto the driveway, which continues to form ample parking

for several vehicles and access to the outbuildings.

**Full Planning Permission** was granted by East Lindsey District Council on 5<sup>th</sup> May 2022 for conversion of-, extensions to- and alterations to the existing outbuilding to create a holiday cottage – see the ELDC planning portal search application number N/102/01539/21

**\*NB** There are restrictive covenants regarding development and use of the property – a PDF of the title documents can be e-mailed on request.

## Location

Little Cawthorpe is a popular village on the fringe of the Lincolnshire Wolds Area of Outstanding Natural Beauty with many unique character homes and a popular public house locally known as The Splash, just a short walk along past the duck pond and positioned by the village ford.

Louth is just three miles away and has thrice-weekly markets, a variety of individual shops, sports facilities including swimming pool, golf club, bowls, athletics grounds, tennis academy, etc. and the Kenwick Park leisure centre with golf course and equestrian centre is between Louth and Little Cawthorpe.

Louth has some excellent schools with academies, including the King Edward VI grammar school and Grimsby is about 17 miles to the north whilst Lincoln is some 30 miles inland. The coast is around 14 miles from the village at its closest point.

































































































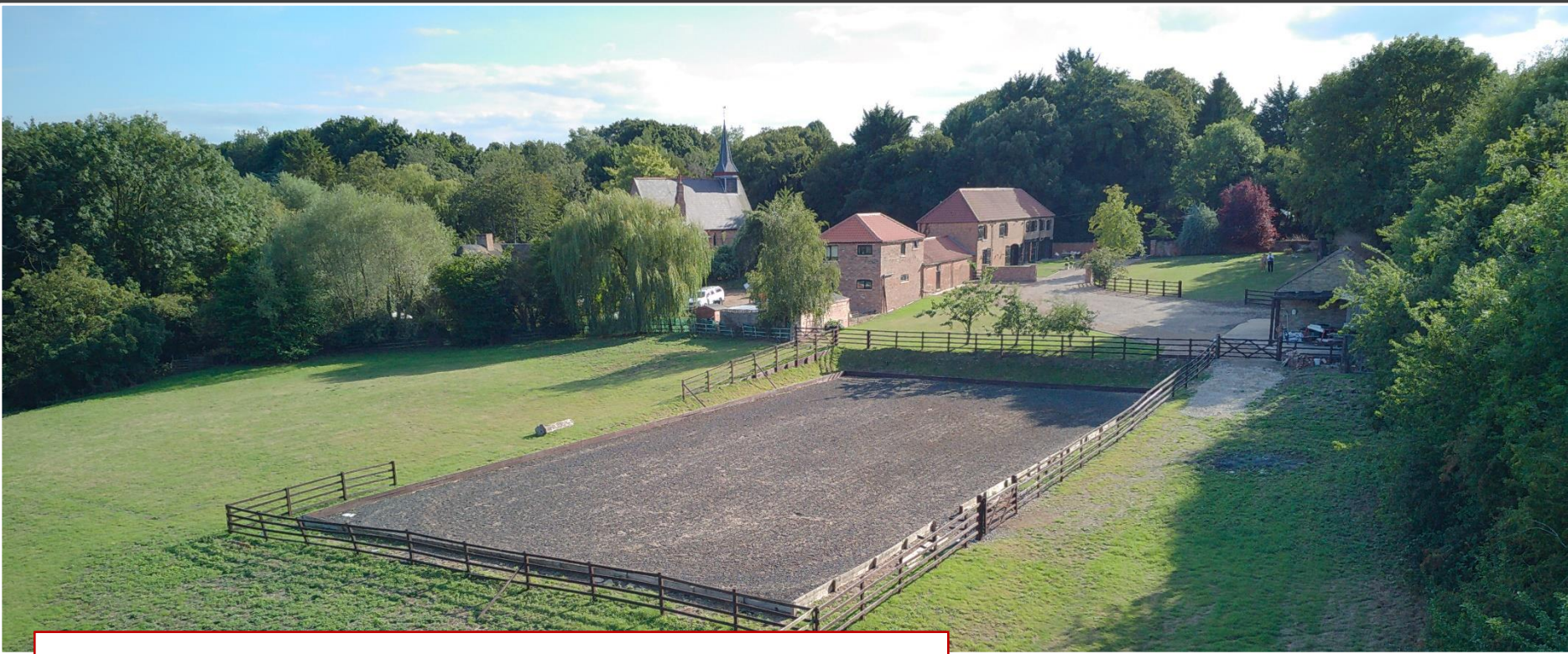




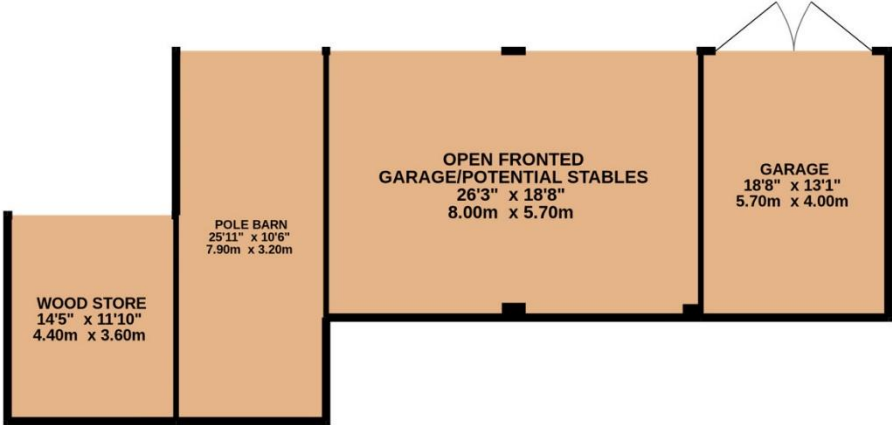








OUTBUILDINGS  
1177 sq.ft. (109.3 sq.m.) approx.





**Accommodation**

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

**Ground Floor**

From the driveway, a gravel pathway leads to a wide brick arched entrance porch with angled windows from floor level to the dining room adjacent, quarry-tiled floor and a ledged door with double-glazed pane opening into the:

**Entrance Lobby**

With flagstone floor, radiator and oak ledged doors with latch handles to the dining room and laundry.

**Laundry/Cloaks WC**

With a range of base cupboard units painted grey with metal handles and hardwood block work surfaces. There is space and plumbing for a washing machine, space for a tumble dryer, a shelf unit and attractive decorative ceramic tile splashbacks to the work surfaces.

Deep, white ceramic Belfast sink with brass ornamental mixer tap. Flagstone floor, radiator and white low-level WC. LED downlighters to the ceiling, extractor fan and ledged door with latch handle finished in grey, to a useful understairs store cupboard. Electricity consumer unit with MCBs.

**Open Plan Hallway and Dining Room**

With flagstone floor, seven angled double-glazed windows from floor level to the front elevation as previously described in the entrance porch, views across to the lower garden and wide staircase with white pillared balustrade leading via two quarter landings to the first floor. Central heating thermostat, four rear double-glazed windows from floor level and ledged door with double-glazed windowpane onto flagstone steps which lead down to the walled courtyard. Mains smoke alarm, pendant light point and LED downlighters.

**Sitting Room**

A spacious reception room with flagstone floor and a heavy beam to the ceiling, supported at the front by an exposed brick pillar. Full-length, double-glazed windows from floor level make this a light and airy room with views across the driveway to the main lawn. Brick recessed feature fireplace with herringbone brick back, projecting brick hearth, heavy beam mantel and an inset cast iron, gas fired stove. Mains smoke alarm, rear window, wall light point and two radiators. Oak latch doors with step down to the dining room and step up to the:

**Farmhouse Kitchen**

A dining kitchen with custom-made base cupboards and drawers to one side, having black granite work surface over and twin white ceramic

Belfast sinks, together with a chrome lever mixer tap above. Brick-built surround to the four oven Aga finished in green and black enamel with ivory and green ceramic tile splashbacks. The Aga has two circular hotplates, a square warming plate to the side. Flagstone floor, large ceiling beam, halogen LED downlighters and ample space for a large American fridge/freezer. Wide opening with step down to the:

**Family Room**

A magnificent room with flagstone floor and high panelled vaulted ceiling with inset downlighters and two substantial feature king post trusses. Two double-glazed skylight windows, two radiators, double-glazed French doors and side panels onto the walled courtyard. Brick fireplace with stepped chimney breast over and extending up to full ridge height; deep brick-lined, quarry-tiled hearth with inset log-burning stove.

**Bedroom 6**

A separate gravel pathway from the driveway leads up to brick and flagstone steps and independent access. A panelled door with shutter and double-glazed side panel, together with a lantern at the side, gives access to the twin or double bedroom which has a flagstone floor, radiator, rear window and ledged/framed door with double-glazed windowpane onto the patio area of the walled courtyard. There is a corner cupboard housing the Glow Worm gas-fired



central heating boiler for the entire property. An oak ledged door with latch handle opens into the:

#### **En Suite Shower Room**

An excellent size with a suite comprising white low-level, dual-flush WC having an enclosed cistern, a glazed and ceramic-tiled wide shower cubicle with mains chrome mixer unit, flexible handset and wall rail and a Period washstand with a pretty circular decorative wash basin and tall chrome pillar tap. Ceramic tiling in marble style forming splashbacks and extending onto the windowsill. Pine floorboards, LED downlighters, radiator and wide rear window with Period style panes.

#### **First Floor**

##### **Main Landing**

The return staircase from the open plan hallway and dining room leads up to a gallery landing area with a passageway extending along for some length to an exposed brick wall with doorway onto an **Inner Landing**.

The doors on the main landing are finished in light oak panel-effect and lead to the master bedroom suite and guest bedroom suite. A window on the front elevation provides views over the main garden and towards the paddock land.

##### **Inner Landing**

With ceiling downlighters, mains smoke alarm and light grey painted ledged doors with latch handles to the remaining bedrooms and family bathroom. Three windows to the front elevation overlooking the main garden and here is a recessed airing cupboard housing the Ideal insulated hot water cylinder with immersion heater and digital programmer at the side.

##### **Master Bedroom**

Approached through a spacious **Dressing Room** with walk-through opening to a private area ideal for bedroom furniture and having LED downlighters, trap access to the roof void and door through to the ensuite shower room. The bedroom is an excellent size and has a window to both front and rear elevations, radiator and attractive views to both front and rear, the latter taking in the village church beyond the courtyard.

##### **En Suite Shower Room**

Shower cubicle in a marble style ceramic-tiled and glazed enclosure and having a chrome mixer shower unit with drench head and handset on chrome rail. Low-level, dual-flush WC with enclosed cistern and twin circular wash hand basins positioned on a marble-topped Period washstand with decorative tiled back and turned legs. Old-fashioned combined radiator and towel

rail and LED downlighters. Two skylight windows to the rear roof slope.

##### **Guest Bedroom 2**

Another good size double bedroom with a rear window overlooking the courtyard and church, a radiator and a pine ledged door to the L-shaped:

##### **En Suite Shower Room**

With a deep marble-style ceramic-tiled shower cubicle with chrome mixer tap, drench head and handset on wall rail. Complementary ceramic-tiled splashbacks and combined vanity unit with shaped wash hand basin and pillar tap, together with enclosed cistern to the dual-flush, low-level WC. Old-fashioned radiator/towel rail in chrome and white. Skylight window to the rear roof slope, extractor fan, pine floorboards and two LED downlighters.

##### **Bedroom 3**

Located at the end of the inner landing at the southern-most end of the building, this is also a good size double bedroom with window to the front elevation, radiator and natural light to the inner area provided by two skylight windows.

##### **Bedrooms 4 and 5**

These are two smaller double bedrooms, each enjoying views towards the village church from rear windows and each having a radiator. One of



the bedrooms includes a trap access to the roof void.

### Family Bathroom

An attractive contemporary bathroom with white suite comprising a double-ended, floor-standing bath with slender profile and wall-mounted lever tap and spout by Bristan; low-level, dual-flush WC with enclosed cistern and twin circular wash hand basins set on a heavy oak plinth over a washstand with towel rail and twin tall single lever chrome pillar taps. Marble-style ceramic-tiled splashbacks, LED downlighters, skylight window, extractor fan and pine floorboards.

### Outbuildings

Beyond the formal main lawn, the driveway continues to give access to a substantial brick and pan tiled outbuilding as shown on the floorplans and comprising double **Open-fronted Garaging** which has previously been partitioned to form stabling or could be used for storage of implements and vehicles, whilst to the side there are double doors into a **Separate Garage** within which is the electricity consumer unit for the outbuildings, having MCBs, power points and floodlight.

Attached to this main outbuilding there is an open-fronted timber **Pole Barn** with part-corrugated roof and sides and a smaller open-

fronted **Hay Store** at the side together with a caged **Log Store**. There is a characterful **Wendy House** with ladder and a decking balcony though in need of some attention.

### Outside

Ledged, braced and framed tall double gates with side panels are set into a high front brick boundary wall with pillars, and open into the grounds. A wide gravel driveway leads across the front of the barn, with gravel pathways leading through lawns to the main and guest-bedroom entrances and there is a linking flagstone pathway across. There is a seating area by the door and windows of the farmhouse kitchen.

To the west, a large lawned garden has one or two ornamental trees and shrubs by the front wall but generally has a sheltered feel provided by mature trees adjacent.

The drive continues through a brick pillared opening with wall at the side, and then opens to form a large parking and turning area in front of the outbuildings. Field gates lead into the grass paddocks, which slope down to form the banks of a small stream running down from the village duck pond to the ford by "The Splash" pub and restaurant. The paddocks extend around a **Manege** approximately 40m x 20m and mainly enclosed by post and rail fencing. Again, the land enjoys shelter and privacy with mature trees and

mixed hedgerows along and beyond the boundaries.

As shown on by the photographs, to the rear of the barn there is a charming walled courtyard-garden with brick and flagstone paved patios for outside seating and alfresco dining. The capped brick wall to the churchyard adjacent is partly covered by climbing plants and there are gravel beds and a variety of mature plants, shrubs and bushes.

**Viewing:** Strictly by appointment through the selling agent.

### General Information

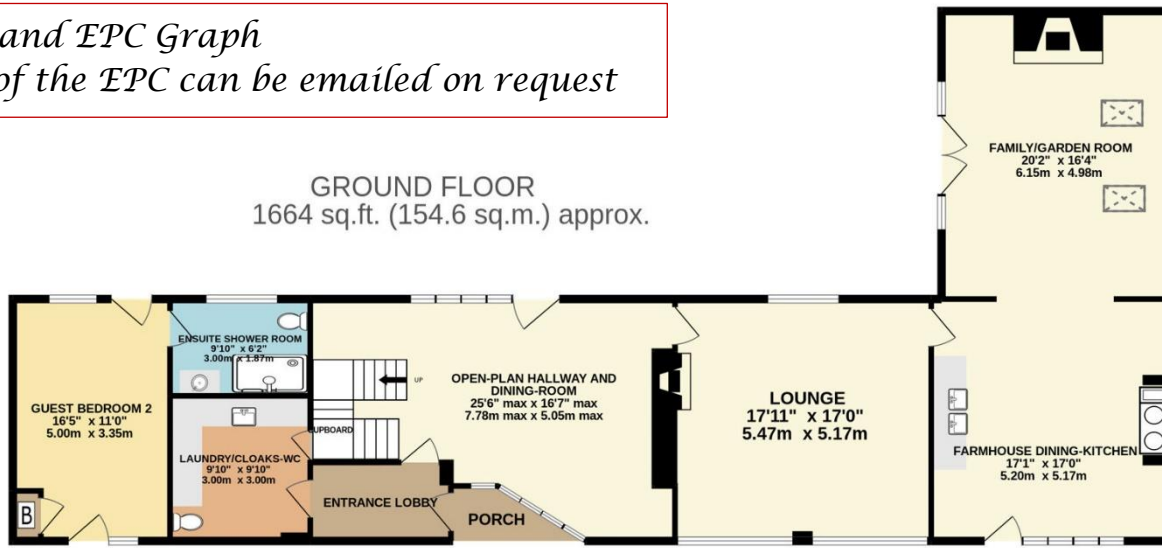
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated.

The red-lined aerial image shows approximate boundaries at ground level and together with any Plans/Maps are not to specific scale, are based on information supplied. and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band E.



Floorplans and EPC Graph  
 A PDF of the EPC can be emailed on request

GROUND FLOOR  
 1664 sq.ft. (154.6 sq.m.) approx.



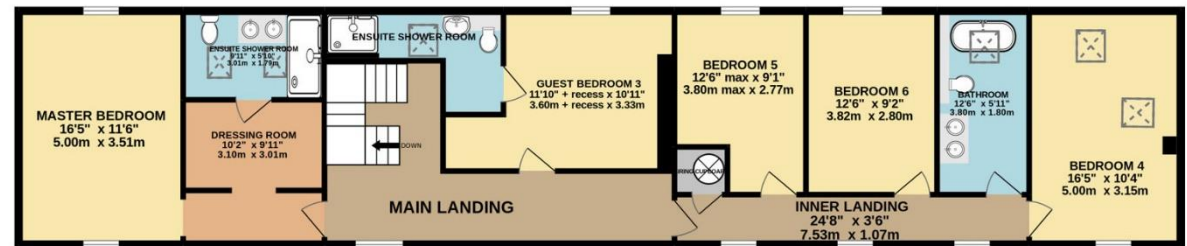
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1ST FLOOR  
 1321 sq.ft. (122.7 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76   C    |
| 55-68 | D             | 64   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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