



Rural and Equestrian



The Beeches  
Goulceby LN11 9WB

**MASONS**  
EST. 1850



# The Beeches, Horncastle Road, Goulceby, Lincolnshire Wolds, Louth LN11 9WB

01507 350500

Peacefully located on the southern fringe of this popular Lincolnshire Wolds village and standing in grounds of 3.5 acres (subject to survey), this smart detached, four bedroom family house has a superb open plan kitchen-diner and vaulted garden room overlooking the privately owned paddock beyond and a range of outbuildings comprising stables, garage/workshop, stores and two superb centrally heated ensuite bed and breakfast rooms which have provided a lucrative income in the first year of operation. There is considerable further live/work potential with scope for additional conversions (STP)



*Contents*  
*Directions*  
*Location*  
*The Property*  
*Photo Schedule*  
*The Accommodation*  
*Viewing*  
*General Information*  
*Floorplans and EPC Graph*

### Directions

From Louth take the Horncastle Road then carry straight on over the Louth bypass along the A153 towards Horncastle. Drop down steep Cawkwell Hill and just after passing the two left turns to Scamblesby, take the right turn signposted Asterby, Goulceby, Stenigot and Donington, (Ranyard Lane). Follow the lane, passing the right turn and at the T-junction turn right. As you drop down the hill towards Goulceby, look for The Beeches standing back on the right side.

### Location

The village of Goulceby nestles in the centre of the Lincolnshire Wolds Area of Outstanding Natural Beauty and contains a variety of individual properties with a local country pub - The Three Horseshoes, just a short walk from the property. The village is well located for travelling to three market towns with Louth some 8.5 miles distant, Market Rasen around 14 miles away and Horncastle, some 7 miles away.

Louth is known as the capital of the Wolds and has a superb central conservation area with a variety of individual shops, supermarkets, theatre, cinema, many sports facilities and attractive parks. Market Rasen has rail links to the national network and is known for the National Hunt racecourse. Horncastle is particularly popular with collectors for the many antique shops and bric-a-brac stores. The main business centres are in Lincoln, Grimsby and Boston.

The neighbouring village of Donington-on-Bain is just a short drive from Goulceby and has a village post office/shop, a second general purpose shop, a public house (The Black Horse) with restaurant and the Viking Way passes through the villages of Donington-on-Bain and Goulceby.

### The Property

Constructed in 1996, this well presented, detached family house has been designed in traditional Lincolnshire farmhouse style and has brick-faced cavity walls beneath pitched timber roof structures covered in clay pantiles. The principal windows are of modern double-glazed, sash style with a uPVC coating and the design allows for inward tilting of the panes for easy cleaning of the exterior. Heating is provided by an oil-fired central heating system, the heart of which is a Rayburn cooking range with central heating boiler.

An extremely impressive garden room was constructed around 2002 annexed to the dining kitchen and creating a contemporary open plan living, dining and kitchen space of very generous proportions with a magnificent, vaulted ceiling to the extension incorporating skylight windows, oak-framed windows from floor level with French doors and fine views across the gardens towards the owned fenced paddock beyond. This room is also heated by a Clearview stove positioned in the corner. The lounge is a very well-proportioned room and also has a fireplace with a multi-fuel Hunter stove.

There is an excellent range of outbuildings which have been partially converted to a very fine standard by the present owners to create two immaculate ensuite bed and breakfast rooms with a separate oil-fired central heating system having wi-fi control and available for extension into the remainder of this building should the purchaser wish to carry out further conversion works and create a holiday cottage, additional bed and breakfast rooms or indeed, an annexe to the main house (STP). At present, the outbuildings are of single and two storey design in a U-shaped configuration enclosing a courtyard and comprise the bed and breakfast rooms, a large garage/workshop which incorporates a former forge, a dining room for visiting guests, stables, including foaling stable and a log store.

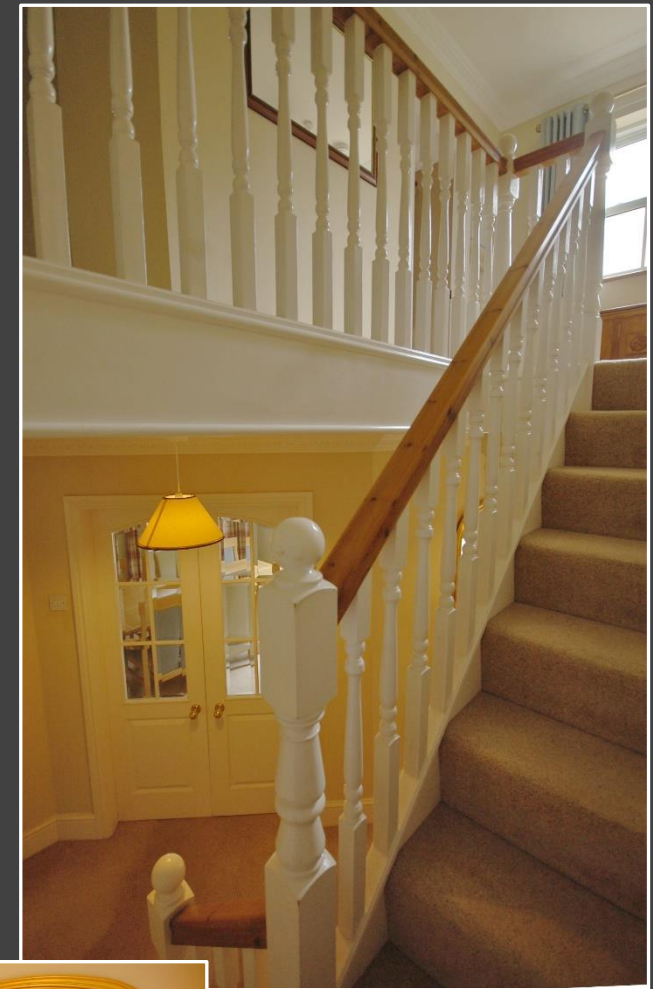
The property stands in a beautiful, mature rural setting with some fine views over the surrounding Wolds countryside and the main windows overlook a south-facing garden with a long, ample driveway opening to form spacious turning and parking areas around the house and outbuildings.

The land affords considerable alternative potential uses (STP) for further leisure use, or would interest an equestrian or horticultural enthusiast.

































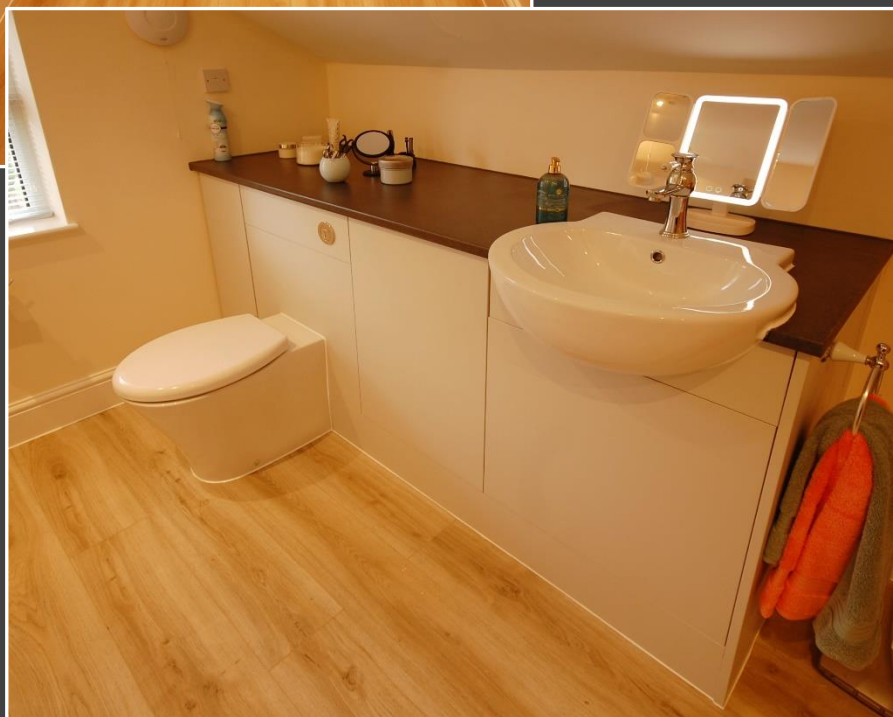




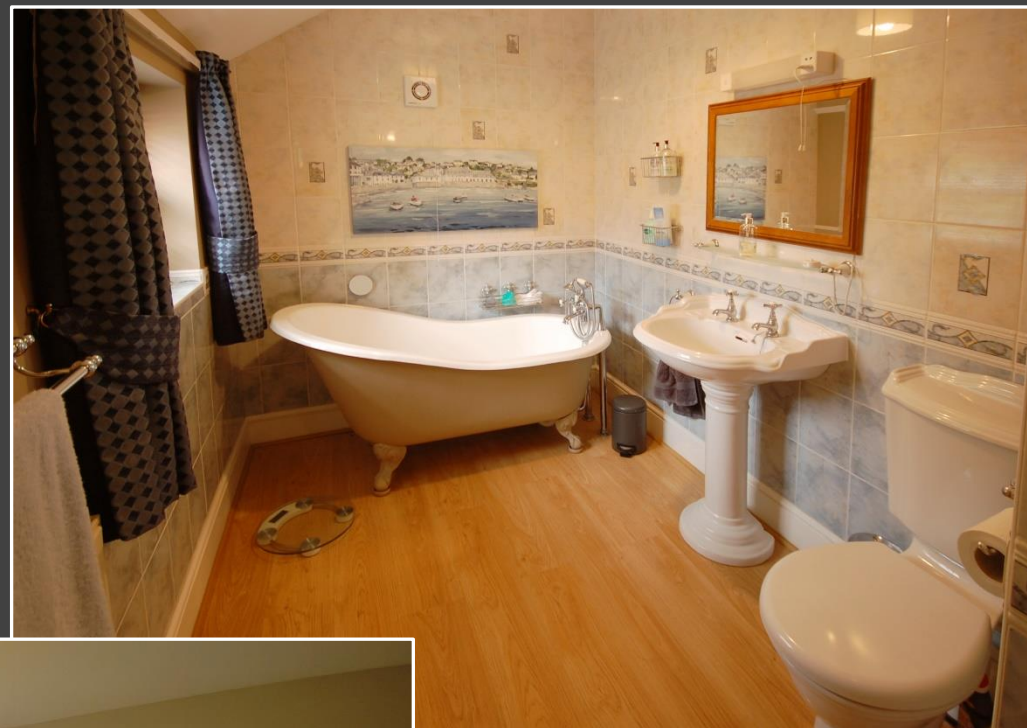












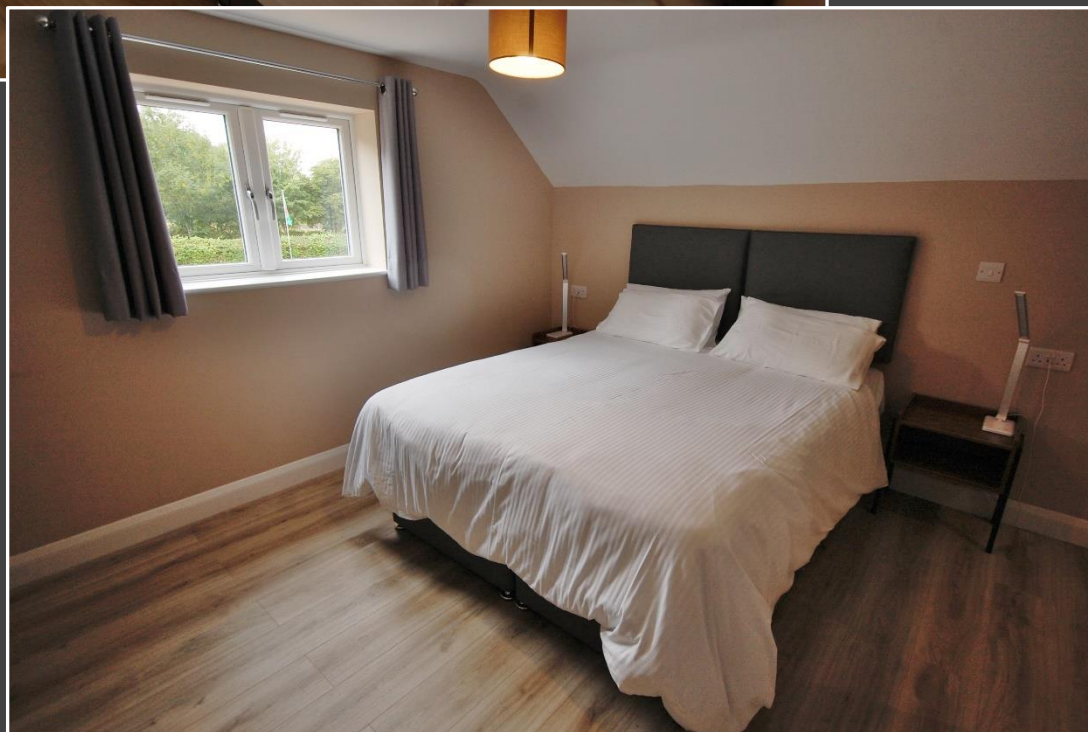


## *The B and B Ensuite Bedrooms*

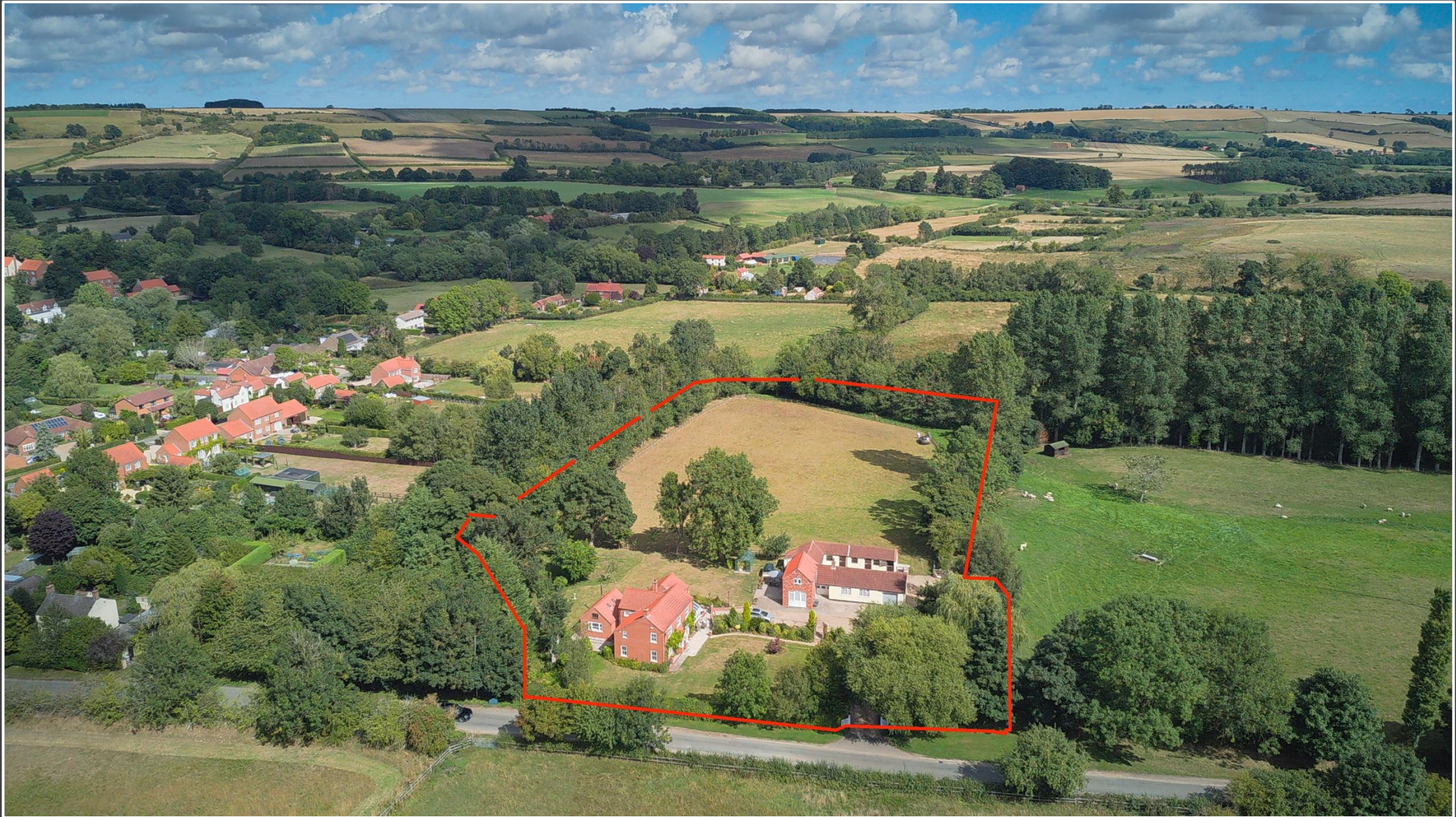
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## *Some Seasonal Images*

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

## Main House

### Ground Floor

A pathway leads across from the entrance drive to the main front entrance, positioned centrally on the front elevation where a tiled canopy porch on timber frame built over brick base walls has a part-glazed front door (double-glazed) with etched panes into the:

### Entrance Hall

Staircase with white spindle balustrade and pine handrail leading to the first floor and two-panel door to an understairs store cupboard beneath. Radiator, decorative coving, two ceiling light points and smoke alarm. Multi-pane, part-glazed double doors with bevelled panes to the dining room and white six-panel door to the lounge. There is a further multi-pane glazed door from the hall into the kitchen.

### Lounge

A spacious and well-proportioned lounge with a feature brick fireplace and chimney breast having a raised slate hearth and an inset Hunter Herald cast iron, multi-fuel stove. Ornamental coving to the ceiling, two ceiling light points, front and rear window and two windows to the side elevation. Two radiators, TV points and part-glazed, multi-pane door to the kitchen. The windows provide some fine views over the surrounding gardens.

### Dining Room

Positioned at the front of the house, a good size dining room with the angled, glazed double doorway previously

mentioned in the hall and having a radiator, front window overlooking the main garden to the south, and an internal window to the side conservatory/boot room. Decorative coving to the ceiling.

### Open Plan Dining Kitchen and Garden Room

Enjoying a particular feeling of space, these combined rooms provide excellent kitchen facilities combined with space for dining and a particularly good size living/dining garden room which is built to enjoy the surrounding gardens and views.

The kitchen is fitted with a range of Sheraton units in subtle green tones with chrome handles and comprising base cupboards, drawer units with deep pan drawers, hardwood block work surfaces, an island unit with granite work surface over, breakfast bar and a split-level serving unit with cupboards beneath. Positioned to one side is the oil-fired Rayburn 480K two oven cooking range with central heating boiler connected to the main heating system of the house.

In addition, there is a double electric oven, a five ring LPG hob, an integrated faced dishwasher and a Smeg stainless steel twin bowl, single drainer sink unit with an impressive tall mixer tap having hose attachment. There are ceiling downlighters to the kitchen area, a pendant light over the island and Karndean flooring which extends through to the pantry and laundry room adjacent.

The garden room is a superb size and presently separated into a formal dining area at one side and a living area to the opposite side by the impressive

Clearview cast iron stove on raised stand. This room has a high vaulted ceiling with exposed oak roof trusses and rafters over the oak-framed walls on three sides with double-glazed windows from floor level and double-glazed French doors opening onto the patio adjacent.

The room enjoys lovely views across the surrounding gardens and over the fenced paddock to the east. The floor is finished in oak and there are 16 spotlights, a large cast iron chandelier which will be included in the sale and underfloor heating with a digital wall controller. The four skylight windows allow natural light to flood into the room and there is a high-level, multi-pane oak window on one side elevation.

### Pantry

A useful room with plumbing and power points, together with space for an American style fridge/freezer, open-fronted base shelving unit and wall shelf units. Side and rear window, light and trap access to the wing roof void. Multi-pane glazed door from the kitchen.

### Lobby

With shaped archway through to the laundry room and door off to the:

### Cloakroom/WC

A contemporary room which has been re-fitted with a white suite comprising a vanity unit finished in pale green, having a roll-edge, granite-effect top and oval shaped wash hand basin above, tall chrome pillar tap to the side and the unit conceals the cistern for the dual-flush WC. Mirror and pelmet spotlights over the vanity unit and radiator, together with rear window.



### **Laundry Room**

A practical room fitted with handmade units having a painted finish and comprising base cupboards with a hardwood work surface, space for tumble dryer, space with plumbing for washing machine, white Belfast ceramic sink, range of built-in store cupboards and white drawer unit.

A built-in cupboard houses the Pozzanni water softener, the electricity consumer unit with MCBs and the controls for the private drainage system. There is a switch in this cupboard for the dusk-to-dawn outside light. Radiator, side window, large window to the conservatory/boot room which is approached through a wide, panelled stable-style door with window pane to the upper section.

### **Conservatory/Boot Room**

With uPVC double-glazed windows on a brick base, a double-glazed, mono-pitched roof and quarry-tiled floor. There is an LED wall strip light, internal window to the dining room as previously mentioned and top opening windows to the front elevation. Part-glazed (double-glazed) door to the patio outside.

### **First Floor**

#### **Landing**

The spindle balustrade with oak handrail extends from the staircase along the side of the stairwell forming a gallery and there is a window to the front elevation presenting lovely views across the front garden and towards the outbuildings. Archway leading to an inner landing, two mains smoke alarms and two ceiling light points.

### **Master Bedroom (front)**

A spacious double bedroom with radiator, window to the front and side elevations presenting fine country views, decorative coving to the ceiling and white, six-panel doors to two built-in wardrobes, each having clothes rail and shelving. Further six-panel door to the:

### **En Suite Bathroom**

An attractive bathroom refitted with a white suite comprising panelled bath with painted side panel, shower fittings to the mixer tap and glazed side screen, all set in a ceramic tiled surround with plinth; built-in modern vanity unit in white with an inset wash hand basin having ornate pillar tap and concealing the cistern of a dual-flush, low-level WC beneath a deep roll-edge top. The vanity unit also includes storage cupboards with handleless doors. Side window, sloping ceiling, five LED spotlights and extractor fan. Wall mirror with LED illumination, demister and shaver socket. Radiator and side window. Oak effect luxury vinyl tiled flooring.

### **Bedroom 2 (side)**

A double bedroom at the eastern end of the house with excellent built-in wide wardrobes having white six-panel doors and fitted with clothes rails and shelving over. Window to the east elevation enjoying the morning sun and presenting excellent views towards the paddock. Part-sloping ceiling, radiator and trap access to the roof void.

### **Bedroom 3 (front)**

A further double bedroom with a large front window presenting views over the main garden. Decorative

coving and trap access with ladder to the roof void.

### **Bedroom 4 (rear)**

Presently used as a study, this is a smaller double bedroom or a good size single bedroom which has a radiator, part-sloping ceiling, trap access to the roof void and rear window. Fitted wall shelving to the side of the chimney breast.

### **Family Bathroom**

A good size with a white traditional English suite comprising an ornately moulded pedestal wash hand basin, a complementary low-level WC and a white cast iron enamelled slipper bath with shower mixer tap. Wide ceramic-tiled and glazed shower cubicle with mains mixer unit having handset on wall rail and circular drench head above. Ceramic-tiled walls in two tones with border decorative tiles, oak-effect floor covering and window to the side elevation. Four-panel white door to recessed airing cupboard containing a Heatrae Megaflow insulated hot water cylinder with immersion heater, expansion vessel for the pressurised hot water cistern and ample racked linen shelving, together with an electric light.

### **Outbuilding**

The two-storey section of the U-shaped outbuilding range has been superbly converted to provide two ensuite bed and breakfast rooms as follows:

#### **Ground Floor Bed and Breakfast Room 1**

A bright and spacious double bedroom with part-glazed (double-glazed) door to the front elevation



and windows adjacent, providing an attractive view towards the house garden and over fields beyond. Oak luxury vinyl tiled floor covering extending into the ensuite shower room, USB double sockets, flat screen wall-mounted TV and radiator with wi-fi thermostat valve. Mains powered smoke alarm and connecting door to the:

### **En Suite Shower Room**

A contemporary shower room with a light grey vanity unit having base cupboards, concealed cistern for the dual-flush, low-level WC with chrome button, roll-edge, granite-effect work surface and an Ideal vanity washbasin inset with framed, splash boarded splashback over. White recessed splash-boarded shower cubicle with glazed door and screen. Mains thermostatic shower mixer unit with handset and wall rail. Oak panelled door from the bedroom, LED illuminated wall mirror with demister with shaver socket, light-operated extractor fan, side window and understairs store cupboard. Matt black radiator/towel rail with wifi thermostat valve.

### **Bed and Breakfast Bedroom 2**

This bedroom has its own independent ground floor access from a covered entrance porch where a part-glazed (double-glazed) door opens onto an entrance lobby and a staircase with oak luxury vinyl tiling and grip treads leads up to the first floor. A landing area is open into the double bedroom which has a clothes hanging area, cottage style part-sloping ceiling, a double-glazed window to the gable, two radiators with wi-fi valve controls, LED spotlights and a pendant light. Oak effect luxury vinyl floor tiling extending into the ensuite shower room. Double USB power

points, wall-mounted flat screen TV and oak panelled door into the:

### **En Suite Shower Room**

With a splash-boarded and glazed shower cubicle having a mains thermostatic shower mixer unit with handset and wall rail. White vanity unit with base cupboards, concealed cistern for dual-flush WC and roll-edge, granite-effect work surface with an Ideal vanity wash hand basin positioned over and framed splashback surround. Light operated extractor fan, LED spotlights, wi-fi controlled radiator/towel rail in matt black and wall mirror with shaver light.

### **Garage/Workshop**

An excellent size with a newly-fitted single remote-control motorized sectional door for vehicular access to one side, an extensive range of base benches, cupboards and drawers, rack shelving to the opposite side and featured to the end wall is the former forge which would create a splendid fireplace if a purchaser decided to carry out further conversion works to this area. Two double-glazed uPVC windows, five double diffused strip lights, ample power points and connecting door to a:

### **Lobby**

With plastered and decorated walls, a uPVC double-glazed window and part-glazed (double-glazed) door with side panels from the entrance porch. LED ceiling light.

### **Guest Dining Room**

Positioned to one side of this room are the Worcester Bosch oil-fired central heating boiler for the central

heating system connected to the bedroom radiators with potential to extend into the remainder of the outbuilding if conversion is considered. The system is controlled by a Hive wi-fi thermostat and hub with a large capacity (300 litres) hot water cylinder adjacent, expansion vessel for the pressurised hot water cistern and there is a water softener for the water supply to the bedrooms. Metal-cased electricity consumer unit with MCBs. There is a single drainer stainless steel sink unit set into a roll-edge work surface with base cupboard beneath and pillar tap. Included in the sale is the dishwasher adjacent and there is also a Bosh stainless steel and glass-fronted electric oven, though this is not currently connected. Double-glazed window and part-glazed (double-glazed) French doors onto the courtyard enclosed by the outbuildings. Three diffused strip lights and power points.

### **Stables**

As shown on the floorplans there are four stables in total comprising three good size single boxes constructed in brick and block with a pitched timber roof structure re-covered with clay pantiles over new felt. To the corner there is a larger foaling stable with stable door out onto the paddock. Attached to this range of buildings from the opposite side is a log store with opening onto the garden. Close to the outbuildings is the bunded 2,500 litre oil storage tank and there is a paved area at the side with outside tap and a 16-amp external power point for a horse box.

### **Open Fronted Barn/Field Shelter**

With approximate dimensions indicated on the floorplan, this building is timber framed and clad on



three sides with metal profile sheets which extend across the mono pitched roof and there is a lower level lean-to extending the floor area in total at the rear. The barn would make an ideal field shelter or could be further enclosed to create additional stables or, as at present, be used for general storage.

**Greenhouse:** An excellent quality metal-framed green house with a green uPVC coating and measuring 3.7m x 2.48m.

### Gardens and Land

The house is largely screened from the lane behind hedges and trees along the front boundary. The main approach is through a splayed driveway entrance with white picket fencing on each side displaying twin name plates and a 5 bar timber gate. A long-gravelled driveway leads towards the outbuildings and branches left to the house with ample parking space, or right to the south side of the stable block, again with extensive parking and turning space. There are paved hardstanding areas and access from the drive into the garage/workshop. To the north end of the front hedge there is an additional 5-bar gate into the main garden of the house.

The formal gardens are a delightful feature with extensive lawns to the front side and rear enjoying sunshine at different times of the day. To the rear, the lawns are planted with drifts of spring snowdrops and daffodils with banks down on the north boundary to a small beck. The gardens are interspersed with mature trees, shrubs and bushes to include pear, apple, damson, mulberry and cherry. Beyond the garden is the grass paddock with post and rail fence

surrounding, and a pathway to the northern fringe leading to a wooded area beyond the paddock with a series of cascading ponds beneath the trees.

There is a country footpath crossing the paddock via stiles and then leading round the southern edge of the entrance drive to the lane, though the owners have found this to be seldom used.

Just to the south of this there is a tree-lined pond with bridge to an island and views over grassland stretching away to the south.

A very attractive patio area has been formed to the south and east sides of the house with flagstone steps walled with pillars and finials, from the parking area down to the side entrances and pathway leading across to the main front porch. A perfect area for patio furniture or dining outside and bordered by well stocked shrubbery and raised flower beds.

Further paved outside seating areas by the holiday rooms and several outside lights and water taps positioned around the buildings.

**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 and red-lined aerial images are not to specific scale, indicate approximate boundaries based on information supplied and are subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity and water whilst drainage is to a private system - no utility searches have been carried out to confirm at this stage. The property is in Council Tax band F.

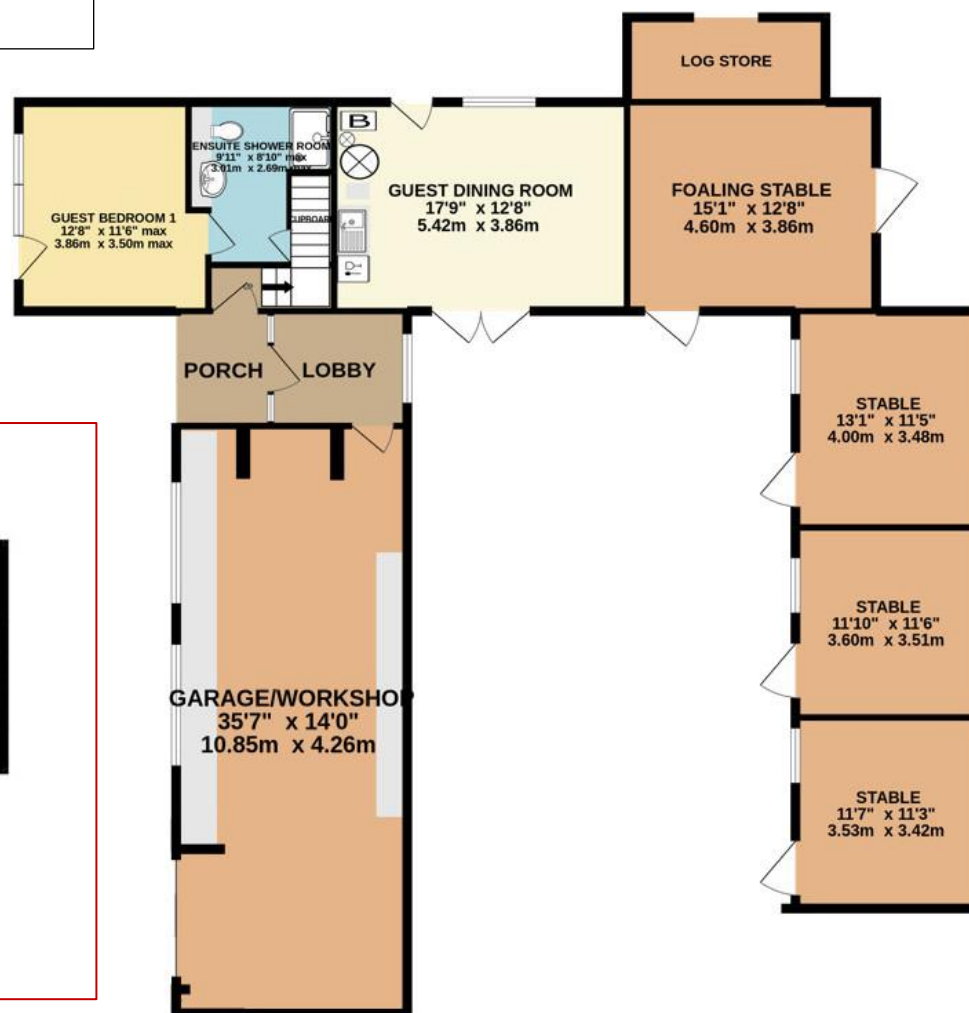




# Floorplans

## Outbuildings

OUTBUILDINGS GROUND FLOOR  
2230 sq.ft. (207.2 sq.m.) approx.



**OPEN-FRONTED BARN**  
25'3" x 20'6"  
7.70m x 6.25m



OUTBUILDINGS FIRST FLOOR  
241 sq.ft. (22.4 sq.m.) approx.





# Floorplans - Main House And EPC Graph (full EPC can be emailed on request)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



## ALL BUILDINGS

TOTAL FLOOR AREA: 4883 sq.ft. (453.6 sq.m.) 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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(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.

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