

The Plough Inn  
Covenham St. Mary LN11 0PF

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

# The Plough Inn, Main Road, Covenham St. Bartholomew, Nr. Louth, Lincolnshire, LN11 0PF



A unique opportunity to acquire a development project with an interesting history, The Plough Inn now has full planning permission for conversion from a former public house into a very substantial detached character home or two individual and different semi-detached homes, all located in grounds of around half an acre (subject to survey). There may also be potential for a building plot in the rear garden area, subject to obtaining planning permission.



*Proposed front elevation as a single dwelling*

### Directions

From Louth, take the A16 road north and after leaving the town, carry straight on at the two roundabouts and then pass three turnings to the right. Upon approaching Utterby village, take the right turn along Ings Lane towards Covenham. Follow the lane to the eventual T-junction on the sharp bend and bear left here, then follow the lane into Covenham village. After passing the right turn towards Yarburgh, proceed through the S-bends in Covenham St. Mary and then after the road straightens, The Plough will be found on the left side.

### Location

The house is positioned in the popular rural village of Covenham which is separated into two areas corresponding to the Grade II Listed churches of St. Bartholomew and St. Mary. The village stands in an area of attractive countryside just to the east of the Lincolnshire Wolds.

Covenham is located away from the A16 road though within easy reach, and thereby ideal for commuting to the market town of Louth, approximately five miles to the south, or the larger business centre of Grimsby which is about 11 miles to the north.

The Humberside Airport is approximately 22 miles away. To the north of the village is the Covenham Reservoir which appeals to walkers and provides a venue for sailing and other water sports. The coast is about 10 miles away at the nearest point and stretches north to Cleethorpes and south along nature reserves and sandy beaches to Mablethorpe and Sutton-on-Sea to the south.

Louth is a bustling market town with a range of individual shops, three markets each week and secondary schools/academies, each with specialist status to include the King Edward VI grammar school. The town has a golf course, cinema, theatre, many clubs and societies, attractive parks, a recently completed sports and swimming complex and the Kenwick Park leisure centre on the outskirts. There are many restaurants, cafes and bars and an interesting Conservation Area.

### The Property

A substantial arched, decorative wall plaque on the front east-facing elevation of the property suggests that the building dates back to 1898. Online research reveals a building record numbered MLI126328 – this indicates that the current building replaced an earlier building on the same site, also called The Plough. White's 1856 Trade Directory names William Bruntlett as "Victualler" at The Plough and the 1872 directory names Charles Appleyard.

The original building is substantially built on two stories with brick-faced and stucco-rendered, colour-washed external walls beneath a main pitched timber roof structure covered in Rosemary style tiles and featuring a central gable with a smaller gable to each side. Beneath, there is a projecting single-storey wing with complementary tiled, pitched roof and centre projecting gable over the entrance porch.

On the west side, a substantial extension has been constructed with brick-faced external walls and long, pitched roof slopes covered in concrete

tiles, again featuring a main and two smaller gables on the south-facing elevation. Internally, the extension features wood-laminated structural pillars and roof trusses creating large open spaces within.

The current layout is indicated on the floor plans on the final page of these particulars and as illustrated by the interior photographs, the rooms have now been largely stripped and partly dismantled, prior to commencement of one of the two development schemes for which full planning permission has been obtained.

As a public house, the accommodation included a front bar with multiple dining areas, further bar area, a beer store, an L-shaped kitchen, toilets for ladies, gents and disabled, a large function room with overall dimensions of more than 10m x more than 9m. On the first floor, the manager's living accommodation included a lounge with fireplace, a reception room/office, four bedrooms (two located in the newer wing of the property), a kitchen, bathroom and a large attic space over the function room. On the north side of the building there is a detached brick-built outbuilding and in total, the property stands in grounds which extend to around half an acre (subject to survey) with the main open space to the south and west sides of the building and including a large, paved car parking area. The remaining land is principally grass with a variety of hedgerows surrounding. The car park is open to the road and there is a second gated access.

*Photo Schedule*

















## Planning

Full planning permission has been granted for two alternative schemes.

On the 7<sup>th</sup> September, 2021 planning permission was granted for change of use, conversion of, extension and alterations to the existing public house and manager's accommodation to provide a house with dormer windows, partly on the site of an existing cold store which is to be demolished.

On the 8<sup>th</sup> June, 2022 planning permission was obtained for change of use, conversion of, extensions and alterations to the existing former public house to form two number dwellings.

Full details of the planning application and all relevant documents can be viewed by visiting the

planning portal of the East Lindsey District Council and searching for application numbers N/037/01403/21 and N/037/00435/22. These include the decision notice giving full details of the conditions which apply to the two planning permissions and the timescale involved.

In summary, the planning permission includes a four-year period for development from the date of issue, subject to implementation in accordance with the approved plans, an additional bat survey and mitigation strategy, obscure glazing to certain first floor windows/rooflights, approval of new external materials and surfacing of hard areas, approval of window frames with samples and this applies to external doors. Approval of landscaping and tree planting is also referred to.

**NB.** The large area on the west side of the former public house may have potential for the construction of a detached dwelling, subject to obtaining planning permission from the local authority planning department.

### Option 1 - Planning Permission 2021 – The Proposed Single Detached Dwelling

Copy elevations are shown here from the architect's drawings with the main south elevation illustrated on page 2 above and followed below by the proposed floorplan layout as a single dwelling. The approved plans indicate that the proposed dwelling will provide the following accommodation:



Proposed Front Elevation



Proposed Rear Elevation

**Ground Floor**

Glazed double doors with window on each side into a **Reception Lobby** which extends across to the left side where a feature glazed gable incorporates a further single glazed door from outside. Large built-in cloaks cupboard and stairs lead off from the lobby to the first floor west wing of the house. Door to a useful -

**Utility Room/store** – L-shaped extending **beneath the staircase** with space for base units, sink, washing machine etc.

**Cloakroom/WC**

With space for washbasin and low-level WC.

**Inner Lobby** from the reception area to a:

**Rear Entrance Lobby/Hallway**

With rear door to outside, built-in store cupboard, and a scnd return staircase with kite-winder steps leading up to the first-floor east wing. Door to the

**Office**

A good size study area or home office with window to the rear elevation.

**Cinema Room**

With double doors from the reception area, this room is located in the centre of the building with no natural light and therefore ideal as a secluded room for enjoying visual and audio media.

**Ground Floor Bathroom**

With space for a shower cubicle/bath, washbasin and WC as required.

**Living/Dining Kitchen**

An immense room with potential to create multiple possible kitchen unit layouts incorporating appliances, living spaces and dining areas. The living area at the rear enjoys an exceptional feature as this area is open to a full height vaulted ceiling with a long skylight window to the front and rear roof slopes and a fully glazed west elevation with two pairs of French doors and glazed side panels. There is a small window on the north elevation, in addition to two further pairs of French doors. Internal double doors continue through to the:

**Lounge**

An excellent size with glazed roof over the northernmost area and side windows from floor level to east and west.

**Ground Floor Master Bedroom**

A spacious double bedroom with three windows on the south elevation, east window for morning sun and a walk-through access to the spacious –

**Ensuite Dressing Room**

With potential to fit an extensive range of wardrobes and furniture and having a window on the north elevation. There is also access to the master –

**Ensuite shower room**

which is shown to include a large shower cubicle, vanity wash basin and WC. Ventilation fan required.

**First Floor**

The east return staircase leads up to a:

**First Floor L-Shaped Landing**

With two windows on the north elevation and doors leading off to bedrooms 2, 3 and 4, together with the:

**Family Bathroom**

Window on the east elevation and space for a bath, shower cubicle, WC and wash basin.



**Bedroom 2**

A large double bedroom with window to the south and east elevations and this room incorporates the chimney breast. Connecting door to an:

**Ensuite Shower Room**

With space for shower cubicle on one side, a wash hand basin and low-level WC. This room would require a ventilation extractor fan.

**Bedroom 3**

A good size double bedroom with window on the south elevation and connecting door to an:

**Ensuite Shower Room**

Space for shower cubicle, wash basin and low-level WC; window on the south elevation.

**Bedroom 4**

A double bedroom with window on the north elevation.

The staircase from the south reception lobby leads up to a **Landing** in the newer wing of the property with skylight window to the north roof slope and door on each side giving access to bedrooms 5 and 6.

**Bedroom 5 (centre)**

This double bedroom has part-sloping ceilings with a skylight window to both south and north roof slopes.

**Bedroom 6**

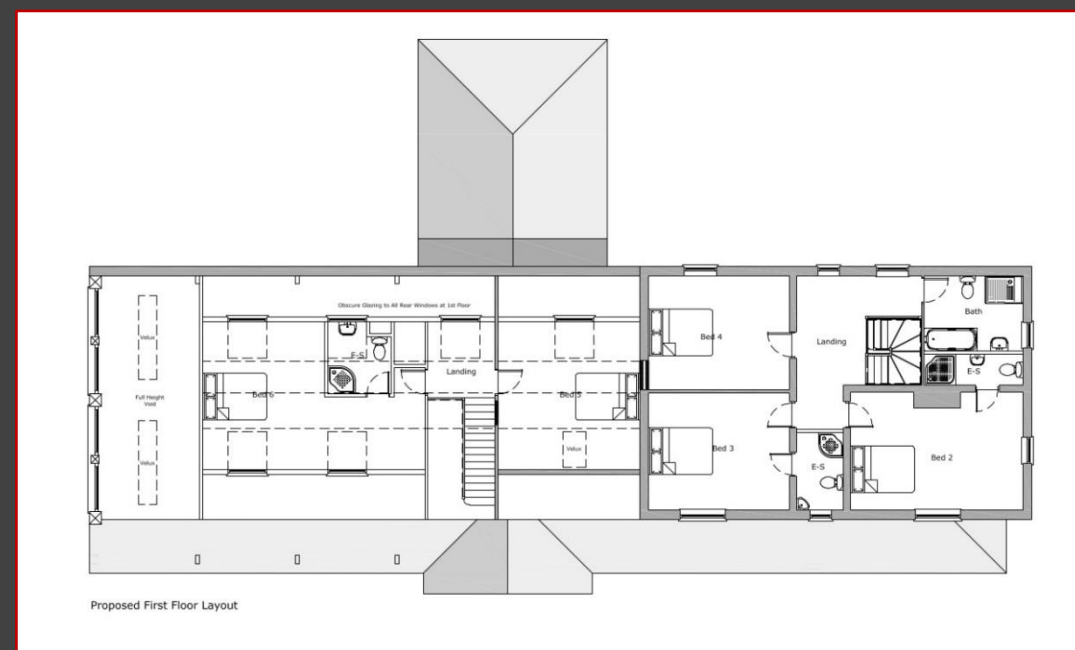
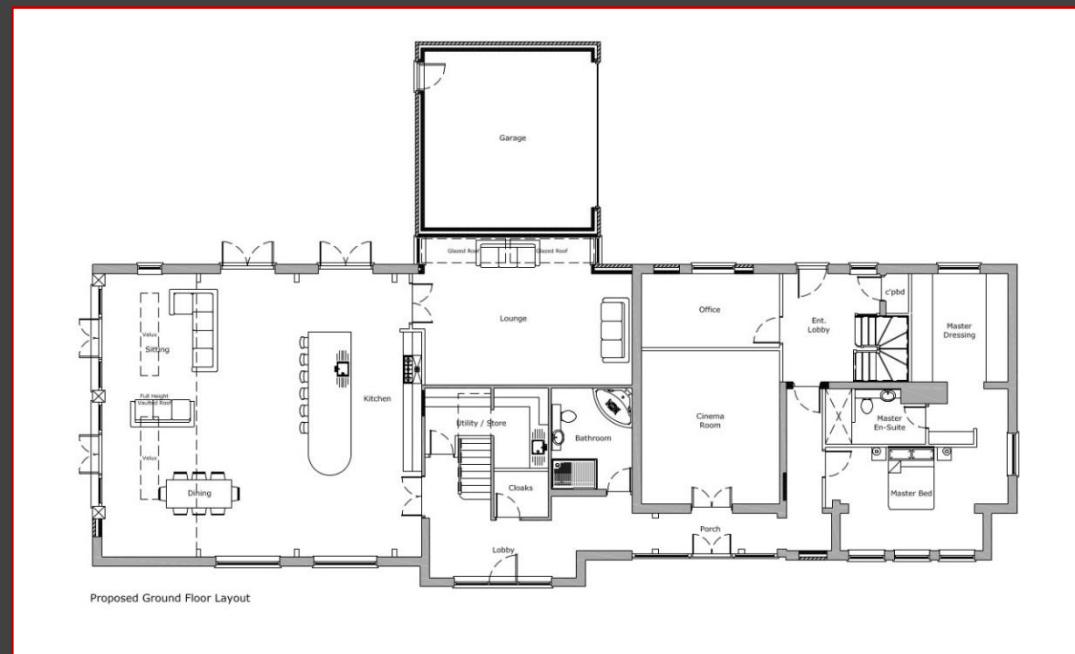
A further good size double bedroom with two skylights to the south roof slope and a further skylight on the north roof slope. Connecting door to the:

**Ensuite Shower Room**

With space for shower cubicle, low-level WC and pedestal wash basin; skylight window on the north roof slope.

**Attached Double Garage**

Via driveway and wide vehicular door from the secondary gated entrance. Pedestrian door onto the main garden.



## Option 2 – Planning Permission 2022 - New Proposed Semi-detached Dwelling – East Wing



### Ground Floor

Main entrance on the south elevation where glazed double doors with windows on each side open into an:

### Entrance Porch

With a side lobby, having a doorway to the kitchen and opposite the main entrance are double doors into the:

### Dining and Family Room

A spacious living area with scope to arrange alternative seating and dining plans and with an opening at the side through to the:

### Hallway

adjacent, with return staircase having kite-winder steps up to the first floor. Adjacent is a walk-through opening into the kitchen and on the far side of the staircase, there is a door to outside and a nearby door to the laundry. Window on the north elevation.

### Breakfast Kitchen

A spacious kitchen with large bay on the south elevation providing potential to fit a number of units and leaving ample space for dining. The bay has three windows on the south elevation and there is a further window to the east elevation. Connecting door to the:

**Utility Room**

Drawn to show space for units with plumbing for appliances and a connecting door to an inner pantry.

**Laundry**

With space for built-in units and a connecting door to the plant room which is proposed to house the central heating unit for this building.

Connecting door from the dining and family room into a rear wing, commencing with the:

**Lounge**

A reception room with space for seating, two windows to the east elevation and a connecting door through to a:

**Rear Entrance Lobby**

With **Cloakroom/WC** off and doors leading through to the:

**Office/Study**

With bi-fold French doors onto a patio on the south side. From the office there is another connecting door to the:

**Gymnasium**

Within the original brick outbuilding, the gymnasium has a window on the south elevation and a connecting door to an

**Ensuite shower room**

with space for shower-cubicle, WC and wash basin and having a window on the south elevation.

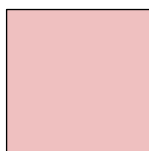
**NB** The gymnasium with ensuite, lounge, office, and small patio area have potential for creation as an annexe or holiday let subject to PP.

**First Floor**

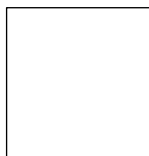
The return staircase from the hallway area leads up to a:



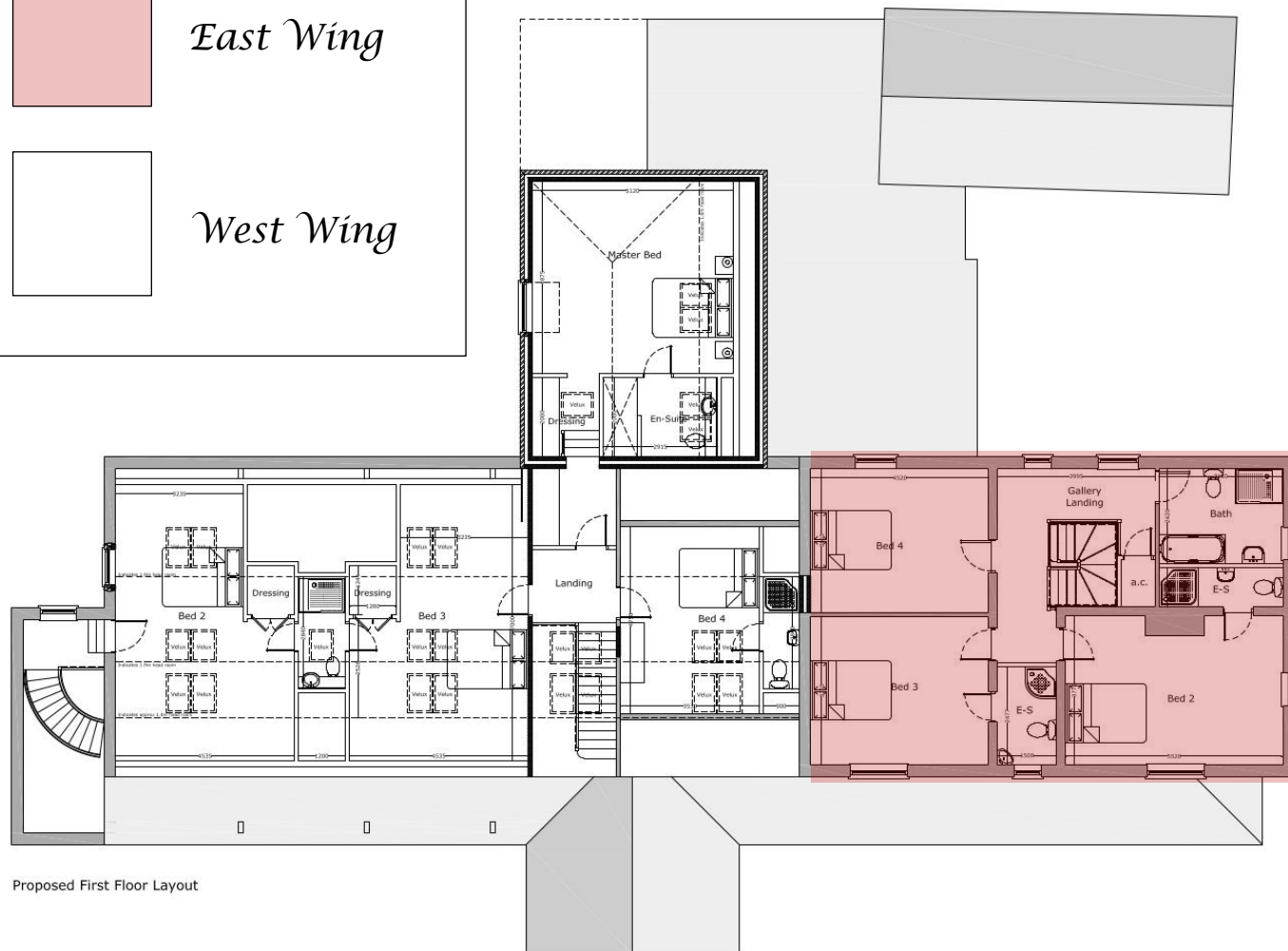
## Proposed First Floor Plans



East Wing



West Wing



### Gallery Landing

With built-in airing cupboard, two windows on the north elevation and doors leading off to the family bathroom and three first floor bedrooms. **NB.** These are numbered 2, 3 and 4 on the architect's proposed first floor layout on the basis that the ground floor gymnasium could be used as a ground floor master bedroom if required. The bedrooms are therefore described in accordance with the plan, as follows:

### Bedroom 2

A double bedroom with window to the south and east elevations, connecting door to an:

### Ensuite Shower Room

With space for shower cubicle, wash basin and low-level WC.

### Bedroom 3

A double bedroom with window on the south elevation and connecting door to an:

### Ensuite Shower Room

With space for shower cubicle, low-level WC and pedestal wash hand basin; window on the south elevation.

### Bedroom 4

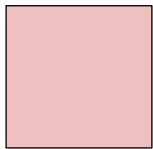
A double bedroom with window on the north elevation.

### Family Bathroom

A good size with space to fit a shower cubicle and bath in addition to the low-level WC and pedestal wash hand basin. Window on the east elevation.



*Proposed Ground Floor Plans*



*East Wing*



*West Wing*



Proposed Ground Floor Layout

### Ground Floor - Main Entrance

On the south elevation with glazed door set into a glazed gable and opening into a projecting-

### Entrance Hall

With staircase leading off to the first floor at the rear. Door to a store at the side and rear door to the utility room. Cloaks cupboard and door to a ground floor:

### Jack-and-Jill Bathroom

A good size with space for a bath and shower in addition to a low-level WC and pedestal wash hand basin, with connecting door allowing access from the cinema room at the rear.

### L-shaped Utility Room and Store

With space for a range of units, sink, appliances, etc.

Double doors open from the entrance hall into the:

### Spacious Living/Dining Kitchen

A large, open plan area with the opportunity to fit an extensive range of units as required, together with seating and dining areas. There are two large windows from floor level on the south elevation, bi-folding French doors on the west elevation and two sets of bi-folding French doors on the north elevation. Recess with turning staircase leading up to the first floor and illuminated by large, glazed panels from floor level on the west elevation. Walk-through opening from the kitchen area into an inner lobby with pantry off and connecting door to the:



### Cinema Room

Positioned in the centre of the building, this is a secluded room ideal for enjoying visual or audio media.

### Living Room

With double door access from the lobby adjacent to the kitchen area, this good size reception room has two sets of bi-folding French doors on the west elevation flooding the area with natural light.

### First Floor Landing

With gallery overlooking the staircase and door through to the master bedroom suite in the north wing. Further doors off to bedrooms 3 and 4. There are two skylight windows above the staircase and landing area on the south slope.

### Master Bedroom

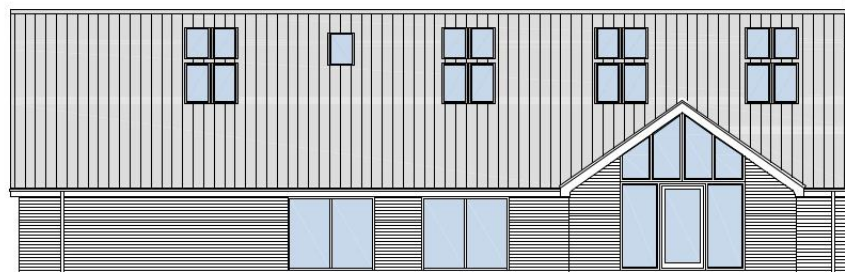
Positioned in the north wing of the property, this is a spacious double bedroom with an initial walk-through dressing area in two sections and steps from the main landing with skylight window above. Part-sloping ceiling incorporating a pitched roof dormer window on the south side; connecting door to the:

### En Suite Shower Room

Aa good size with its own skylight window and having space for a large shower cubicle, low-level WC and wash basin.

### Bedroom 3

A double bedroom in the centre of the building with two skylight windows on the south slope and



Proposed Side Elevation



Proposed Front Elevation

a skylight window to the north slope. There is a built-in large double-door wardrobe and connecting door to an:

### En Suite Shower Room

Which is Jack and Jill with bedroom 2 and has space for a shower cubicle, wash basin and WC; skylight window to the south slope.

### Bedroom 2

A double bedroom with independent access via the curved staircase leading off from the living/dining kitchen below and having further steps up from a landing with window on the north elevation. The bedroom has two skylight windows on the south slope and a skylight window to the north slope with a double-door wardrobe and connecting door as previously mentioned, to the Jack and Jill ensuite shower room.

### Outside

The spacious grounds afford the potential to create hard and soft landscaping with driveway access and parking for all the designs.

### 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. Elevations and details are included from the architect's submitted plans and maps. We are advised that the former public house was connected to mains water, electricity and drainage which remain on site but no utility searches have been carried out to confirm at this stage. With regard to Council Tax banding, the completed project/s will be rated for council tax by the local authority on completion. For the purposes of our descriptions the elevations are summarised as east, south, west and north but the maps below indicate the true orientation.



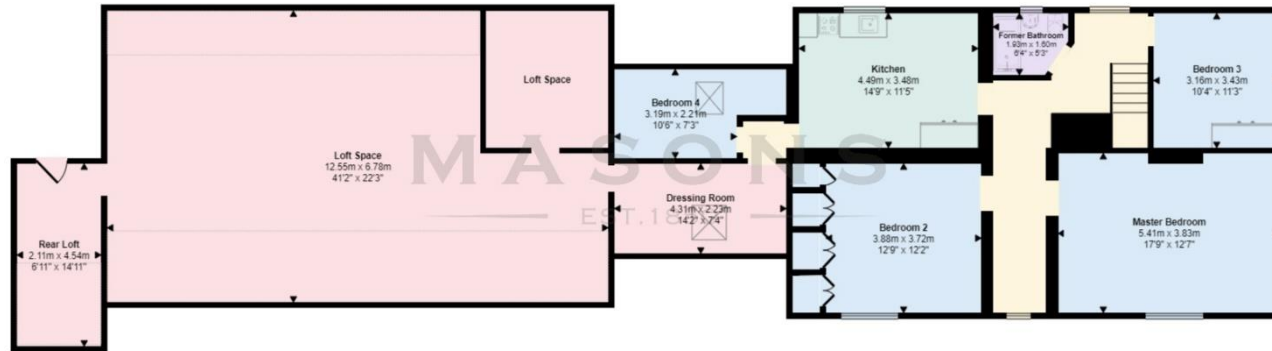


*Floorplans of  
The existing rooms  
and  
outbuilding*

Ground Floor  
Approx 349 sq m / 3766 sq ft

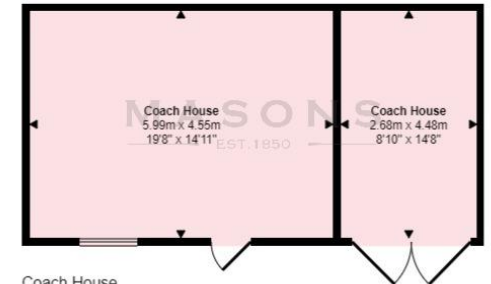
Denotes head height below 1.5m

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. Lots of items such as bathroom suites are representations only and may not look like the real items. Block with Trade Drapery 300.



First Floor  
Approx 204 sq m / 2199 sq ft

Denotes head height below 1.5m



Coach House  
Approx 40 sq m / 429 sq ft

Denotes head height below 1.5m

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