

MASONS

SALES & LETTINGS



MOAT FARM AND COTTAGES
COVENHAM ST. BARTHOLOMEW LN1 1OPD

MASONS

EST. 1850

MOAT FARM AND COTTAGES, GRANGE LANE,
COVENHAM ST. BARTHOLOMEW, LOUTH, LINCOLNSHIRE LN1 1 OPD



ABOUT MOAT FARM AND COTTAGES.....

A comprehensive rural live/work opportunity set in 7.33 acres (STS) and greatly improved under present ownership. Comprising an impressive, detached Period farmhouse with contemporary, re-styled interior of superb proportions, 5 barn conversions operating successfully as holiday lets, heated swimming pool, extensive bank of photovoltaic solar panels, garaging, onsite log-cabin visitor Inn and grass paddocks with potential for a variety of uses (STP).



- Spacious living accommodation designed for open plan entertaining.
- Superb swimming pool complex with retractable glazed enclosure.
- Two-storey barn conversion providing ancillary annexe accommodation.
- Four holiday cottages within single and two-storey barn conversions, separate parking and individual gardens
- Remote control motorised gateway to main courtyard with garage and large open-fronted store.
- Formal gardens and grass paddocks with extensive photovoltaic solar panels.
- Log-Cabin Visitor-Inn with decking.
- Further development and leisure potential, subject to planning permission.
- Peacefully located on the rural village outskirts just a short distance from the water sports at Covenham reservoir and within easy travelling distance of the coastal nature reserves and the scenic Lincolnshire Wolds.

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Since purchasing the property in August 2020, the owners have carried out a comprehensive range of improvements as detailed in the descriptions of the individual buildings below.

Entrance bays have been created for the complex in tarmac and cobbles with gravelled driveways to the holiday cottages, Fencing has been overhauled as required and a shaped brick wall built for Dragonfly Lodge (the annexe) to form its own courtyard-patio.

Entrance gates have been provided into separate private gardens and patios for the cottages.

Drains have been inspected and repaired where required while pumps for the private drainage system have been replaced together with a non-return valve and a high-water level sensor to give resilience. Each of the buildings has independent mains water and electricity together with broadband. The "Pale Horse" pub cabin has been created within a log cabin for the private use of the owners.

The swimming pool liner was replaced in 2022 with a commercial-grade liner designed for a 15-year lifespan. A water table drainage system has been installed, and the changing room has been renovated with a new ceiling and lighting. The pool pump and heater were serviced in August 2023.

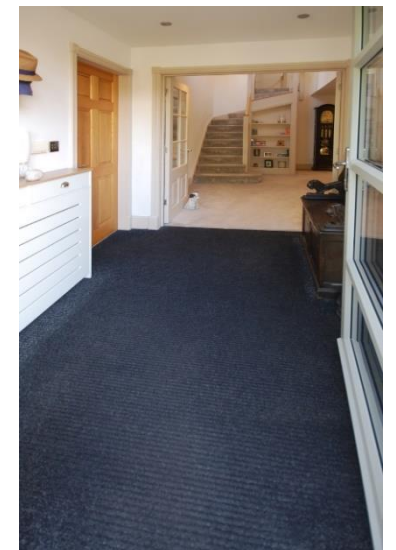
Full planning permission was granted in April 2021 for a two-storey extension to the farmhouse which would enlarge the kitchen and master bedroom with extensive glazing. Initial plans were also prepared for 9 further holiday units in the paddock beyond Owl Lodge.

MOAT FARMHOUSE

The farmhouse is estimated to date back to at least Victorian times and possibly earlier, though following planning permission in May 2005 it was substantially rebuilt to modern standards in a style in keeping with the original house, creating a very handsome country home with a unique and characterful interior arranged in a versatile layout. The ground floor rooms are superbly designed for entertaining or simply enjoying a semi-open plan feel. The house has brick-faced principal walls and multiple timber-framed roof structures covered in clay pantiles and natural slates. Heating is by an oil-fired central heating system. External doors and casement windows are uPVC units and sash windows are wooden. Fascia boards were repainted in August 2023.

The breakfast kitchen and utility room were re-fitted with extensive complementary units in August 2023 to include an instant hot water tap and appliances. The majority of the flooring throughout the house was replaced in August 2020. The family bathroom has an upgraded shower and vanity unit and the master ensuite bathroom has been re-fitted. Generally, the interior has been re-decorated a number of times. There is an impressive wall-mounted colour touchscreen control panel for sound and lighting.

Accommodation. Approximate dimensions of the house and cottages are shown on the floorplans which are indicative of layout.





Ground Floor. 4-pane double-glazed door with matching side panels and outside lantern over, to the

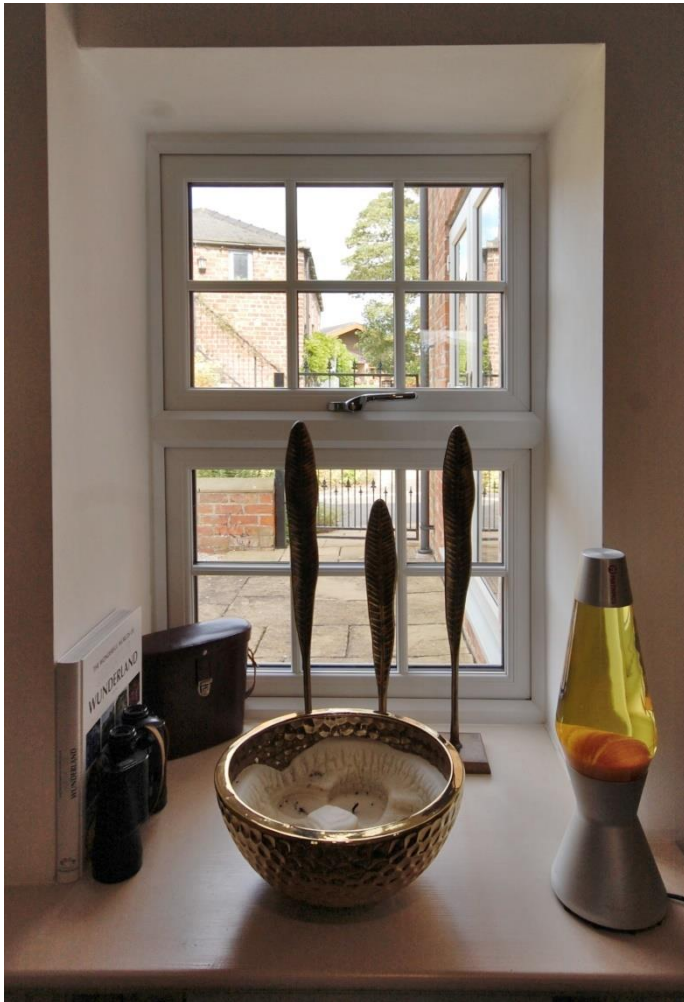
Entrance Lobby. With LED ceiling spotlights, an intercom phone for the motorised main gate and painted hardwood glazed double doors with bevelled panes to the reception hallway. Hardwood six-panel door at the side to the

Cloakroom and WC. Ceramic tiled floor and part-tiled walls with base cupboard units in the cloaks area and doorway through to a white suite of low-level, dual-flush WC and pedestal wash hand basin. HRM Wallstar oil central heating boiler with digital programmer and cupboard adjacent housing the pump. Ceiling downlighter spotlights.

Reception Hallway. A very impressive and spacious reception area opens initially to first-floor ceiling height with high-level uplighters and windows flooding the room with light around the superb feature staircase with oak handrails, glazed side screens and paintwork. Large understairs cupboard and framed painted display shelving beneath the stairs. Radiator, mains smoke alarm, ceiling downlighters to the inner hallway area and part-glazed hardwood double doors with bevelled panes to the lounge and dining room, which open to create a superb entertaining space. Further hardwood six-panel doors to the Snug/Bedroom 4 and the Home Office/Study.



Lounge. A beautifully proportioned room with four multi-pane sash windows creating a triple aspect, 3 radiators and multiple ceiling downlighters. A high-level glass-fronted, decorative stove also faces the dining room adjacent. Electricity consumer unit with MCBs. Attractive views over the courtyard and gardens.





Home Office/Study. This room is well placed with double-glazed French doors and side panels opening onto a flagstone terrace but also overlooking the main approach to the house. Oak laminated floor covering, LED ceiling downlighters, two radiators and a high-level wall fan heater.

Snug or possibly 4th Bedroom. High-gloss hardwood laminated flooring and brick decorative fireplace with flagstone hearth and mantel shelf. High ceiling with LED downlighters, moulded picture rail, front window and double-glazed French doors on the side elevation onto the large west flagstone courtyard.



Dining Room. An interesting room with a centre ceiling open to the gallery landing above and glazed screens around the opening above. This room enjoys the two-way decorative stove as mentioned previously in the lounge. LVT herringbone oak style flooring, ceiling LED downlights, two radiators and glazed door with fanlight over to a storm porch on the rear elevation, open to the gravelled courtyard surrounding the decorative fountain ornament with footbridge beyond, across the moat. Walk-through framed opening with projecting breakfast bar inset, to the fitted breakfast kitchen adjacent.







Fitted Breakfast-Kitchen. Well-designed and equipped with a range of units in matt blue with contrasting white quartz "sparkle" work surfaces and upstands and an inset one-and-a-half bowl sink unit with a boiling water mixer tap finished in brushed gold. Metro-style part ceramic-tiled walls and splashbacks continuing into the rear window reveal.

The work surfaces extend to form the peninsular breakfast bar lit by two globe pendant lights and has a pop-up power point and USB tower. There are multiple LED downlighters and ceiling speakers and the units comprise an extensive range of base drawer units to include wide, deep pan drawers, tall larder racks, wall cupboard units to ceiling height and 3 illuminated contrasting tambour door units and finished in matt black concealing small appliances when not in use.

There are two mid-level built-in electric ovens, one being a combination microwave and conventional oven whilst the other is a steam oven. Black ceramic induction hob set into the peninsular surface with centre downdraft extractor. Integral-faced LG pressurised dishwasher and Bosch American-style fridge-freezer with ice maker and drinks dispenser is included with the sale. LVT herringbone oak-style flooring.

The rear window provides views across the fountain ornament courtyard towards the paddock beyond. Smoke alarm and walk-through opening to the breakfast room.

Breakfast Room. Decorated on three sides in the style of wall panelling and adjacent to the opening from the kitchen is the touchscreen controller for sound and lighting. Double-glazed French doors open onto the east flagstone patio for the morning sun. Wall-mounted TV to one corner is included with the sale, LVT

oak effect herringbone style floor extending through from the kitchen, wall light point and radiator in a modern white case. Hardwood 6-panel door to the

Utility Room. Well-fitted with units and work surfaces in complementary colours to those of the kitchen. with base and wall cupboard and drawer units, LED lighting under the wall units, tall cupboards and open fronted stacking unit with Siemens washing machine and tumble dryer included in the sale. Stainless steel twin bowl sink unit, Metro style ceramic tiled splashbacks extending into the reveal of a window on the east elevation. Oak effect LVT flooring, LED ceiling downlighters and radiator.





First Floor. Landing approached over the staircase with upper kitewinder steps in alternating 90-degree turns and an LED cluster light above. The landing is spacious and unique with the centre open to the dining room beneath enclosed by glazed screens, painted newels and oak handrails. High part-sloping ceiling with heavy exposed beam, ceiling fan, mains smoke alarm and Velux skylight window to the front roof slope. Seating area with a front window looking out to the main entrance; three wall uplighters, radiator and shaped archway to an inner landing. This leads through hardwood 6-panel doors to the Family Bathroom and Bedrooms Two and Three. Ceiling LED downlighters and trap access to the upper roof void.

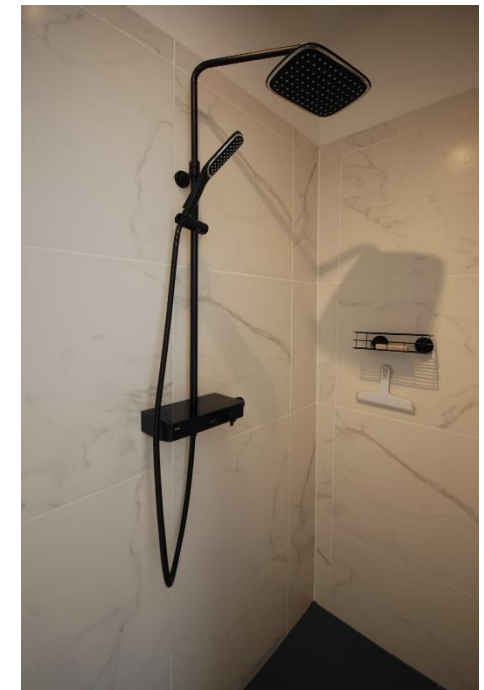
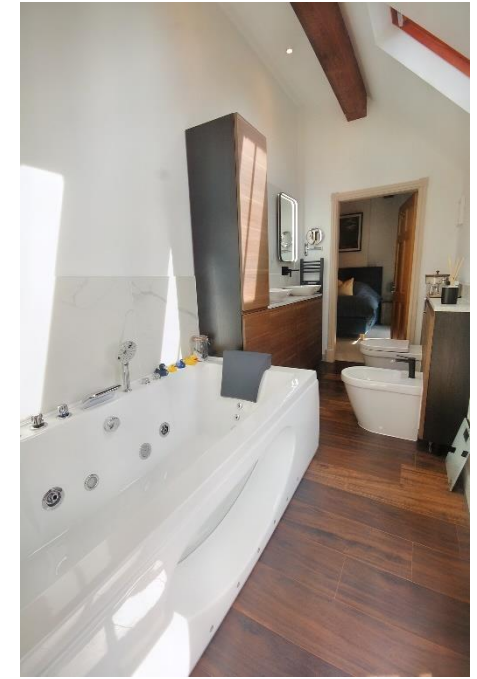
Master Bedroom. A spacious double bedroom with a full-length range of four built-in double wardrobes in beech styling with clothes



rails and shelving. Rear sash window with low sill providing views across the grounds. Radiator and connections for a wall-mounted TV.

Ensuite Bathroom. Re-fitted and now equipped with a modern white suite which includes a panelled jacuzzi bath with independent taps and retractable shower handset. Dark wood style built-in furniture with two shaped plinth wash basins on marble style surfaces and wall mounted matt black lever taps to the porcelain tiled walls over and twin LED illuminated mirrors above. Matching enclosure concealing cistern of the low-level WC and bidet.

Step up into a spacious walk-in shower with a matt black Triton mixer having a drench head and handset. High part-sloping ceiling with beam, LED





downlighters and two Velux skylight windows to the rear roof slope. Rear window with low sill and same views from the bedroom. Extractor fan, fold-away chrome wall mirror, shaver socket and matt black ladder-style radiator.

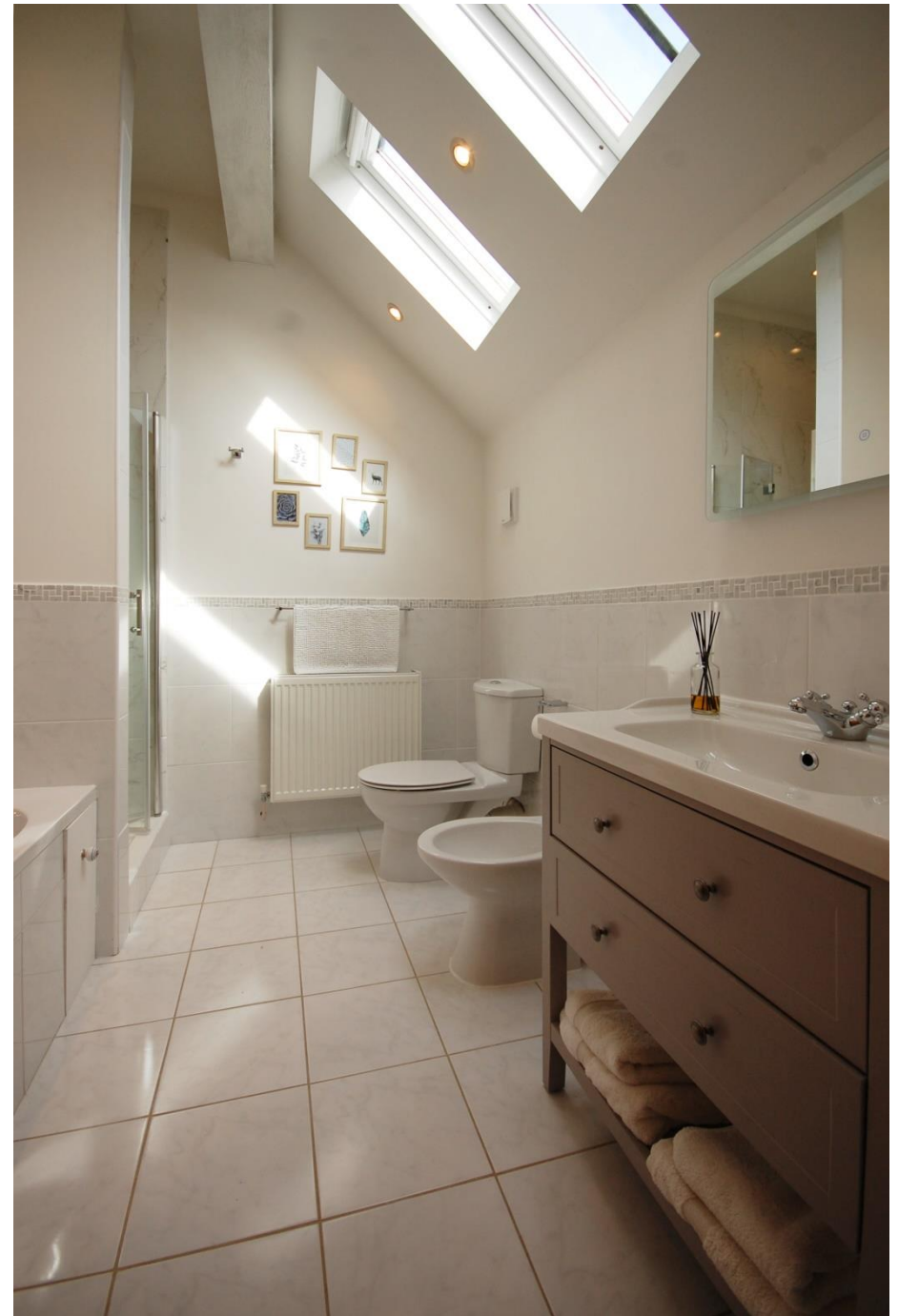
Bedroom 2 (rear). A double bedroom with sash windows having low sills to the side and rear elevation and providing views over the gardens and paddock. Built-in single and double wardrobe in beech styling complementing those of the master bedroom and hardwood six-panel door to the large airing cupboard containing the large capacity insulated hot water cylinder with immersion heater and ample linen shelves. High, part-sloping ceiling with hip and purlin feature beams, LED downlighters and trap access to the wing roof void. Radiator.



Bedroom 3 (side). With split-level sash windows on the west elevation and two built-in double wardrobes complementing those of the other bedrooms. High, part-sloping ceiling with beams and LED downlighters. Radiator. Views towards the village.

Family Bathroom. Well-appointed with a white suite of tiled panelled bath, low-level, dual-flush WC, bidet and vanity unit with washbasin over two painted drawers and towel shelf beneath; LED wall mirror over. Folding glazed

screen doors to the re-fitted spacious shower with contrasting black and white marble style wall tiling mosaic border, Aqualisa thermostatic shower mixer and handset; spotlight over. High, part-sloping ceiling with painted beam, LED downlighters and two Velux skylight windows. Ceramic-tiled floor, part-tiled walls, extractor fan and radiator.



DRAGONFLY LODGE (THE ANNEXE)



Benefitting from planning permission for residential use ancillary to Moat House and currently operating as a holiday cottage. Completely refurbished in Summer 2021 with new kitchen, bathroom, walls, flooring, decoration etc. The external windows and door were painted in the Summer of 2021.

Ground Floor. Arched panelled door from the walled courtyard into the

Dining Kitchen. With a range of units having grey shaker style facings and comprising base and wall cupboard units and drawers, roll edge textured work surfaces and stainless steel, one-and-a-half bowl sink unit. Electric oven, four induction hob and faced cooker hood. Built-in fridge freezer and dishwasher. Smoke alarm, rear window and two front windows. Corner cast iron stove on flagstone hearth with ceramic tiling to the rear. Ceiling spotlights and archway to

Lounge. With two front windows, carpeted flooring, ceiling beam and spotlights. Radiator, consumer unit with MCBs and staircase with spindle balustrade leading to the



First Floor Landing with balustrade to the stairwell. Front windows and six-panel doors to

Double Bedrooms. Two spacious double rooms with Welsh ceilings, downlights and carpeted floors. One bedroom has a door to an upper lobby with a further wide-panelled door allowing access from an external staircase at the side of the building. Airing cupboard containing the combination hot water cylinder with immersion heater and cold-water expansion system.

Bathroom. Ceramic tiled floor and part-tiled walls with splashbacks around a white suite of a panelled bath with an electric shower unit over, low-level, dual-flush WC and wash hand basin. Two windows, extractor fan, radiator, wall lights and shaver socket.

Outside. Lovely brick-walled courtyard outside with a gated entrance and established wisteria over the cottage walls.



THE HOLIDAY COTTAGES

FOX COTTAGE



Fox Cottage. Benefitting from planning permission for holiday use. A substantial brick-built, two-storey cottage with a hipped timber roof structure covered in natural slates. The property was completely refurbished with new kitchen appliances in October 2020 and repainted in January 2023.

Arched, double-glazed double doors open into a Living/Dining Kitchen with a ceramic-tiled floor, units in white with work surfaces and tiled splashbacks. Cast iron stove on slab hearth and oak-effect French doors to the rear. A paddle-style staircase leads up to the first-floor bedroom.

There are two ground-floor Double Bedrooms, and a Bathroom with a white suite of a panelled bath, shower fittings and glazed side screen, a pedestal basin and a low-level WC. The first-floor gallery Bedroom has a laminated floor covering, two skylight windows and a pine balustrade over the reception area below. Built-in cupboard. Outside there is a garden area with lawn, hedges, pathway and patio, together with a small outside area on the east side.



SQUIRREL COTTAGE

Squirrel Cottage. Benefitting from planning permission for holiday use. A single-storey brick and pantile cottage. The property was completely refurbished with new kitchen appliances in October 2020 and repainted in January 2023 when a new kitchen was also fitted.

Double-glazed double doors set into an arched reveal open into the Living and Dining Kitchen - with a ceramic-tiled floor, units finished in sage green, a cast iron stove and a front skylight window. An inner lobby has a further double-glazed door to the outside and a linen cupboard with shelving. Pine doors lead off to the bathroom and double bedroom. The Double Bedroom has a laminated floor covering and a window with a low sill. The Bathroom has a white suite of a panelled bath with shower fittings and glazed side screen, low level WC and pedestal wash basin. On the Outside, there is a garden area with gravel to a pathway, lawns, hedges and climbing plants.



HARE COTTAGE



Hare Cottage. Benefitting from planning permission for holiday use. A further brick-built, single-storey cottage with a clay pan tiled roof. The property was completely refurbished with new kitchen appliances in October 2020 and repainted in January 2023.

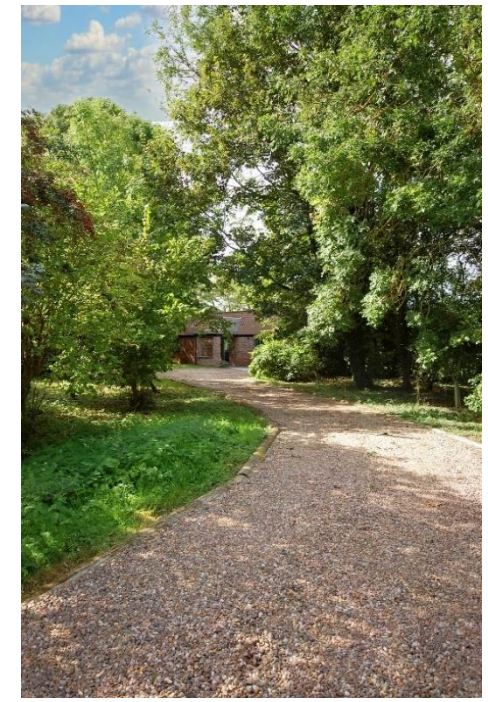
Oak-effect double-glazed French doors open into the Living and Dining Kitchen with a ceramic-tiled floor and units finished in white. Cast iron stove, front window and skylight window. Bedroom off to the side while at the opposite end, a Lobby with doors off to a further Bedroom having oak-effect, double-glazed French doors and high-level skylight window; further window to the front elevation. The Bathroom contains a white suite of a panelled bath with shower fittings and glazed side screen, low level WC and pedestal wash basin. Outside there is a good-sized lawned garden at the front of the property with hedges, a pathway leading to the main entrance and a patio area with outside wall light.



OWL LODGE

Owl Lodge. Benefitting from planning permission for holiday use. A detached single-storey, brick-built cottage with a pitched timber roof structure covered in clay pantiles. The building is located away from the main complex of holiday properties with its own lawned garden and a long, sweeping driveway. The property was completely refurbished in summer 2021, repainted internally in 2022 and refreshed in September 2023. The fitted kitchen appliances were renewed in the summer of 2021, the bathroom was renovated in the summer of 2022, and the external windows and doors were redecorated the same year.

The accommodation includes a large Living/Dining Kitchen with two pairs of French doors on the rear elevation and a modern range of units to the kitchen area finished in pale green with woodgrain-effect work surfaces, spotlights and pelmet lights. There are two Double Bedrooms and a Bathroom with a white suite comprising a low-level WC, a panelled bath with shower fittings to the mixer tap and a mounted wash hand basin; LED spotlights and an extractor fan.



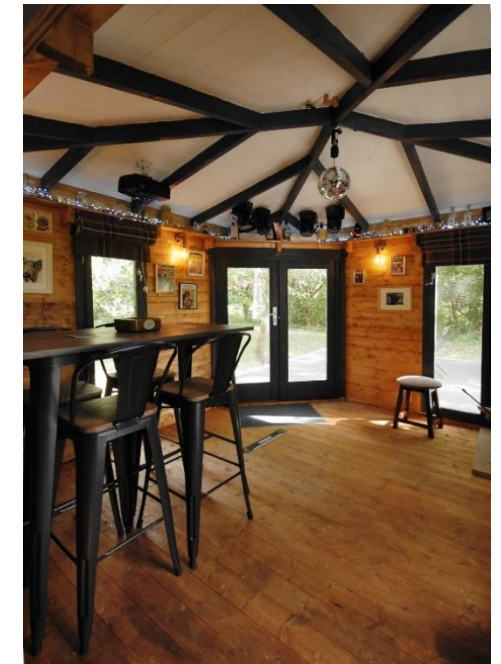
THE SWIMMING POOL

The Swimming Pool. The swimming pool measures a generous 10m x 5.5m and has a motorized cover and flag-paved surround. The pool is sheltered within a glazed building which has retractable sliding panels allowing the centre section to be open air when the weather conditions permit. At the rear, three shaped brick arches open into a ceramic-tiled Dining and Entertaining Area with a high pine-panelled sloping ceiling above, exposed beams, bench seating on brick bases and a door into the Changing and Shower Room - with a wide shower cubicle, white low-level WC and bracket wash hand basin; ceramic tiled flooring and tiled walls, extractor fan and electric shower unit. Adjacent to the swimming pool and entertaining room there is a brick and pan tiled Plant Room accessed through arched double doors and this contains the pump for the swimming pool, the filtration unit and the Heatstar Aquarius swimming pool heat pump with timers and strip-lighting above. The swimming pool is for use of the holiday guests and residents of the house only.



THE PALE HORSE

The Pale Horse. A newly built log cabin in a secluded area of the grounds has been transformed into an on-site Pub for the owners of Moat House and is known as The Pale Horse. Externally the building has a painted finish with contrasting grey windows and French doors onto a deck, ideal for alfresco snacks or barbecues. The interior has an illuminated bar with pillars and canopy, a cosy snug with an ornamental surround for an electric fire and pine floorboards extending into the main seating area with a decorative stove and beamed ceiling. There are ample light and power points, and the interior walls feature the substantial pine wall timbers of the log cabin.





THE PALE HORSE

THE PALE HORSE
FINE WINES
CHAMPAGNE
GIN BAR
CRAFT BEERS



THE GROUNDS AND OUTBUILDINGS



The Grounds and Outbuildings. From the main entrance to the farmhouse, the remote-controlled, motorized sliding gate opens onto a courtyard leading towards the farmhouse and this also gives access to a brick and pan-tiled Garage with an electric door to one side and the useful open-fronted Store with power and lighting. The courtyard is enhanced by established ornamental trees, shrubs and bushes with a field gate on the left into the paddock which leads towards Owl Lodge. The courtyard extends around to the cottages with separate gated access and a gravel driveway. A wrought iron gate with fencing at the side of the farmhouse opens onto a sunny patio area with a further matching gate to the rear garden. This comprises a gravelled terrace around a large decorative fountain with mature trees and shrubs surrounding it. A footbridge leads across the moat to the main grass paddock which stretches across to east and west, enclosed by hedges and wooded copses, and within which the extensive bank of solar panels is located on the west side.





There is a grass paddock enclosed by hedges between the main complex of buildings and Owl Lodge, beyond which a third grass paddock extends to the far eastern perimeter with mixed hedgerows and mature trees surrounding it.

Location. The popular village of Covenham is separated into two areas corresponding to the Grade 2 Listed churches of St. Bartholomew and St. Mary, the latter located to the south and all set in an area of attractive countryside just to the east of the Lincolnshire Wolds. The village is set 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 large business centre of Grimsby which is about 11 miles to the north. Just to the north of the village is the Covenham Reservoir which appeals to walkers and provides a venue for watersports.

Louth is a bustling market town with a range of individual shops, three markets each week and strong secondary schools including the King Edward VI grammar school, (each with specialist status). The town has a golf course, cinema, theatre, attractive parks, a recently completed sports and swimming complex and the Kenwick Park leisure centre on the outskirts. The area is appealing to equestrians with bridleways through the Wolds and out to the coastal nature reserves. There are fishing lakes in various locations and coastal resorts to the north and south.

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 a specific scale, are based on information supplied and are subject to verification by a solicitor at the sale stage. The red-lined aerial images and plans show approximate boundaries and should be verified against the contract plan at the sale stage. We are advised that the properties are connected to mains water and electricity whilst drainage is to a private system, but no utility searches have been carried out to confirm at this stage. The ELDC website shows council tax band G for the farmhouse and T for the annexe and cottages.



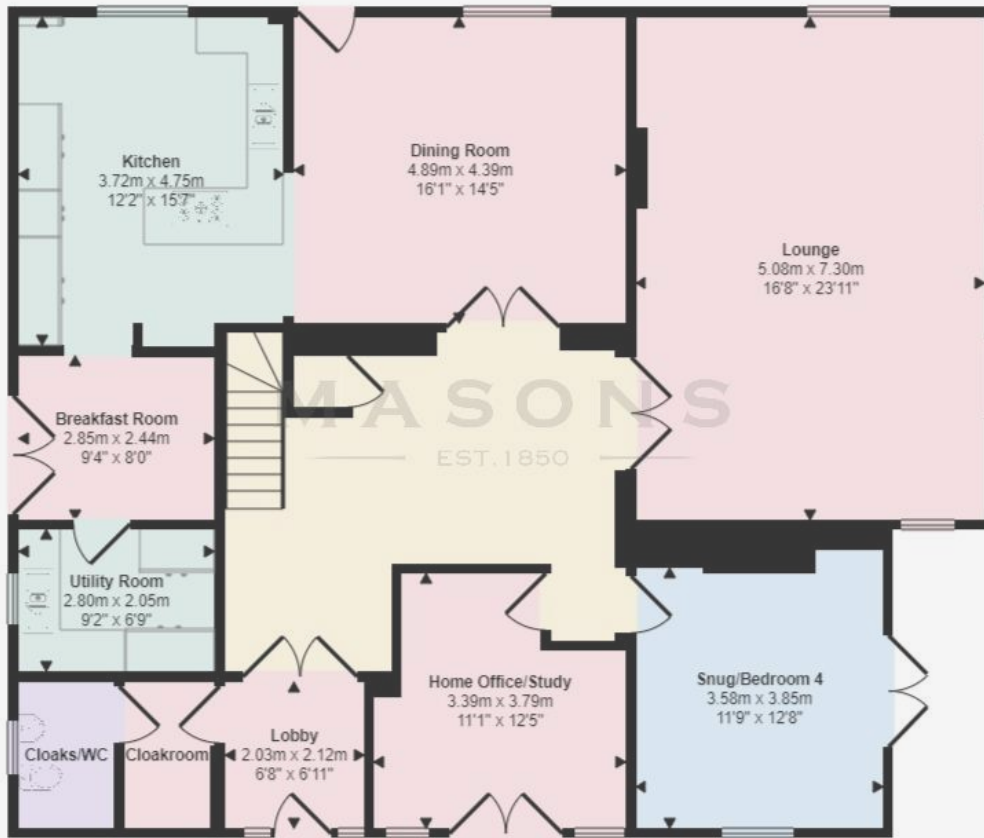




FARMHOUSE FLOORPLANS AND EPC GRAPH



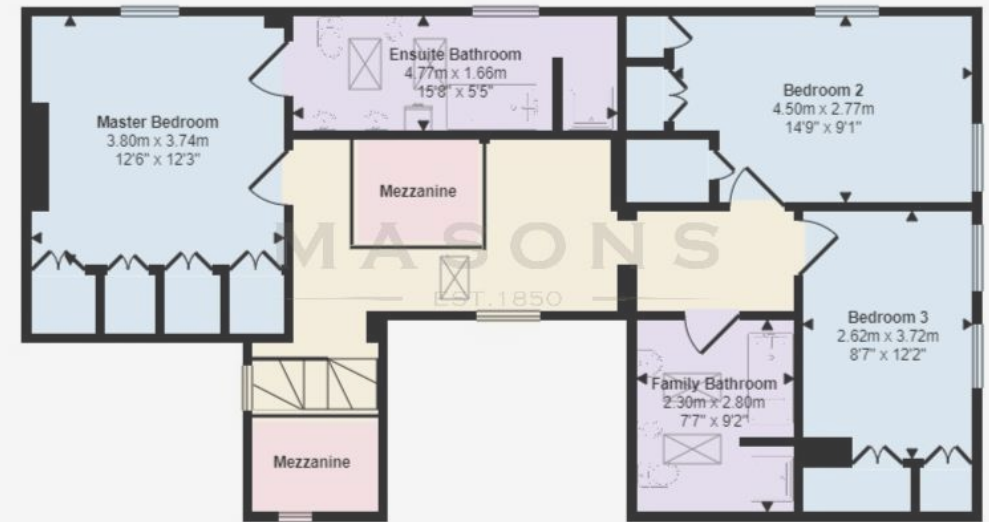
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

Denotes head height below 1.5m

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COTTAGE FLOORPLANS AND EPC GRAPHS

DRAGON FLY LODGE

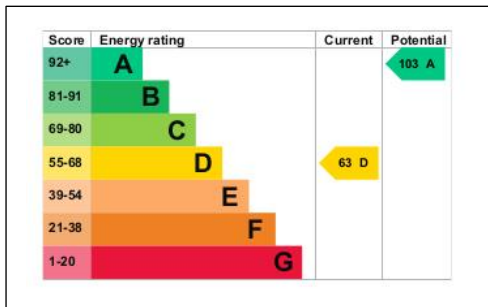


Dragon Fly

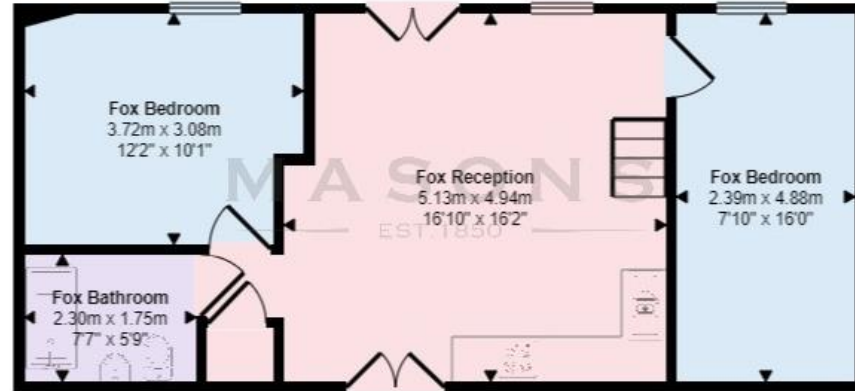
Dragon Fly First Floor

Denotes head height below 1.5m

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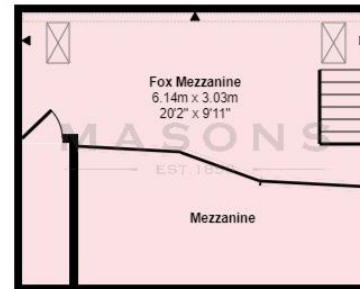


FOX COTTAGE



Fox Cottage

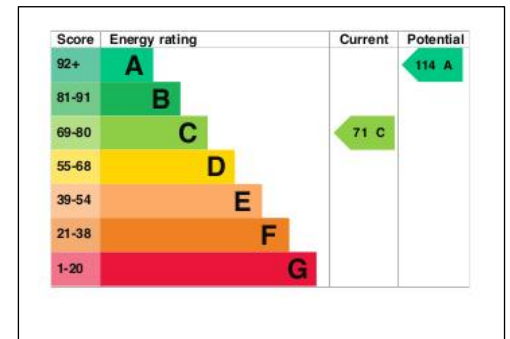
Denotes head height below 1.5m



Fox Cottage First Floor

Denotes head height below 1.5m

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SQUIRREL COTTAGE AND HARE COTTAGE



Squirrel Cottage/Hare Cottage

Denotes head height below 1.5m

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Score	Energy rating	Current	Potential
92+	A		122 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		130 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OWL LODGE

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

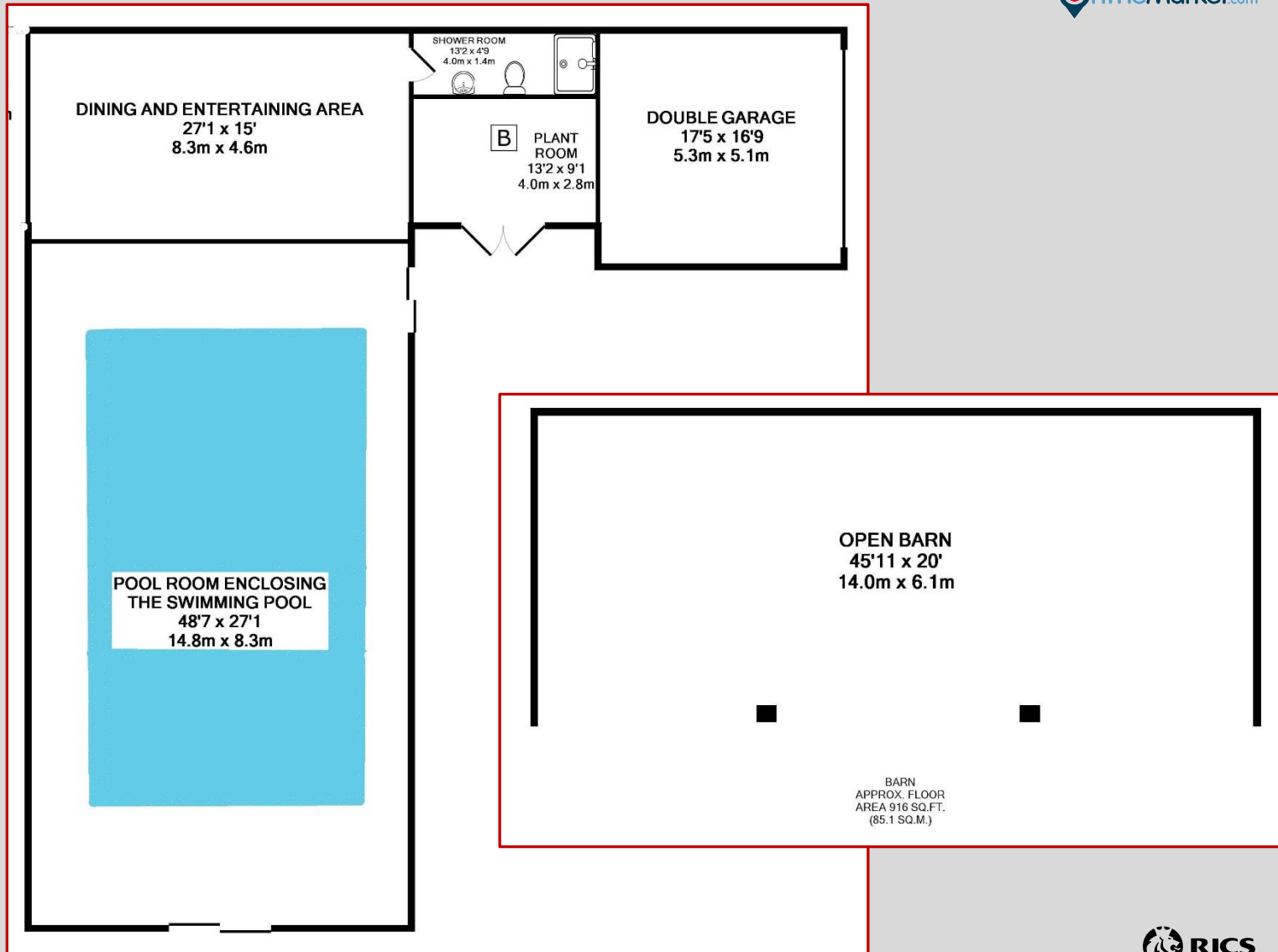


Owl Lodge

Denotes head height below 1.5m

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FLOORPLANS SWIMMING POOL AND OPEN-FRONTED BARN



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