



Ludney Louth LN11 7JU

£350,000

Council Tax Band B

JOHN TAYLORS  
EST. 1859

**Situated in a rural location, this detached 19th century traditional former farmhouse stands in grounds of approximately 4 1/2 acres and includes a range of traditional outbuildings as well as a paddock. The property requires a complete scheme renovation, but has great potential for being extended/altered, particularly the outbuildings subject to any necessary local authority consents and being conveniently situated for the beach, would make an ideal property for those with a equestrian interest or as a hobby farm or for those looking for a live/work opportunity.**

#### **Location**

The property is situated on the Cleethorpes to Mablethorpe A1031 coastal road between the villages of Grainthorpe and Conisholme. The property benefits from vehicle access points at both North and South boundary off the A1031. The larger village of North Somercotes is some 3 miles to the south and provides local amenities including public houses, GP Surgery, primary & secondary schools, shops and recreational facilities, with Grainthorpe Primary School less than a mile away. The market town of Louth is situated some 9 miles to the south west and is an attractive Georgian town with a wide variety of amenities including a thrice weekly outdoor market, supermarkets, leisure centres, traditional independent shops, secondary and primary schools and doctors surgeries etc. The city is Lincoln is some 37 miles away to the south west and the town of Grimsby is some 16 miles to the north and Humberside airport is some 27 miles away to the north west.

#### **Entrance Hall**

With front door, fireplace and built-in storage cupboard. Access to stairs, front room and also leading to former kitchen.

13'9" x 6'9" (4.26m x 2.11m)

#### **Lounge**

With open fireplace.

13'9" x 13'9" (4.26m x 4.24m)

#### **Former Kitchen**

With an electric meter and fuse board and under stairs storage area. Maximum measurements.

12' x 7'9" (3.67m x 2.42m)

#### **Larder**

Freestanding Eurostar oil fired central heating boiler, not installed.

11' x 7'8" (3.37m x 2.39m)

#### **Kitchen**

With kitchen sink unit and solid fuel stove/cooker (decommissioned).

20'2" x 12'1" (6.18m x 3.7m)

#### **Rear Entrance Lobby**

With uPVC double glazed rear access door.

#### **Wet room**

With WC, wash basin and shower.

#### **Stairs to first floor landing**

Providing access to three bedrooms and a bathroom.

#### **Bedroom 1**

With hot water cylinder and radiator.

13'9" x 13'9" (4.26m x 4.24m)

#### **Bedroom 2**

With radiator.

13'9" x 9' (4.25m x 2.76m)

#### **Bedroom 3**

with radiator

11'1" x 8' (3.41m x 2.46m)



### Bathroom

With panel bath, vanity wash basin, WC and radiator.

12'1" x 5'2" (3.7m x 1.61m)

### Outside

The property benefits from two vehicle access points off the A1031. The outbuildings are in a state of disrepair but offer great potential and include an attached store/ garage (4.14 m x 2.78 m), a former stable (5.30 m x 4.18 m), crew yard and lean to pole barn, three brick built stables and tack room. There is also a two storey brick barn which has been re-built in the past with a long term view of conversion to residential accommodation (subject to appropriate permission being granted) as well as an attached stable and hay store and former milking parlour. Beyond the outbuildings is an ash surfaced arena (ménage) and a paddock which has a PUBLIC FOOTPATH running across it.

### Services

There is mains water and electricity. Non mains drainage. There are separate electric meters to house and outbuildings.

### Tenure

Understood to be freehold.

### Council Tax Band

According to the government online portal, the property is currently in Council Tax Band B.

### Wayleave

We understand that the property receives an annual payment for a electricity pole located at the northern edge the grounds.

### Viewing Arrangements

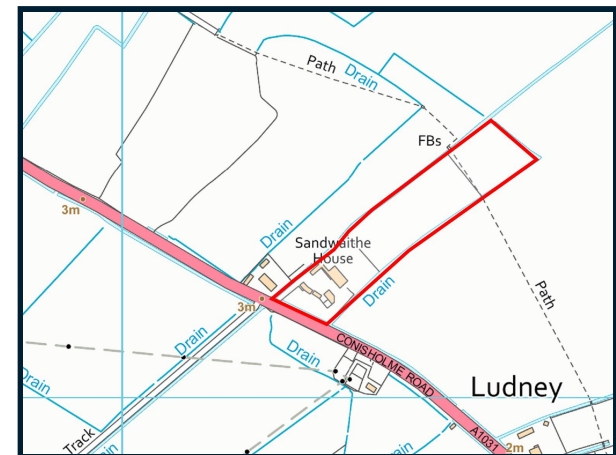
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

### Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR  
770 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.2 sq.m.) approx.



EXTENSION  
1382 sq.ft. (127.8 sq.m.) approx.



UNFINISHED 1ST FLOOR  
389 sq.ft. (35.7 sq.m.) approx.



UNFINISHED 2ND FLOOR  
389 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 4073 sq.ft. (378.4 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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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		39
(1-20)	G	5	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	