



The Post Office

Donington-on-Bain

M A S O N S
— Celebrating 175 Years —

The Post Office

Donington-on-Bain
LN11 9TJ



For sale with Full Planning Permission for a detached 3 bed house in addition to the existing business and charming 4-bedroom Period Home.

Planning Permission Number 03088/25/FUL can be viewed on the ELDC planning portal

Award-winning shop, tearoom and Post Office business

Lounge diner with log-burning stove and Karndean flooring

Potential to expand, reconfigure or convert (STP)

Prime position opposite the church in the village centre

Beautiful gardens with private and commercial areas

Garage, off-road parking, and storage outbuildings

At the heart of this thriving Lincolnshire Wolds village sits a rare gem: a character-filled period home with a fully operational village shop, tearoom and Post Office—a charming lifestyle business with huge potential. Set opposite the 12th-century church and surrounded by rolling countryside and walking routes, The Post Office offers not only a four-bedroom home and a strong community presence but also the chance to become your own boss in one of the area's most picturesque settings. In addition - there is now the valuable benefit of full planning permission for a further dwelling - an attractive detached 3 bedroom cottage style house - to be built in the grounds.

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This handsome detached Victorian building combines striking brickwork with large sliding sash-effect uPVC windows and a blend of slate and tile roofing. The residence has been sympathetically modernised to create a welcoming four-bedroom home, including a spacious dual-purpose lounge diner with log-burning stove, a stylish kitchen, utility, and two bathrooms, all set within generous gardens. Alongside the living accommodation is the award-winning Post and Pantry business - currently operating as a Post Office, village shop, and tearoom with indoor and outdoor seating.

The full planning permission, decision, plans and related documents can be found by visiting the online planning portal of the East Lindsey District Council and searching for application 03088/25/FUL

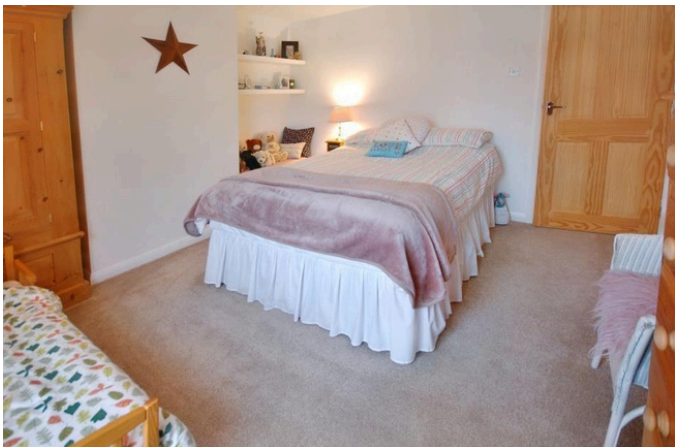


Inside, the private entrance leads into a wide hallway with oak balustrade staircase and understairs storage. The lounge diner spans the width of the home with dual-aspect windows, Karndean oak-effect flooring, and a character fireplace with flagstone hearth and log-burner beneath a heavy beam. The adjoining kitchen is modern and well-equipped with soft-close units, Rangemaster cooker, and marble-effect worktops, flowing into a utility/boot room with rear garden access.



Upstairs, the gallery landing features a potential study nook and links to four bedrooms: two spacious front-facing doubles with village and church views, and two further rooms with garden outlooks. A family bathroom and a separate contemporary shower room ensure comfort and flexibility for a growing household.





Awarded Independent Retailer of the Year 2019 by East Lindsey District Council, the Post and Pantry is a much-loved community hub with the potential for expansion or reimagining. The business currently includes:

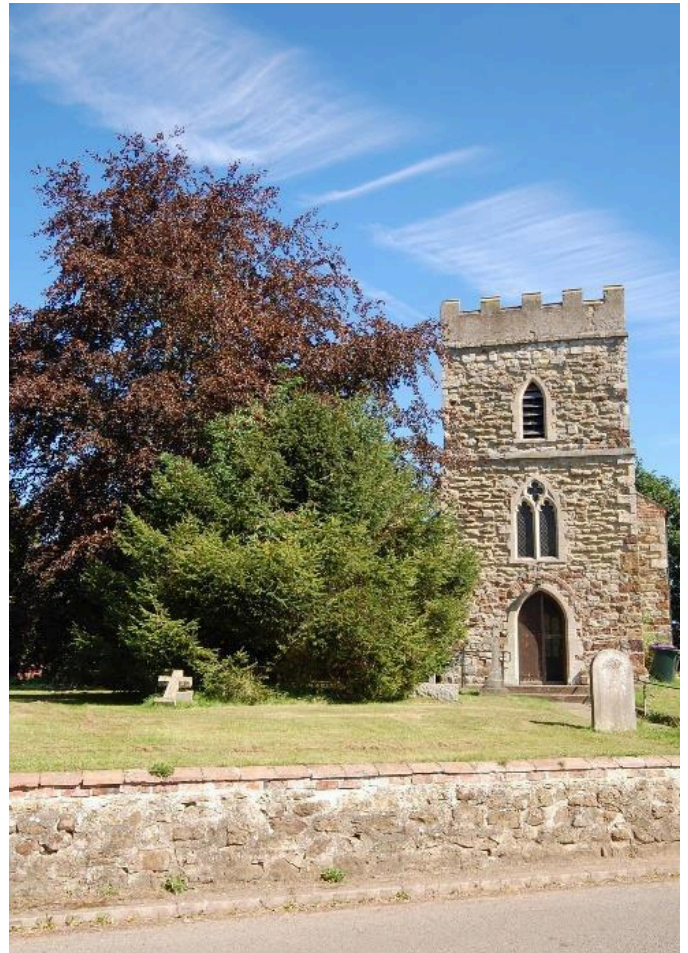
- A retail shop with local produce and essentials
- A Post Office with secure fortress counter
- A tearoom with 12 indoor covers and 20 outdoor seats

The space is versatile and could be adapted for alternative commercial use or even converted into a self-contained holiday let (STP). There is a commercial-grade preparation area fitted to meet food hygiene regulations, refrigeration units, a coffee station, and storage areas. An internal door connects directly to the private living quarters, and the entire property benefits from a 6-camera CCTV system covering both commercial and residential areas.





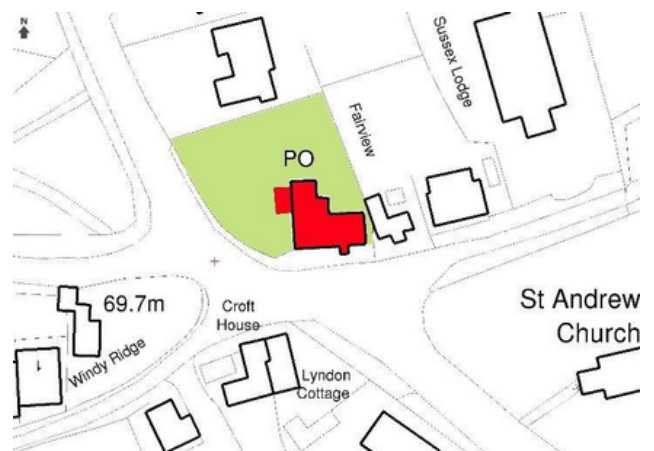
To the rear and side, the property opens out into a generous private garden, laid mainly to lawn with conifer screening, flower borders, and a secluded owners' seating area. The teagarden is clearly defined by fencing and includes outdoor seating for visitors. A paved patio, storage buildings, and gravel parking bay complete the outside space. There's also a garage, rockery front garden and brackets for hanging baskets.





1ST FLOOR - APPROX. FLOOR AREA 1065 SQ. FT. (99 SQ. M.)

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.



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

Donington-on-Bain

Where the Viking Way Meets
Village Life

Donington-on-bain is one of the best villages in the Wolds for its range of amenities alongside those provided by the award-winning Post & Pantry. These include another convenience store, the Black Horse pub with food and accommodation, a mobile library service, and a popular mobile fish and chip van. The village also features a multi-use games area, tennis courts, playing fields, and a children's play area.

The Viking Way passes through the village, offering a scenic route for walkers and cyclists stretching 149 miles through the countryside. The village hall hosts a variety of events, including craft fairs, Pilates, yoga, and card nights.

The village is served by a primary school and a bus service to secondary and grammar schools in the area. At the heart of the village, the Grade II Listed St. Andrew's Church, dating back to the late 12th century, adds historical charm to this vibrant community.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C (residential)

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Directions

From Louth, take the A631 west through South Elkington and Welton le Wold. Turn left at Bluestone Heath Road, continue to the crossroads and turn right. Follow the lane to Donington-on-Bain, where the Post Office is on the left opposite the church.

Agent's Note

At the time of preparing these particulars the Post Office and Premises have a RV of £4,600. Rural Rate Relief can be applied for – the present owners have applied every year for the last 9 years and have obtained 100% Rural Rate relief.”

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.

M A S O N S

EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

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