



THE MOORINGS  
FULSTOW LN1 1 OXP

**MASONS**  
EST. 1850



# THE MOORINGS, BRIDGE LANE, FULSTOW, LOUTH, LINCOLNSHIRE LN1 1 OXP

Occupying 11 acres (subject to survey), this once in a lifetime opportunity comprises an individual, four-bedroom detached country bungalow with a wildlife/fishing lake covering approximately 7.5 acres and all positioned in open countryside with no immediate neighbouring houses. The bungalow is a renovation or redevelopment project (STP), either as a private dwelling for a wildlife enthusiast/photographer or as a leisure/fishing enterprise (again, STP). For sale with NO CHAIN.









# SETTING AND LOCATION

This unique property enjoys a wonderful, mature lakeside setting with garden extending around the east, south and west sides, whereby the sun traverses the surroundings, culminating in some breathtaking sunsets over the water. The property is positioned well away from Fulstow village along a quiet country lane with no immediate neighbouring homes. The entrance to the bungalow is on the north side of the building where pillars and wrought iron gates open onto a spacious parking and turning area. There is a second vehicular opening into the grounds by the garage outbuilding.

The country village of Fulstow is positioned away from, yet convenient for the A16 road and stands between the market town of Louth to the south and the larger business centre of Grimsby to the north. The village stands on the Greenwich Meridian Line, being the only English village where this crosses the centre and is referred to in the 1086 Domesday Survey as Fugelstow.

The Grade II Listed church originates from the early 13<sup>th</sup> century and is dedicated to St Lawrence. A village hall was built in 1986 and the village primary school dates back to the opening date in 1863. The Cross Keys public house stands in the village centre and a second former pub, The Lord Nelson, has now been turned into a residential house.

Louth and Grimsby each provide a wide range of shopping, recreational and schooling facilities and the area has many leisure facilities, including water sports at the neighbouring village of Covenham where the reservoir is located. The Lincolnshire coast is just a short drive away and has miles of nature reserves and sandy beaches, whilst the area has contrasting countryside with unspoilt agricultural land along the coast and the scenic Lincolnshire Wolds to the west.





## ABOUT THE MOORINGS.....



Constructed during the 1950s, this detached bungalow has brick-faced external walls under a flat mineral-felt roof and heating by an oil-fired central heating system. Most of the windows have replacement uPVC-framed, double-glazed units and the fascias are in complimentary white uPVC. The bungalow has a large footprint as indicated by the floor plan area of just under 2000 sq. ft.

**NB.** The building displays cracks to the internal walls and ceilings, particularly to the central area from front to rear. Historically, an insurance claim was made in this respect, but the remedial works have not rectified the issue.

It is therefore likely that the purchaser will either carry out significant renovation and modernisation works or seek planning permission to demolish and rebuild, taking advantage of the exceptional lakeside setting. Alternatively, a true wildlife enthusiast with a limited cash budget may accept the building in its present condition, in order to enjoy such a unique lifestyle, as did the last occupier.

The lake covers a significant proportion of the land, estimated at around 7.5 acres (STS) but the lakeside gardens on the north bank have an extensive frontage and sufficient depth for holiday yurts or lodges if a buyer chooses to seek planning permission for a leisure or fishing enterprise. The lake may well interest a fishing syndicate and is believed to be stocked with a variety of fish including perch, tench, carp, pike, roach, rudd and possibly bream. The lake's surface is home to nesting swans, ducks, moorhens, geese and many more. There is a range of mainly derelict outbuildings to include a good-size brick garage with corrugated roof of asbestos cement construction with partial cladding of the same material.



# ACCOMMODATION

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

## Main Front Entrance

With canopy porch having light and double-glazed double doors into the:

## Entrance Lobby

L-shaped with a shaped archway to one side, Period part-glazed, multi-pane door into the side lobby and multi-pane glazed double doors with bevelled panes into the entrance hall. Wall light to one side.

## Entrance Hall

On split levels with a flight of four steps and wrought iron side screens with newel posts leading up to the bedroom wing. Doors off the lower hallway to the lounge and dining kitchen. Old-fashioned cast iron radiator, wide shaped archway over the stairs between split levels and the upper hall has a second cast iron radiator, together with a built-in cupboard housing the insulated hot water cylinder with living space adjacent and curved side panel. Four wall lights and glazed doors to the four bedrooms and bathroom.

## Lounge

A reception room of generous proportions with a large stone-built feature fire surround having hardwood display plinths to the base, carved beam and inset open grate with a brass canopy. The parquet floor has been







exposed to one side of the room and there are two radiators, four wall lights and picture windows to the rear and side presenting amazing views across the lake. Inner multi-pane door and window to the:

### Dining Room

Possibly a garden room with an angled corner having an arched display niche, ornate coved ceiling with rose, ceiling light point and three wall light points. Window overlooking the lake on the side elevation and double-glazed French doors set into a double-glazed surround, also providing excellent views onto the patio at the rear. Part-glazed, multi-pane connecting door to the:



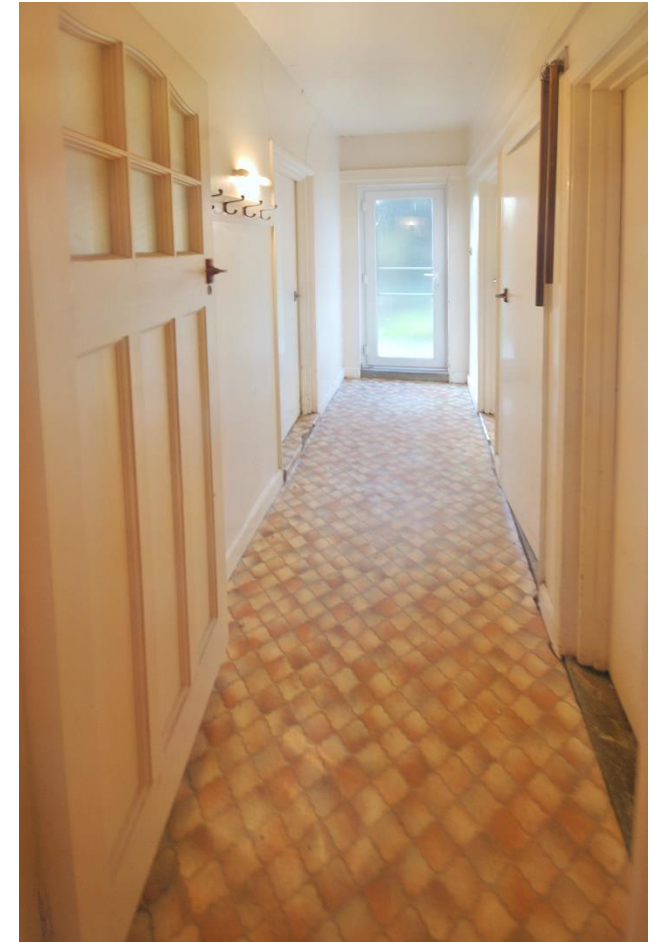


### Dining Kitchen

Fitted with a range of furniture having a light oak finish and comprising base cupboards and drawers, wall cupboard units including glazed leaded light display cabinets, large corner larder cupboard, pull-out larder rack and timber lined work surfaces with a double-bowl stainless steel sink unit. Bosch double oven and separate ceramic hob with cooker hood over. Small breakfast bar to one side with old-fashioned cast iron radiator beneath. Extractor fan, strip light and three wall lights. Door from the entrance hall and further door to the:

### Side Lobby

With coat hooks to wall plaque, tube light and a double-glazed door to outside. Built-in shelved store cupboard and doors off to the boiler room and the:







### Utility Room

With a Belfast sink in white having hot and cold supply and tiled splashback. Old-fashioned cast iron radiator and wall tube light. Wall shelves to the corner, side window with views across the lake and door to the:

### Cloakroom/WC

With a small front window and high-level WC.

### Boiler/Fuel Store

With a free-standing oil-fired central heating boiler and brick walled enclosures for solid fuel, together with a single-glazed window to the front and side elevations.



### Bedroom 1 (rear)

A spacious room positioned to take advantage of the views with large picture window to the rear and side elevations overlooking the lake. Built-in range of furniture comprising two double wardrobes with centre chest of drawers and high-level cupboards, corner shelves and further drawers, together with a dressing table and bedside cabinet. Corner unit with white, wash hand basin. Four wall lights, old-fashioned cast iron radiator and door with mirror to a recessed wardrobe with clothes rails and shelf.

### Bedroom 2 (side)

A double bedroom with a cream-coloured corner bracket wash hand basin and old-fashioned cast iron radiator. Window to the side elevation overlooking the lawned garden and two wall lights. Door with mirror to a recessed wardrobe with clothes rails and shelf, together with cupboard over.



### **Bedroom 3 (side)**

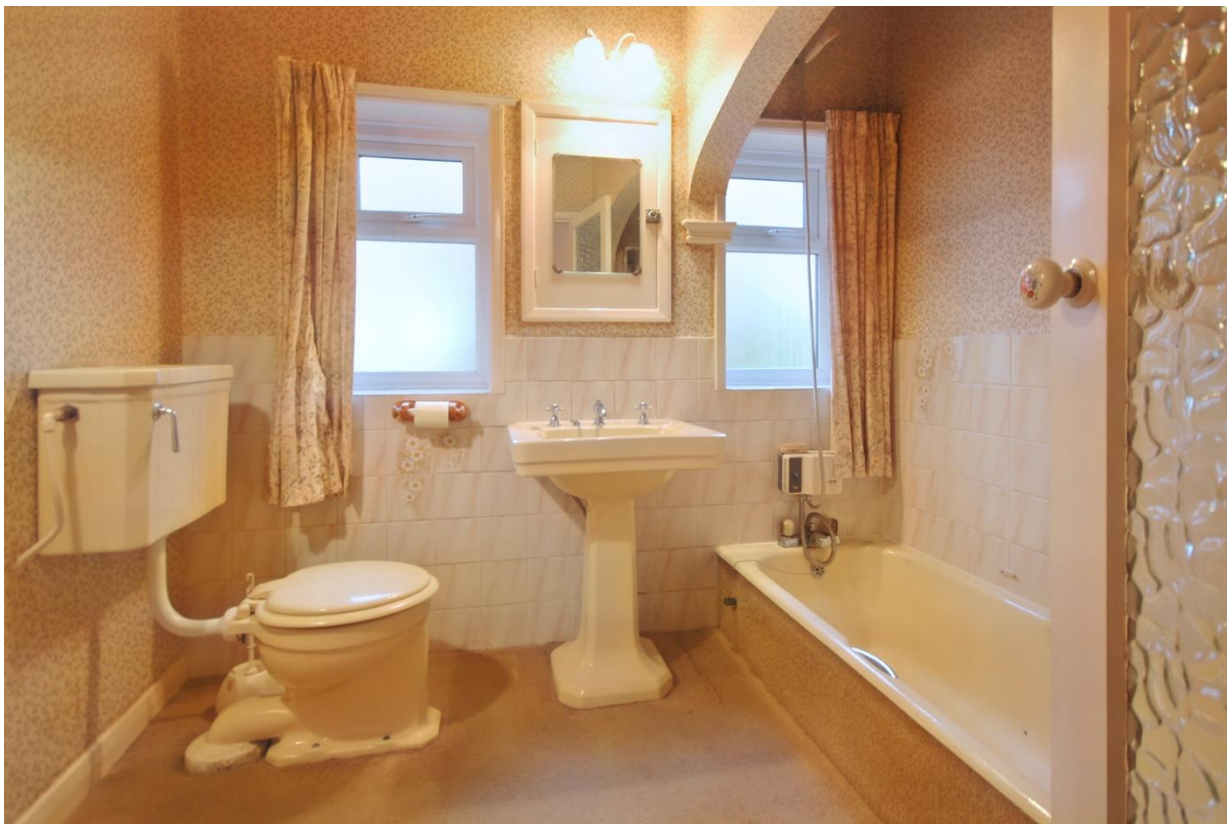
A smaller double bedroom with a cream-coloured corner bracket wash hand basin, old-fashioned cast iron radiator and two wall lights. Window to the side elevation and door with mirror to a built-in wardrobe with shelving, top cupboard and curved side panelling.

### **Bedroom 4 (side)**

A double bedroom with wall spotlights, old-fashioned cast iron radiator and window to the side elevation.

### **Bathroom**

A good size with a cream-coloured suite comprising a semi-sunken carpet-panelled bath with grips and an electric shower over, Period pedestal wash hand basin and low-level WC. Ceramic-tiled splashbacks, shaped arch over the bath and two windows to the front elevation. Combined cast iron radiator and chrome towel rail, wall light and electric wall heater.



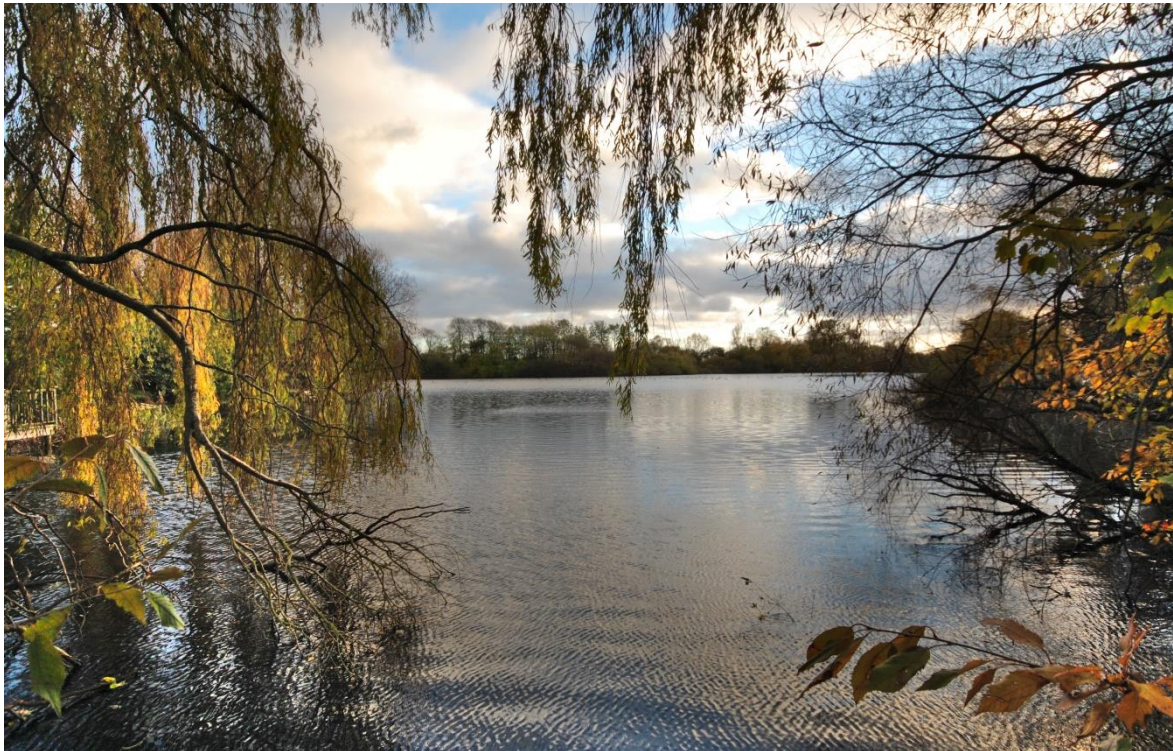


# THE LAKE AND GROUNDS

The formal garden areas to the rear and sides of the property are principally laid to lawn with a number of established ornamental bushes and paved patio/seating areas taking advantage of the unique views across the lake. The banks of the lake are mainly lined with a variety of native trees, hedges and bushes creating a scenic backdrop on all sides and an ever-changing vista throughout the seasons.

There are mixed hedgerows along the lane side and an area laid to grass with mature trees by the lane to the west. On the east side there is a brick-built garage/workshop as described above and beyond this, there is a range of now derelict outbuildings.

The modern oil storage tank on piers is located close to the driveway entrance and a walk around the lawned garden to the east side of the bungalow will reveal two areas where natural springs are flowing into land drains to the lake. Cutting back of trees and foliage along the east bank would allow a former pathway to be re-instated, leading to the south bank where again, trees and bushes have now taken over the land.











### **Directions**

From Louth, take the A16 road north towards Grimsby and after passing the village of Fotherby, continue through the village of Utterby and then go past the staggered crossroads. Take the next right turn signposted to Fulstow and follow the lane into the village centre. Turn left at the junction and proceed for a short distance, then bear right at the sharp bend along Churchthorpe. Continue for some distance until the lane becomes Bridge Lane and on the village outskirts the property will then be found on the right side.

### **Viewing**

Strictly by making an appointment through the selling agent for an accompanied viewing. Applicants enter the site and building at their own risk as the setting has obvious safety concerns – it is therefore imperative that any applicants bringing children to a viewing ensure their safety and supervise them at all times.

### **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. We are advised that the property is connected to mains electricity. The water supply is by private spring and drainage is on site. No utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.







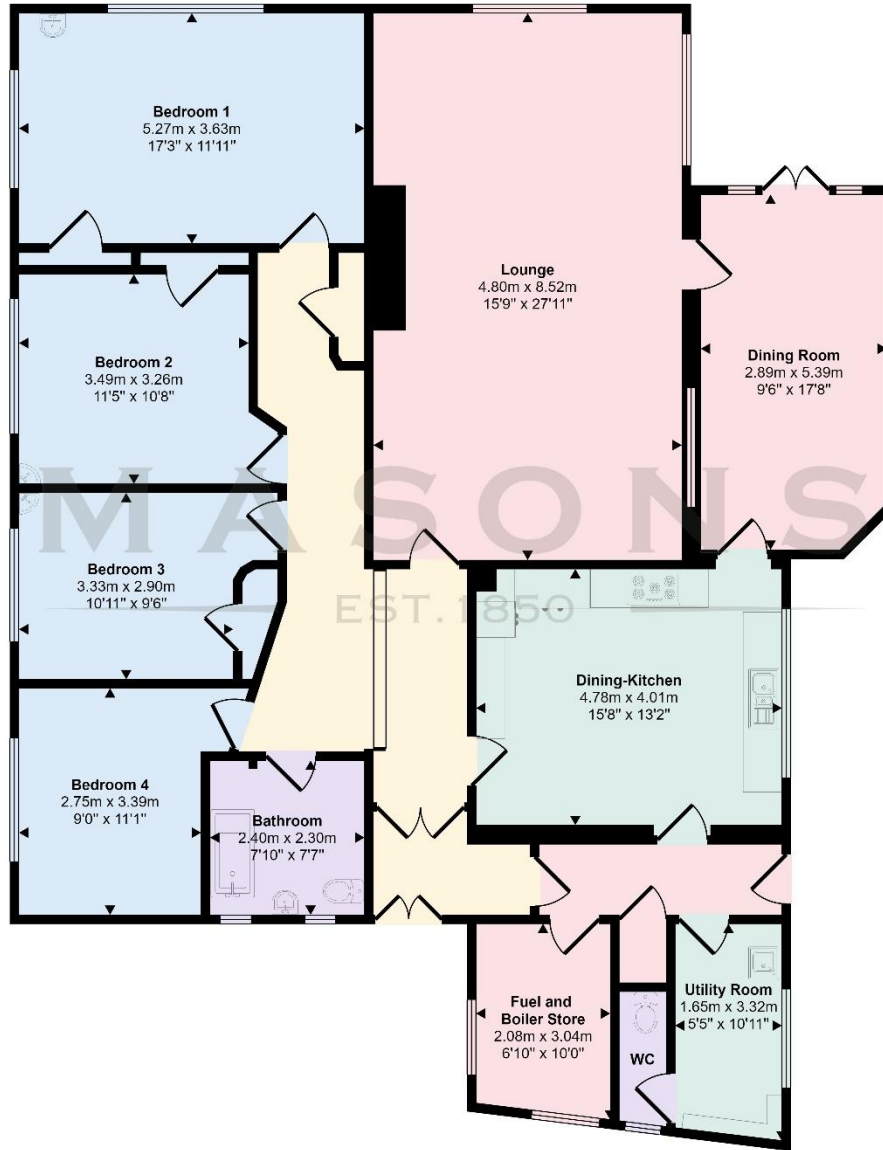


## LOCATION AND AREA MAPS





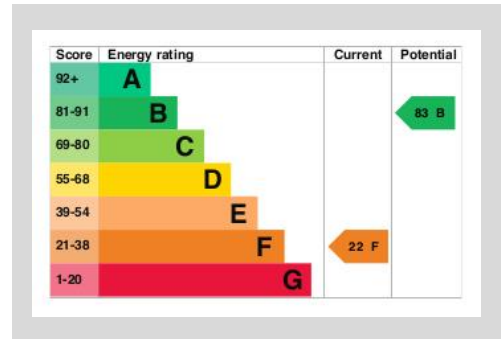
Approx Gross Internal Area  
185 sq m / 1993 sq ft



Floorplan

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.

# FLOORPLANS AND EPC GRAPH



**MASONS**  
EST. 1850

Cornmarket, Louth,  
Lincolnshire LN11 9QD  
T 01507 350500

**Important Notice**

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (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.