



Equestrian



The Dairies, Whitegate Lane, Tinkle Street,
Grimoldby, Nr Louth, LN11 8TF

M A S O N S
EST. 1850



*“The cottage overlooks its extensive
lawned garden across to a pretty wooded
copse and on to the paddocks beyond”*

Directions

Travelling from Louth proceed out of town on Legbourne Road to the roundabout, take the first left towards Manby and Grimoldby. Continue for around 2 miles to the traffic lights. Turn left onto Tinkle Street. Continue along the street and around the S bends. Whitegate Lane is on the left hand side around 100 yards from the S bends. Proceed onto Whitegate Lane where The Dairies is situated after around 50 yards on the left hand side.

The Property

Exuding peace, privacy and character, The Dairies is a rare combination of a well-equipped equestrian home, as well as a peaceful smallholding and wildlife haven. Seated in 6.57 acres (STS) of hedged pasture with a woodland copse, fruit trees and stabling for four horses, all presided over by the delightful four bedroom character cottage.

The property is accessed off a private lane and has no immediate neighbours as well as a second entrance and parking space for horseboxes/grounds keeping equipment, etc. The cottage overlooks its extensive lawned garden with attractive specimen and fruit trees and a pretty paved patio, together with a delightful copse of trees with a mown pathway leading to a secluded timber summer house.

There is great potential to create a self-sufficient lifestyle with space for both animals and vegetable planting, etc in addition to the existing equestrian facilities. The property boasts a smart L-shaped range of 4 stables and tack room with a concrete apron and overhang, all situated close to the cottage with views over the grounds. There is ample space to build a manege (subject to planning).

*“A rare combination of a neat equestrian home (6.5 acres STS)
and a peaceful wildlife haven all presided over by a delightful character
cottage ”*



The beautifully presented cottage has been cared for by its current owners and exudes character and excellent reception space to include a cottage style breakfast kitchen with an open fireplace, a beamed sitting room with an open fire and spacious sitting room/diner with doors to the paved patio to the rear of the property.

Accommodation

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

Part-glazed door to:

Side Lobby

With space for coat and shoe storage with wood laminate flooring and doors to:

Bathroom

A bright and neat room with a window to the rear of the house and a white suite to include a bath with shower over, WC and basin. The room also has a loft hatch.

Utility Room

With a window to the front, space and plumbing for a washing machine and space for further white goods, the room also houses the oil-fired boiler.

Sitting Room

A characterful double aspect room with a beamed ceiling and wall lights. The room features an open fire with a cast iron surround and a tiled insert and a window overlooking



the gardens and grounds to the rear of the house. There is a built-in storage cupboard and stairs rise to the first floor. Doors to:

Kitchen

With a pair of windows to the front of the house and space for a breakfast table, this characterful kitchen features a fireplace with a brick surround and an excellent range of base and wall units with black granite surfaces. The kitchen is fitted with a ceramic one and a half bowl sink with drainer and central tap, an integrated dishwasher and an electric oven and hob with an extractor over. There is space for a fridge/freezer.



"The cottage is flooded with light and exudes character with exposed beams, open fire places and sloping ceilings"



Living/Dining Room

A delightfully bright, double aspect room which has windows to the rear and front of the house giving beautiful views over the gardens and land beyond. The room has space for both seating and dining, as well as French doors leading to the rear patio and gardens, making it a flowing entertaining space. Doors to:

Front Porch

With windows to either side and a part-glazed door to the front of the house.

Inner Lobby

With a window to the front of the house and doors to:

Bedroom 3

A good sized double aspect room with windows to the front and rear of the house.

Bedroom 4/Study

A single bedroom/study with a window to the rear of the house.

Stairs rise from the sitting room to:

First Floor Landing

With doors to an extensive loft storage area and further doors to:

Bedroom 1

A characterful and bright double bedroom which overlooks the gardens and land beyond. The room has a bank of built-in wardrobes and an airing cupboard, as well as a loft hatch.



Bedroom 2

A delightfully characterful double room with a sloping ceiling and a pair of dormer windows to the front of the house. The room also benefits from a built-in wardrobe in the eaves.

Outside

The Land

The land and peaceful paddocks are hedged on all sides, providing shelter and affording privacy. The land is presently sub-divided into three paddocks with post and electric fence and two further paddocks with post and rail fencing and a timber interconnecting gate. The land can be further divided as required. There is space to create a Manège if required (subject to planning).

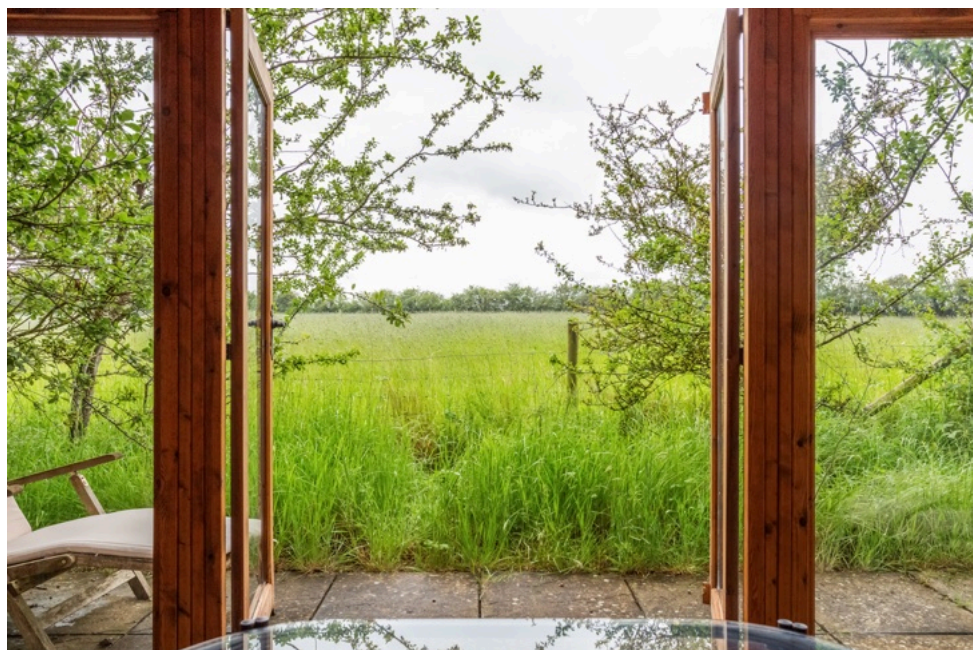


The Gardens

The house is approached off the private lane onto a gravel parking area which is flanked by mature shrub planting and a cherry tree, with a pathway leading past a pretty lily pond to the side door of the house, paved dining area and gardens beyond. A timber hand gate leads into the rear garden which boasts an attractive standing of specimen trees and a number of fruit trees to include medlar, pear, plum, cherry, damson, apple and sloe.

To the far end of the garden is a delightful wooded copse through which a meandering mown pathway leads to a secluded timber **summer house** which has glazed doors and a paved terrace overlooking the paddocks and gardens.

There is border planting along the front of the house and a sheltered paved patio can be accessed from the sitting room and gives space for dining and entertaining as required. The garden also benefits from two **garden sheds/implement stores** which are located close to the house.



To the front of the house, a paved pathway which is flanked by lawns and pretty border/shrub planting, leads to a pretty pitch roofed entrance porch.

Two timber hand gates, one with a rose arch, lead out of the main gardens towards the paddocks and stable yard and a metal five-bar gate leads to the useful second entrance and parking area, which is ideal for **overflow parking and/or horsebox parking**.

The Stable Yard

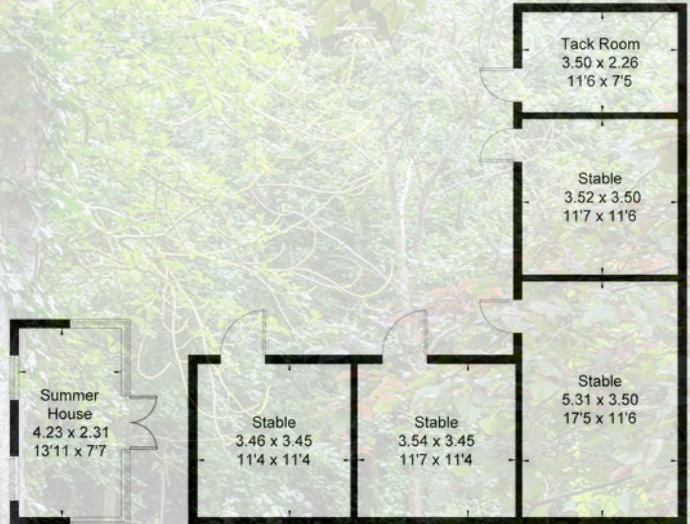
The smart stable yard is quietly located close to the house and overlooks the paddocks and garden, boasting a tidy L-shaped range of **4 timber loose boxes and tack room** with an overhang and concrete apron. The yard has both electricity and water connected.





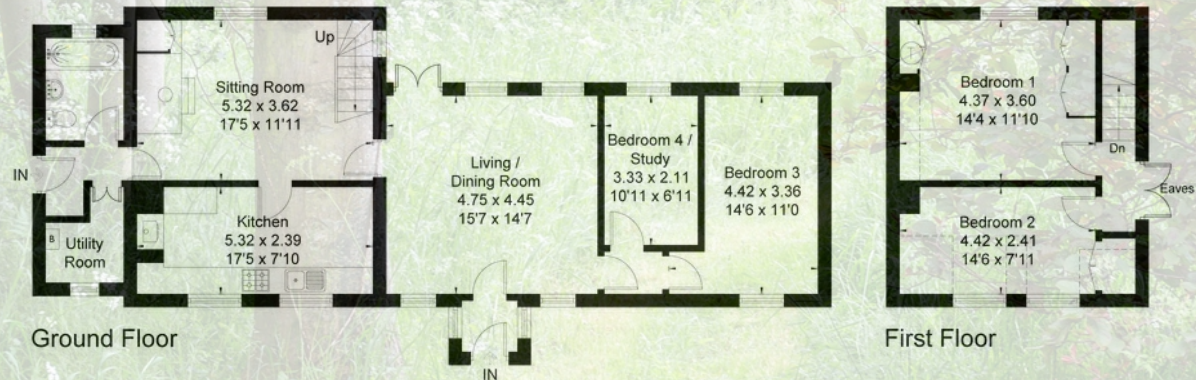
“A tranquil and secluded setting off a private lane, sheltered with mature hedging and tree planting.”

Approximate Floor Area = 123.0 sq m / 1324 sq ft
 Outbuildings = 72.6 sq m / 781 sq ft
 Total = 195.6 sq m / 2105 sq ft



(Not Shown In Actual Location / Orientation)

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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71431

Location

Grimoldby is a popular country village approximately five miles from the market town of Louth and in conjunction with the neighbouring village of Manby, there are local facilities including a primary school, post office/store, doctors' surgery, mini supermarket, restaurant and two churches. Louth has a wider range of amenities, including many independent shops, cafes, restaurants and bars, cinema and theatre together with secondary schools and academies including the King Edward VI grammar school. The town also has some excellent sports facilities to include a golf club, tennis academy, the Meridian Sports Centre with swimming pool and the playing fields on London Road. The local bus service stops near the house. On the outskirts of Louth is the Kenwick Park leisure complex with equestrian centre and Grimoldby is about five miles from the popular Lincolnshire coast with nature reserves and miles of sandy beaches.

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. We are advised that the property has oil fired central heating and is connected to mains electricity and water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

The Dairies has a share in the ownership of its frontage onto Whitegate Lane and has a prescriptive right of way over the remainder of the lane to allow access to the property. Further details available on request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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