



# Churchfield House

Covenham St. Mary

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Newbridge Lane,  
Covenham St. Mary, LN11 0PQ



Unique detached home set in 0.75 acres of  
landscaped gardens

Four double bedrooms, including an en-suite  
principal suite

Spacious lounge with Inglenook fireplace and  
French doors

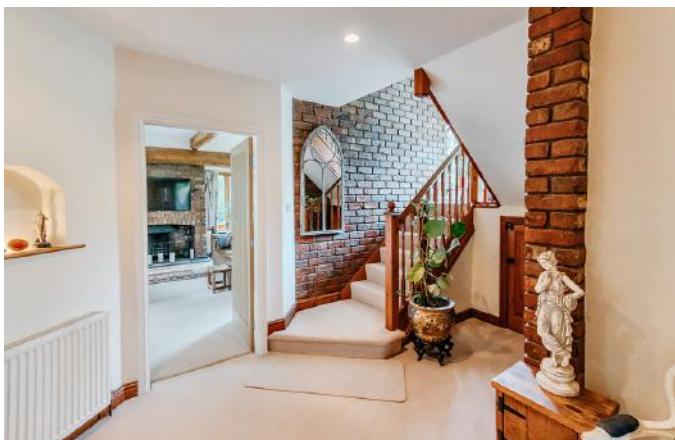
Stunning conservatory with underfloor  
heating and garden views

Well-appointed kitchen with granite  
countertops and island

Detached garden cabin ideal for a studio,  
workshop, or storage

Tucked away in a private and idyllic rural setting, Churchfield House is a truly individual home set within 0.75 acres (STS) of beautifully landscaped gardens. Designed with distinctive architectural charm, this unique property offers a balance of character and practicality, making it an exceptional retreat. A spacious gravelled courtyard driveway leads to a substantial double garage, linked to the house by a charming walled verandah with a slate roof, adding a touch of timeless elegance. Beyond, a timber-built garden cabin presents an ideal opportunity for a workshop, studio, or additional storage, offering flexibility for creative pursuits or practical needs. Enveloped by mature trees and thoughtfully planted borders, the home provides a sense of seclusion while remaining well-connected to local amenities.





Approached via a gravelled driveway and charming courtyard, this elegant home welcomes you through a slate veranda porch into a spacious entrance hall featuring slate-tiled flooring and subtle LED lighting. The ground floor offers a versatile study with bespoke shelving and views over both the courtyard and garden, alongside a stylish cloakroom. The characterful inner hallway boasts exposed brick walls and a glazed bay window that floods the space with natural light, creating a warm and inviting atmosphere.

The lounge provides a cozy yet impressive setting, centered around a wide arched brick fireplace within a glazed inglenook bay framed by heavy timber beams. French doors open onto a patio and landscaped garden with an ornamental pond, perfect for indoor-outdoor living. The adjoining dining room, with oak flooring and exposed beams, connects seamlessly to a stunning conservatory featuring a high pitched roof, motorized skylights, underfloor heating, and natural brick walls, creating a bright and airy garden room. The modern breakfast kitchen is fitted with granite work surfaces, a central island, integrated appliances, and a deep larder cupboard. Completing the ground floor is a practical utility room with cream cabinetry, a Belfast sink, space for appliances, and direct access to the garden, along with dual heating controls for added convenience.





“— A home where character and tranquillity meet— Churchfield House is a place to create, relax, and truly belong. —”



The first floor welcomes you via a charming staircase with a bright half-landing framed by a glazed surround that captures stunning views of the rear garden—an inviting spot to sit and unwind. From here, four generously proportioned bedrooms and a beautifully appointed family bathroom unfold, all accessed through elegant four-panel doors. The master suite is truly a showstopper, boasting soaring vaulted ceilings with exposed beams and a picturesque dormer window overlooking the tranquil garden and pond. It's complemented by an impressive range of bespoke wardrobes and a sleek, contemporary en suite featuring a spacious glazed shower, oak-effect flooring, and stylish fittings that create a spa-like retreat.

The additional bedrooms continue the theme of comfort and style. Bedroom two offers the luxury of a private balcony overlooking the conservatory below, perfect for morning coffee or quiet reflection. Bedrooms three and four each feature charming dormer windows, ample storage, and thoughtfully integrated TV wiring. The family bathroom has been recently transformed into a modern haven, with a luxurious jacuzzi bath, separate thermostatic shower cubicle, gleaming ceramic tiling, subtle LED lighting, and a chic chrome ladder radiator—where practicality meets elegance in perfect harmony.









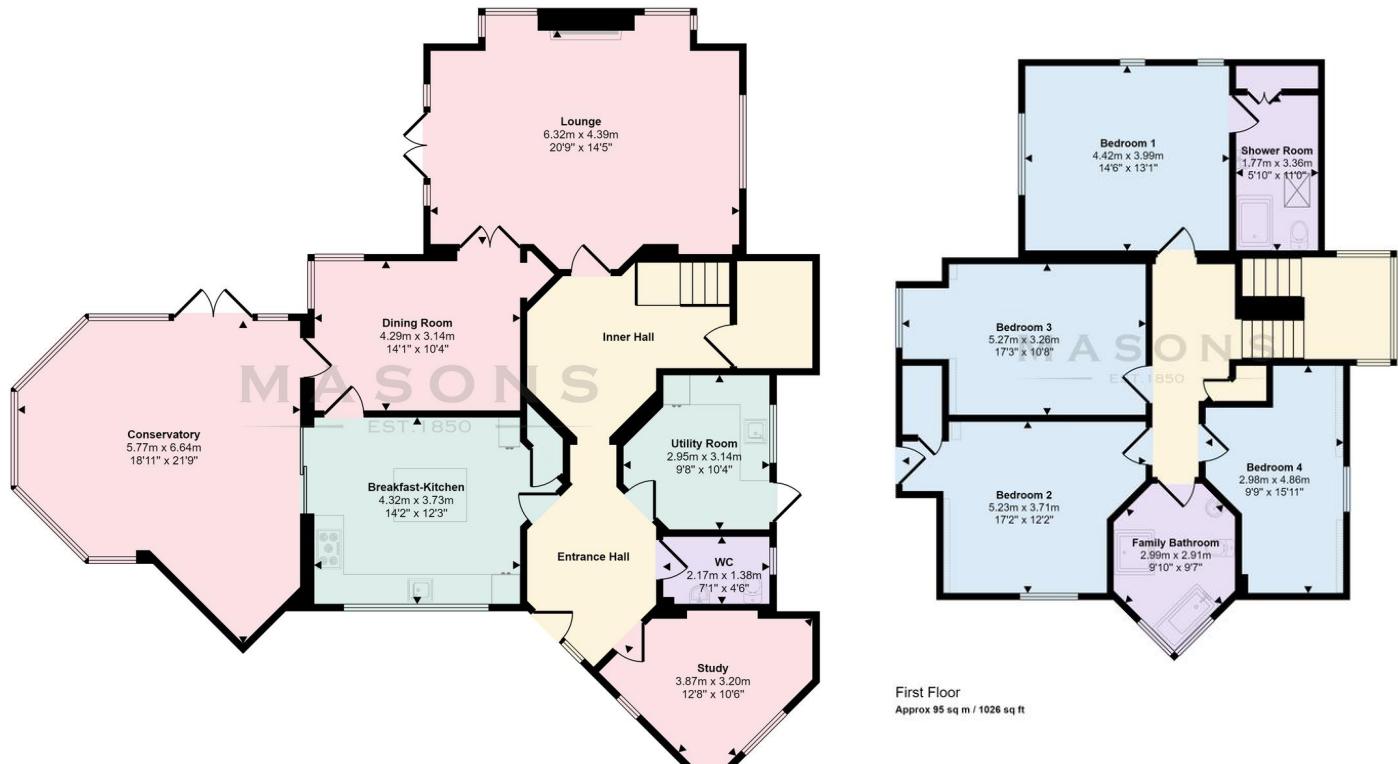
The property benefits from a spacious double garage with power points, lighting, two up-and-over doors, and a part-boarded loft area accessed via a loft ladder for ample storage. A side pedestrian door links the garage to the veranda pathway. At the far end of the garden, a versatile timber cabin offers a pitched roof and double-glazed doors leading to a garden store with power, shelving, and lighting, alongside a larger workshop or studio space equipped with multiple spotlights, power points, and storage facilities.



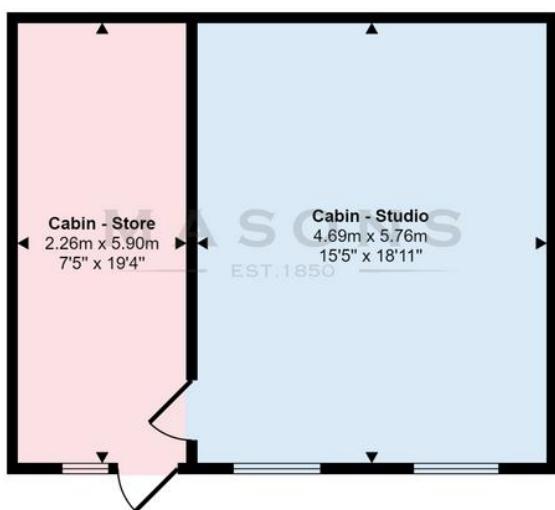
Accessed via brick, tile-capped pillars and traditional double gates, the property features a large, private gravelled courtyard with parking and turning space, bordered by mature trees, exotic palms, and hedging. The courtyard leads to the garage and main entrance, enhanced by a slate-roofed veranda that links the garage and house. The extensive gardens wrap around the property, with lawns, mature shrubs, a large pond with lilies, stone-walled patios, and a conservatory overlooking the outdoor space. Additional features include a timber cabin with adjacent fuel bunker, multiple greenhouses and vegetable-growing areas, a sheltered vegetable plot, and well-maintained pathways. Practical amenities such as bin storage and LPG and oil tanks are discreetly located near the rear veranda and garage for convenience.



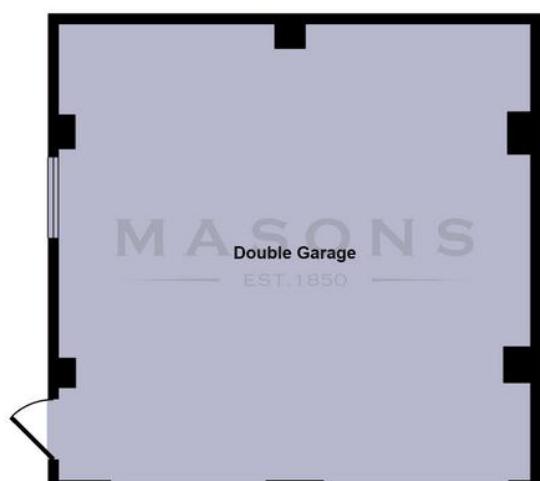




Ground Floor  
Approx 141 sq m / 1522 sq ft



Outbuilding  
Approx 41 sq m / 446 sq ft



Double Garage  
Approx 39 sq m / 416 sq ft

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 real items.

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

# Covenham St Mary

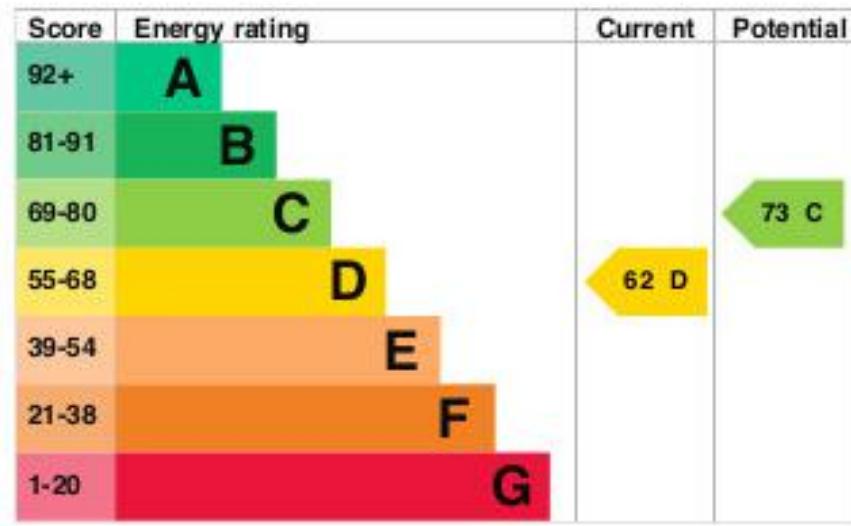
Historic charm meets peaceful  
countryside living



Nestled on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, Covenham St Mary is a charming village offering a serene rural lifestyle. With a close-knit community, the village exudes a warm and welcoming atmosphere. Its rich history is epitomized by the Grade II\* listed St Mary's Church, a 14th-century architectural gem featuring exquisite stained glass windows and intricate stonework. Surrounded by picturesque countryside, Covenham St Mary provides ample opportunities for outdoor enthusiasts, including access to nearby walking and cycling routes such as the Viking Way. Despite its tranquil setting, the village is conveniently located near the market town of Louth, offering a range of amenities and services. Covenham St Mary seamlessly blends historical charm with modern convenience, making it an idyllic place to call home.

Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles).





## Viewing

Strictly by prior appointment through the selling agent.

## Council Tax

Band G

## 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 A16 road north and after leaving the town, carry straight on at the two roundabouts and then pass three turnings to the right. Upon approaching Utterby village, take the right turn along Ings Lane towards Covenham. Follow the lane to the eventual T-junction on the sharp bend and bear left here, then follow the lane into Covenham village. After passing the right turning towards Yarburgh, carry on around the left and right bends and then at the next sharp left bend, turn right along Newbridge Lane. Churchfield House is the first property on the left and has a gated and pillared entrance into the courtyard driveway

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.

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