

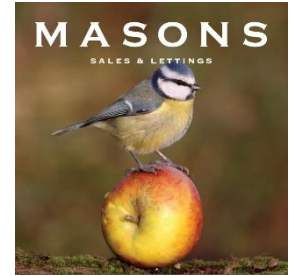
HALL CROFT  
GRAINTHORPE LN11 7JS

**Masons**  
EST. 1850



# HALL CROFT, MAIN ROAD, GRAINTHORPE, NR. LOUTH, LINCOLNSHIRE, LN1 1 7JS

A highly individual detached dormer residence in a mature village setting between two substantial detached country houses and providing surprisingly spacious accommodation of just under 3,300 sq. ft. (306 sq. m) and positioned in large, mature grounds with superb gardens to front and rear totalling approximately one third of an acre (STS). 4 spacious bedrooms, bathroom, 2 shower rooms, 2 cloaks/WC's, 3 reception rooms, office, hallways, 33ft dining-kitchen, utility, fuel store, workshop, mower shed and further garden outbuildings.





# ABOUT HALL CROFT ...

## Directions

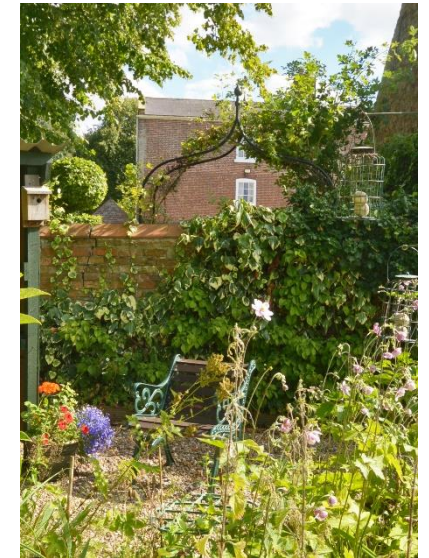
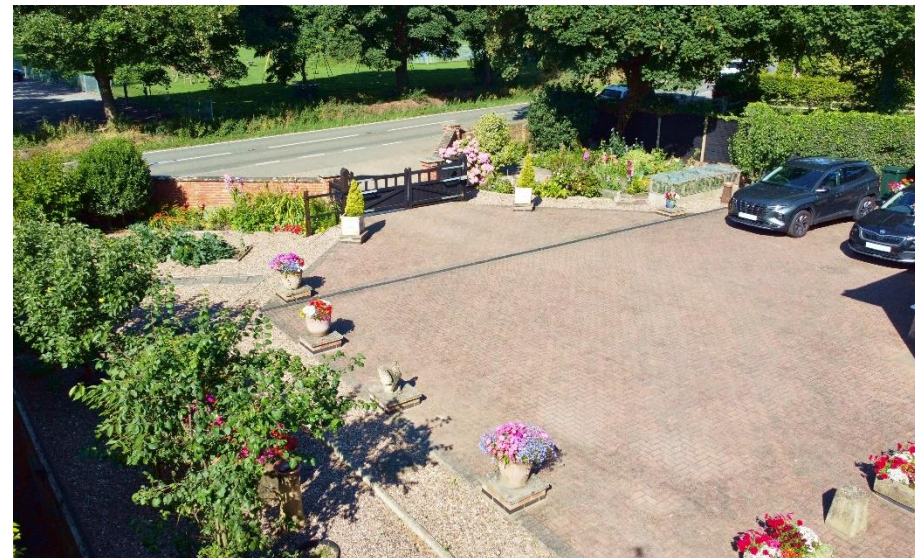
Proceed away from Louth on Brackenborough Road and then follow the lane out of town and continue until the village of Yarburgh. At the T-junction take the left turn, proceed into the village centre and then turn right along King Street. Follow the lane to Grainthorpe village. At the T-junction turn left along the A1031 and continue until Hall Croft is found on the right side.

## The Property

Hall Croft stands adjacent to the mature grounds of a Listed 18<sup>th</sup> Century Hall on one side and a more modern country house with land to the north side. The property is understood to have been built in the early 1970's and was extended around 19 years ago to create the exceptionally spacious home of today. The house has brick-faced cavity walls under pitched roof structures and pitched roof dormers, covered in clay pantiles.

The windows are uPVC double-glazed with multi-pane styling and include a number of ground floor windows from floor level taking advantage of the lovely outlook to front and rear. Many windows are also of tilt and turn design for versatility. Heating is by an oil central heating system with combination boiler serviced regularly. There is also an open fireplace in the lounge.

The rooms are very well proportioned, and the grounds feature a large block-paved forecourt with remote-controlled electric gates behind a walled entrance bay. A gardener's delight awaits at the rear with lawns, shrubbery and flower beds, mature trees, garden outbuildings, seating and outside dining areas, all enjoying views over a paddock beyond.







## ACCOMMODATION

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

From the spacious block-paved forecourt, the main entrance into the house is at the front and comprises a uPVC four-panel door in white internally but a bold red externally, with window on each side to the:

### Entrance Porch

Quarry tiled floor with mat well, decorative coving, ceiling light and inner glazed, three-pane double doors with matching single side panels allowing light to flow into the spacious:

### Reception Hall

With coved ceiling and rose to the ceiling light point, eight-branch brass chandelier, double radiator and white double doors to a shelved, full-height drinks cabinet. Mains smoke alarm, telephone point, shaped archway on each side with passageway leading to the ground floor bedroom on the right and on the left, to the kitchen and cloaks/WC.

### Cloakroom/WC

With white suite of dual-flush, low-level WC and bracket wash hand basin, having ceramic-tiled splashback and mirror over. Light-operated extractor fan.



## Lounge

Marble fireplace and hearth with open grate and hardwood pillared surround with mantel shelf. Two large windows from floor level on the front elevation presenting views across the main approach to the house and through the trees towards the Wolds in the distance; further window to the side elevation, coved ceiling and four brass double wall lights. Two radiators, TV aerial socket and carbon monoxide alarm.

## Dining Room

A superb size for entertaining with coved ceiling and rose to an eight-branch brass chandelier, three brass double wall lights, double radiator and window to the front elevation overlooking the main approach to the property. Two side windows, one of which is from floor level.











### Dining Kitchen

Fitted with an extensive range of built-in units in beech style with long metal handles and including base cupboards and drawers, deep pan drawers, faced integral Bosch dishwasher and integral full-height refrigerator. Full matching range of wall cabinets with pelmet lights beneath and a Rangemaster green and black enamelled electric range cooker with five rings, warming plate and two ovens (one fan assisted), together with grill and warming drawer. Complementary wide Rangemaster cooker hood with two downlighters above. Two diffused strip lights to the kitchen area, coved ceiling, double radiator and ceramic-tiled splashbacks to the front area of the kitchen, extending to full ceiling height. Roll-edge work surfaces and acrylic single drainer sink unit with chrome lever tap. Door to **ventilated pantry** with shelving to three sides and light. Smoke alarm, vinyl tile-effect flooring and two further diffused strip lights to the inner kitchen and dining area, together with glazed eight-pane door with bevelled panes to the sitting/garden room and side hall. The dining area has two wall lights, a further double radiator, high-level socket and TV point for a wall-mounted TV and a door leading off to the:









### Freezer/Laundry Room

With light, wall shelves and ample space for multiple freezer/fridge appliances, together with recessed, full-height shelved cupboards.

### Sitting/Garden Room

An attractive room from which to enjoy the superb rear garden with central double-glazed French door onto the morning patio and large tilt and turn window to each side, all presenting lovely views. Radiator, coving and rose to three-branch brass chandelier, TV point to the corner and telephone point.

### Office/Study

L-shaped with a large window from floor level, again enjoying fine views across the main garden. Coved ceiling, radiator and long, built-in L-shaped desk finished in hardwood with a modern, three-drawer base unit beneath at one side. Ceiling light point and white double doors to recessed, full-length store cupboard with shelving.







### Utility Room and Side Lobby

With built-in units complementing those of the kitchen comprising base cupboard, pull-out larder rack and glass-fronted double wall cupboard. Roll-edge work surface with ceramic-tiled splashback and inset one and a half bowl sink unit with single lever mixer tap. Tile-effect floor covering extending through from the kitchen. Large trap access with automatic lowering ladder to the roof void with boarded area for storage. Double radiator, front uPVC part-glazed (double-glazed) door to outside and high-level electricity consumer unit with MCBs. Strip light, rear uPVC two-panel door to the side lobby and high-level window on the side elevation.

### Wine Store

With extensive built-in wine racks to include one full wall of racks and high-level side window.

### Cloakroom/WC 2

White suite of low-level, dual-flush WC and pedestal wash hand basin with ceramic-tiled splashback. Radiator, vinyl floor covering, high-level shelf and window to the side lobby.

### Guest Bedroom (2)

A spacious double bedroom with recessed built-in wardrobe having clothes rails and doors at the rear to full-height storage cupboards beyond. Coving and rose to the ceiling with prism style chandelier. Two wall spotlights and wall power point with TV socket for a high-level, wall-mounted TV. Side window and rear window from floor level providing views over the main garden. Wall mirror, double radiator and connecting door to the:





### En Suite Shower Room

A bright room with a white suite of low-level, dual-flush WC, pedestal wash hand basin with chrome coloured lever tap and ceramic-tiled splashbacks, together with wall mirror and shaver light over. Corner glazed and splash-boarded shower cubicle with a wall-mounted mixer unit, handset and rail. Coved ceiling with ceiling light, large rear window from floor level and louvre blinds.

### Rear Hall

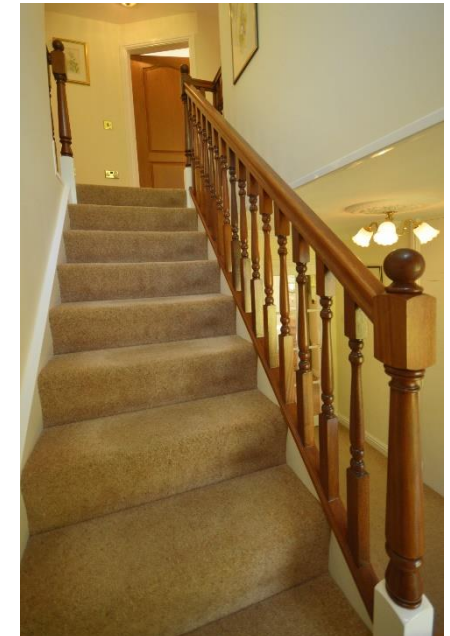
On split levels with two steps up and having window from upper floor level providing garden views. From the upper floor, the staircase leads off to the first-floor accommodation with lower kite-winder steps and there is a mahogany spindle balustrade with turned newel posts.

Double radiator, coved ceiling and rose to three-branch brass chandelier. Two sets of painted double doors open onto a useful cloaks cupboard for coats and storage, together with a shelved store cupboard, each with top cupboard over.

### First Floor

#### Landing

With balustrade extending around the staircase on each side, large high-level rear window presenting fine views and creating a bright and airy space, glazed ceiling light and matching wall light. Radiator, mains smoke alarm and sloping ceiling. Doors lead off to the three first floor bedrooms, the master room being reached through a:







### Walk Through Dressing Room

Well fitted with an extensive range of built-in single and double wardrobes shaped to the part-sloping ceiling and having retractable clothes rails, shelving and banks of spotlights over. Velux double-glazed skylight window to the front roof slope, radiator and two hatches to under-eaves storage space.

### Master Bedroom (1)

An extremely spacious double bedroom with part-sloping ceiling and shaped rear dormer window overlooking the main garden. Double radiator, smoke alarm and built-in range of furniture in white comprising a double bed head for a king size bed with display shelves to each side, two wall lights over and extending into the corners to form chests of drawers with glass tops and curved shelving. Power and TV point for a wall-mounted TV, telephone point and five-branch ceiling chandelier. Two hatches for access into the under-eaves storage space.





### En Suite Bath and Shower Room

With sliding glazed screen door and side panel to a large, splash-boarded shower cubicle having a wall-mounted mixer, handset and rail, together with extractor over. White suite of wide bath with grip and mixer tap, low-level, dual-flush WC and shaped pedestal wash hand basin with mixer tap. Ceramic-tiled walls and splashbacks to each side, chrome ladder style radiator, large rear Velux skylight window with blind and three-branch, LED ceiling light. Radiator, part-sloping ceiling and door to a **Walk-in airing cupboard/store** a useful space with radiator, slatted linen shelves, sloping ceiling and two wall spotlights.

### Bedroom 3

L-shaped overall and extending around the central chimney breast, this room is ideal for twin beds or will even take three single beds and wall spotlights have been fitted over where each of the 3 beds would stand. Built-in single wardrobe with clothes rails, hatch access to under-eaves storage space and part-sloping ceiling with inset dormer to the front elevation, having Roman blind fitted and presenting attractive views. Small window to the side elevation with blind, two ceiling lights, two radiators and door to:







### En Suite Shower Room

A bright room with a large Velux double-glazed skylight window and fitted with blind. White suite of low-level, dual-flush WC and shaped vanity wash hand basin over white double base cupboard and having mixer tap, mirror and shaver light over. Corner glazed and splash-boarded shower cubicle with folding glazed screen door and extractor fan over; electric instant shower unit with handset on rail. Chrome ladder style radiator/towel rail, ceiling light and ceramic-tiled wall surrounding the wash basin.

### Bedroom 4 (front)

A double bedroom with dormer window on the front elevation presenting fine views and having a Roman blind fitted. Built-in double wardrobe with clothes rails and shelving, shaped alcove adjacent with inset vanity wash hand basin having mixer tap and set into a birch style base double cupboard; ceramic-tiled splashbacks and wall





mirror with shaver light over. Radiator, cut glass style ceiling light, two wall spotlights and hatch accesses to the under-eaves storage space.

## OUTSIDE

### Outbuildings and Stores

As previously mentioned, there is a large, open-sided lobby to the rear of the utility room and this has a double strip light and door to the integral:

### Boiler House

With Worcester combination oil-fired central heating boiler, water softener, digital programmer, wall shelving and electric light.

### Fuel Store

Integral within the main structure with door on the side elevation and comprising a coal store with shelving to one side, strip light and white uPVC panelled door having an outside light over.

### Integral Workshop

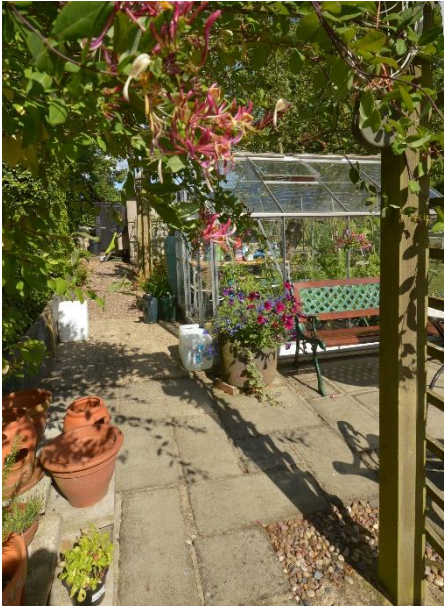
A good size with outside lights adjacent to the uPVC door, water supply, bench to one side, shelving and strip lights, together with power points.

### Mower Shed

A detached outbuilding constructed in timber over concrete block base walls and having a corrugated roof.







### **8' x 6' Metal-framed Greenhouse**

#### **Chicken Shed**

Constructed in timber with corrugated roof and extending to form a run with concrete floor and power supply.

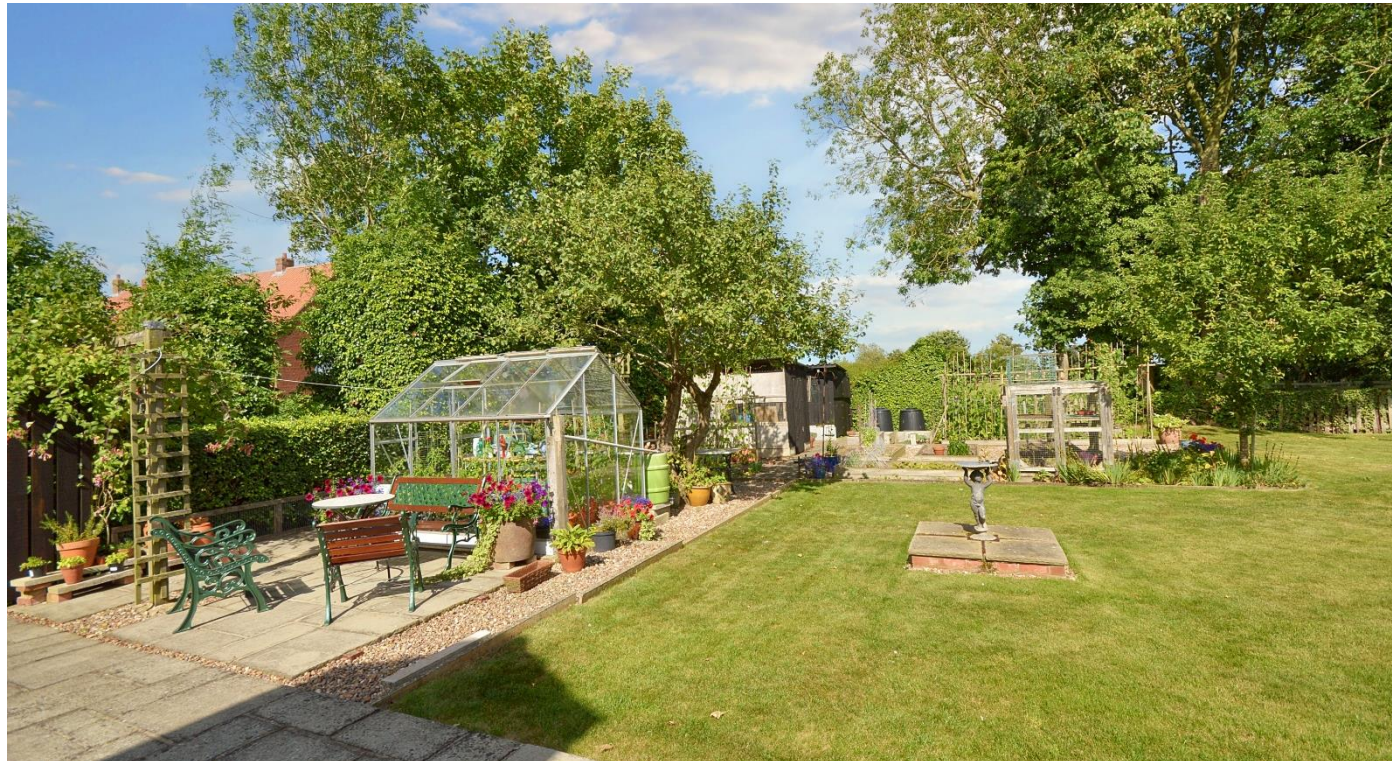
#### **Timber Garden Shed**

With profile sheet roof and an ideal tool store for garden implements. A stable door to the end of this shed gives access to a useful storage area extending around the rear.

#### **Gardens and Driveway**

Hall Croft stands well back from the road behind a front garden and large entrance bay with capped brick walls, pillars and remote-controlled electric gates. These open onto a spacious block-paved forecourt with space to park and turn a good number of vehicles and red/blue brick plinths with flagstones on one side to display flowerpots or tubs.

To the front and side there are gravel beds and pathways around a superb variety of ornamental shrubs, bedding plants, raised beds, fruit trees and ornamental trees. Seating area to the corner with screen fencing and door to the side of the house where the mower shed is located with access beyond to the rear garden. Another screen gate to the









opposite side of the bungalow leads round to the integral boiler, and fuel stores before opening into the rear garden.

The main garden is a superb feature of this property and an excellent size with main area laid to lawn, a number of mature ornamental and fruit trees, many well stocked shrubbery beds and borders, climbing plants to trelliswork and views at the rear over paddock land beyond.

Across the rear elevation there is a flagstone pathway and morning patio extending to follow the sun with a secluded arbour to enjoy the setting sun and watch the many visiting birds. There is a good size kitchen garden with a pathway through a trellis arch with climbing plants to the greenhouse and garden sheds to the rear corner.

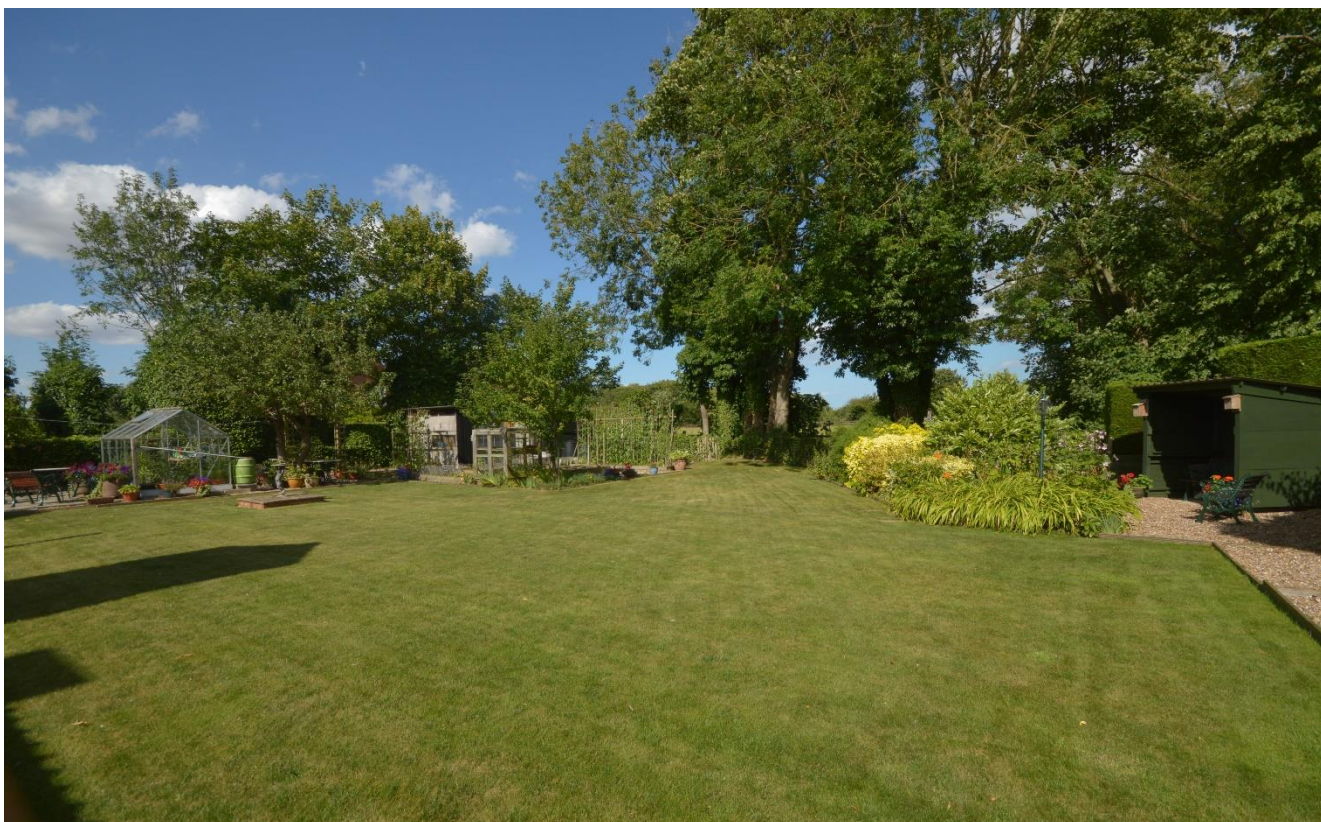
Outside water tap and external sensor lighting to front and rear of the house

### Location

Grainthorpe is a small country village approximately 1 mile from the Lincolnshire coast and around 8 miles from the market town of Louth. The coastal resort of Cleethorpes and the larger business centre of Grimsby are approximately 12/13 miles to the north.

The parish church is a Grade I Listed building dedicated to St Clement and dating from 1200, with later alterations, additions, and restorations. Pathways lead out from the churchyard and other areas of the village across the open countryside surrounding.

The village has a primary school, village hall and a small local bakery providing artisan bread. There is a







vibrant village community and each year Grainthorpe enjoys an Arts and Crafts Fair, a Tractor Rally and a Mayday Celebration. Across the road from Hall Croft and through the trees are playing fields with a tennis court, cricket pitch and football pitch. Grainthorpe is listed in the 1086 Domesday Book as "Germundtorp", with 28 households. There was a medieval saltern at the hamlet of Wragholme. (Detail sourced online via Wikipedia)

**Viewing:**

Strictly by prior appointment through the selling agent.

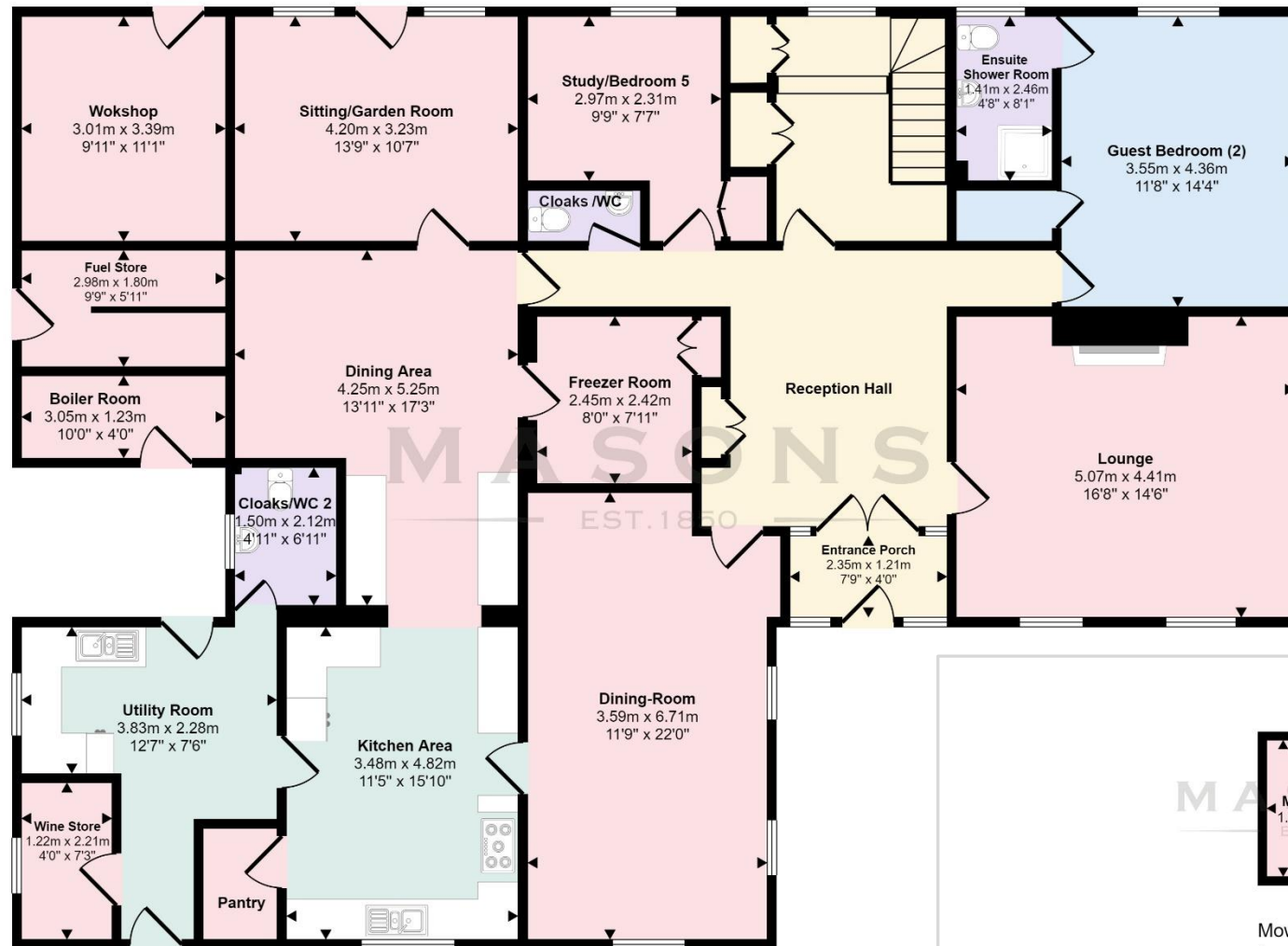
**General Information**

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 is connected to mains electricity and water whilst drainage is part mains and part private, but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.





# FLOORPLAN GROUND FLOOR AND MOWER SHED



**Ground Floor**  
Approx 217 sq m / 2335 sq ft

Denotes head height below 1.5m

**Mower Shed**  
Approx 4 sq m / 44 sq ft

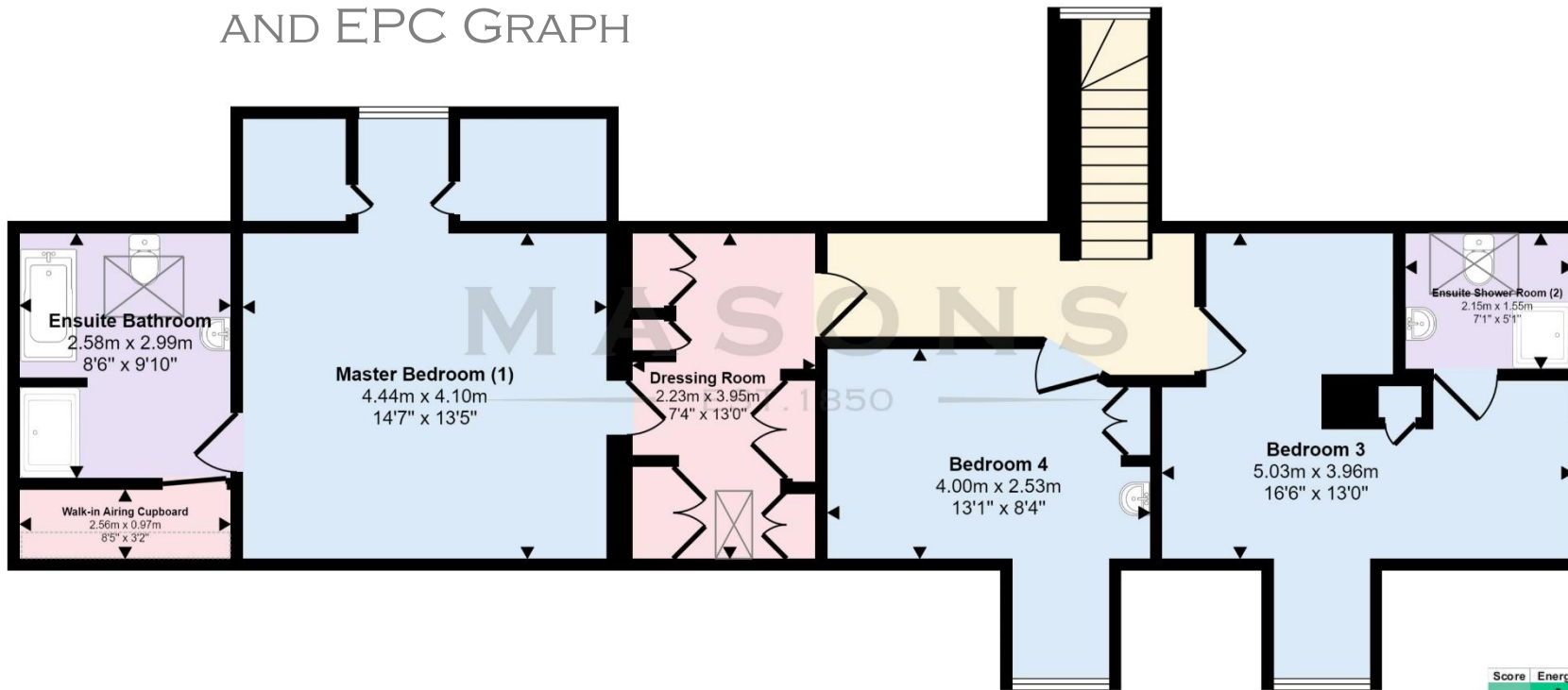
Denotes head height below 1.5m

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.

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# FLOORPLAN FIRST FLOOR AND EPC GRAPH



First Floor  
Approx 89 sq m / 962 sq ft

Denotes head height below 1.5m

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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