



Fen Farm  
Grainthorpe, Nr Louth, Lincolnshire

**M A S O N S**  
RURAL & EQUESTRIAN



#### Situation and Directions

Grainthorpe is a popular country village in the coastal area of Lincolnshire. There is a village primary school with a strong reputation, a public house and post office/shop. The bustling market town of Louth is about 9 miles inland and has a range of individual shops, 3 markets each week, strong secondary schools and the King Edward VI Grammar School (each with specialist status). Recreational facilities include a golf course, cinema, theatre, attractive parks, brand new sports and swimming complex and the Kenwick Park Leisure Centre on the outskirts with equestrian centre. There are many bridleways between Louth and the coast. Grimsby is about 13 miles away, Lincoln 36 miles and the Humberside Airport is 25 miles away.

From Louth take the Brackenborough road out of town and follow this to the village of Yarburgh. At the T-junction turn left into the village centre and then take the right turn along King Street. Follow the lane out of the village and on to Grainthorpe for around 2 miles, Fen Farm is situated on the right hand side of the road on the edge of the village, just past the village school.

#### The Property

This quintessentially English, Grade II Listed house dates back to 1653 and offers deceptively spacious accommodation extending to over 2000 sqft. The delightful home provides beautifully and sensitively presented living space to include a fabulous, recently fitted 'Neptune' kitchen and 3 good reception rooms comprising a Dining Room, Drawing Room and a Sitting Room/potential Bedroom 4. With its exposed beams, stripped wood flooring, inglenook fireplaces and log burning stoves, the property has an abundance of charm and makes a wonderful home which can be moved into without further expense. Seated in grounds extending to just under 1 acre (STS), the property overlooks a pretty cottage garden with a level lawn and borders bursting with perennial plants, providing colour all year round. The paddock to one side of the property offers the chance to keep small livestock or a pony or equally could be cultivated as part of a self-sufficient lifestyle. The house is situated on the edge of this popular village and boasts open, rural views from its grounds and gardens. The thatch was renovated and re-ridged in June 2011 by the present owner.

**Accommodation** (please refer to the enclosed floorplan which is for identification purposes and not to scale)

Panelled timber front door to;

#### Entrance Porch

With a stripped timber floor and doors to:

#### Dining Room

A sizeable room, steeped in character with exposed beams and a



large Inglenook style fireplace with a log burning stove and a brick faced alcove to one side. With a double aspect to the rear and to the front over the gardens, the room has a stripped wood floor and ample space for a good sized dining table. Doors to;

#### **Rear Entrance Hall**

With a tiled floor and a part glazed door to the rear courtyard. Doors to;

#### **Boot Room**

With a window to the rear, a tiled floor and space for coat hanging and boot storage. Door to;

#### **Kitchen**

This impressive kitchen has a flagstone effect floor and is semi-open to the eaves, creating a feeling of space and height. The room has a double aspect to the rear and to the front with a set of French Doors leading to a sheltered patio which overlooks the gardens beyond. The kitchen was fitted in 2013 with a smart range of base and wall units made by Neptune, boasting granite surfaces and a large, central island unit with an oak surface, electric points and a seating area. The kitchen is fitted with a ceramic double sink with a central mixer tap and a hose mounted spray tap, as well as having space and plumbing for an American Style fridge/freezer, a dishwasher and a range cooker within a chimney breast setting, with a decorative timber beam and an extractor fan over. An alcove with a timber beam over gives space for a further refrigerator or a drinks fridge with a built in wine rack below.

#### **Utility Room**

Located close to the Kitchen, this useful room houses the oil fired boiler and has a window overlooking the patio with a stainless steel sink and drainer below. The room is fitted with a range of base and wall units with granite effect surfaces with space and plumbing for a washing machine and tumble dryer as well as space for an under-counter freezer of refrigerator if required. Door to;

#### **WC**

With wood flooring, a corner basin and low level WC.

#### **Study**

Accessed off the hall with a tiled floor and a window to the front of the house and a glazed internal window, the room is fitted with a long timber desk surface.

#### **Sitting Room**

A sizeable sitting room with a window to the rear and a wealth of features to include exposed beams, a stripped timber floor and a fireplace with a cast iron surround and a gas fired stove. The room is presently used as a Sitting Room but could be used as a 4<sup>th</sup> bedroom if required. Door to;

#### **Drawing Room**

This delightful room has exposed beams and a window to the front of the house overlooking the gardens, featuring an impressive Inglenook

Fireplace with a log burning stove. A door leads to the outside giving access to the part-walled side courtyard, and a further door leads to the Entrance Porch and on to the Dining Room.

#### **First Floor**

Stairs rise from the Drawing Room to the **First Floor Landing** with exposed beams and doors to;

#### **Bedroom 1**

A spacious master bedroom steeped in character with sloping ceilings and exposed joists, adding a depth of character and a romantic charm. A Yorkshire sliding window overlooks the gardens and a door leads to the **En Suite Shower Room** with a wood floor and a part-sloping ceiling with exposed beams and spotlight ceiling lights. The room is fitted with a white suite to include a WC, basin with storage below, a large corner shower unit and a chrome towel rail.

#### **Bedroom 2**

A charming double bedroom with sloping ceilings and exposed joists together with a loft hatch and a Yorkshire sliding window to the rear.

#### **Bedroom 3**

With an aspect to the side of the house to the open fields beyond, this double bedroom has exposed beams and sloping ceilings.

#### **Family Bathroom**

With wood flooring, a part-sloping ceiling and exposed beams, the room is fitted with a white suite to include a WC, a basin with a storage unit below and a freestanding bath with central taps and a shower attachment. The room has spotlight ceiling lights and a towel rail.

**Outside** (please refer to the enclosed site plan which is for identification purposes and not to scale)

The house is approached through a pair of remote controlled

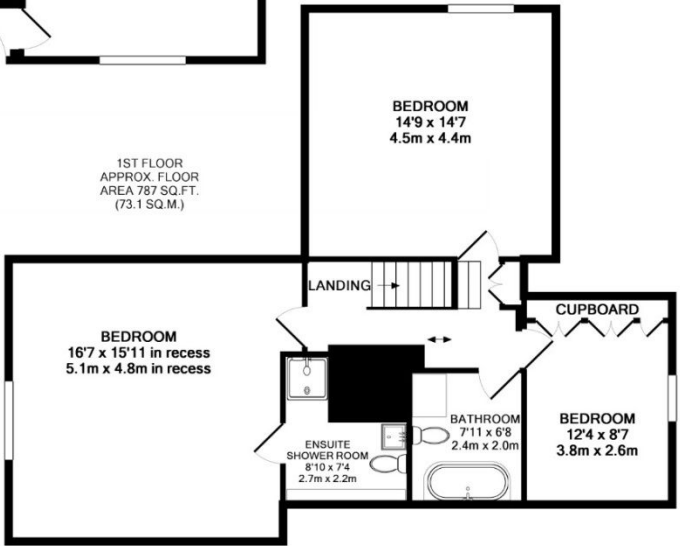
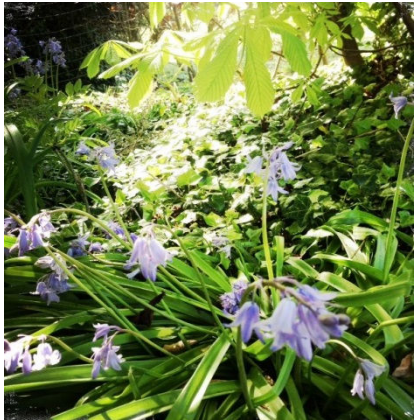
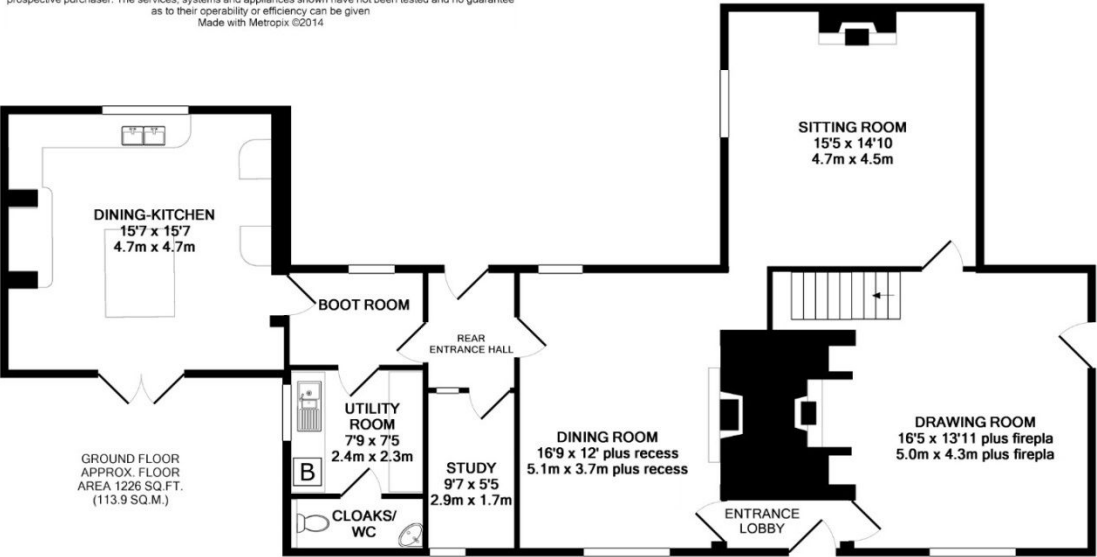


# Floorplans

TOTAL APPROX. FLOOR AREA 2012 SQ.FT. (186.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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timber gates onto a sizeable gravelled driveway with an attractive brick and pantile **detached garage** which has a pair of attractive arched timber doors and electricity connected. A further gate at the far end of the drive leads to the side parking area which adjoins the paddock/garden. A part-walled courtyard, which can be accessed from the Drawing Room, gives a sheltered entertaining area and a low brick wall encloses a pretty rear courtyard leading to the back door. The gardens lie to the front of the house and are mainly lawned with a deep perennial border running on the far side of the lawn and a pretty cottage style border running along the front of the house. Careful planting has ensured a wealth of colour and a variety of plants providing year round colour. A sheltered, paved patio is situated off the kitchen, creating an ideal place to eat and entertain, linking the gardens to the house via a set of French doors. Nearby is a small orchard area comprising both apple and plum trees, and a picket gate leads to the driveway and a brick built **outhouse** with plumbing for a WC if required. To the far end of the garden is a smart, fenced **vegetable garden** comprising 4 raised beds intersected with gravelled pathways and presided over by a timber propagating shed with a large glazed window.

The **Paddock** flanks the southern boundary of the property and houses a timber **summer house** with a veranda and provides a level, grassed area ideal for the keeping of small livestock such as sheep and chickens or a pony. Equally the ground could be cultivated as part of a self-sufficient lifestyle if desired.

#### Viewings

Strictly by appointment through the selling agent.

#### Please Note

The property is being sold by a relation of an employee of Masons.

#### Important Information

No appliances have been tested by the agents. All fixtures, fittings, carpets and curtains are excluded from the sale unless otherwise stated in these particulars. The extent of the land is described in accordance with scaled plan measurements and should be verified against the deed plan at sale stage. We understand that the property has oil fired central heating, with mains electricity and water and drainage connected but no utility searches have been carried out to verify at this stage. Maps and plans shown are not to scale and for identification only. The property is in Council Tax Band B. It is understood that a right of access is reserved over a portion of land to the rear of the property which is hatched in blue on the opposite plan.

