



# Kingsbury House

Withern

**M A S O N S**  
— Celebrating 175 Years —



# Kingsbury House

Main Road, Withern, LN13 0LD

Substantial five-bedroom family home

Plot of just under half an acre (STS)

Four versatile reception rooms

Two-bedroom garden lodge included

Large barn with conversion potential (STP)

Open farmland views to the rear

Extensive off-road parking

Solar panels with Tesla battery storage

Popular village location with good access links

Ideal for multi-generational living

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Occupying a site of just under half an acre (STS), Kingsbury House presents an excellent opportunity to acquire a substantial five-bedroom family home, set within the popular village of Withern and offering convenient access to Louth and the coast. The property features four reception rooms, a well-appointed kitchen, utility and boot room, with five generously sized bedrooms to the first floor.

Further versatility is provided by a static caravan within the garden, included in the sale, offering self-contained two-bedroom accommodation ideal for multi-generational living. A large outbuilding also offers potential for conversion. Externally, the property benefits from extensive gardens, open farmland views to the rear and ample off-road parking.

The house has a painted external finish with uPVC double-glazed windows and doors throughout. Heating is provided by electric panel heaters, and solar panels serve both the house and outbuilding, connected to a Tesla battery storage system and feedback tariff, resulting in efficient and low-cost running.





## Ground Floor

Part-glazed composite entrance door opens into the front reception room, currently used as a library, with windows to the front and side and carpeted flooring. A connecting door leads into the hallway, with an opening to the dining room, featuring a large front bay window and carpeted floor.

A recent side extension provides a large store room with vaulted ceiling and uPVC rear entrance, offering excellent potential as a further reception or games room. From the dining room, an opening leads to the central snug, with side window.

The central hallway has stairs to the first floor and a pantry cupboard with sliding door into the dining kitchen. There is also a fitted stair lift. The kitchen is fitted with a range of base and wall units, granite work surfaces and tiled splashbacks, built-in dishwasher, space for washing machine, stainless-steel sink and a Cuisine Master range cooker, with window to the side.





The kitchen opens into the rear lounge, featuring two bay windows, a multi-fuel burner set within a brick fireplace, wood-effect vinyl flooring and a cosy feel. Sliding doors lead into the conservatory, with polycarbonate roof, wooden floor and garden access.

Off the kitchen is the boot room with built-in fridge/freezer, understairs storage, rear garden access and a door to the cloakroom/WC, fitted with low-level WC and wash hand basin.





### First Floor

Spacious gallery landing with rear windows and pine doors to all rooms. The master bedroom is a large double to the front, with bay and side windows and carpeted floor. Bedroom two is also a generous front-facing double with twin windows and chimney breast alcoves.

Bedroom three is a further double with side window and walnut-effect flooring. Bedroom four is a rear-facing smaller double, also with walnut-effect flooring. Bedroom five is a small double, currently used as a bedroom and study, with side window and carpet.







The family bathroom includes a P-shaped shower bath with hand shower and Aqualisa unit, marble-effect wall panels, wash hand basin with storage, large airing cupboards, frosted side window and oak-effect flooring. A separate WC is fitted with low-level WC, wash hand basin, electric water heater and wooden floor.





## Outside

To the front is a low-maintenance shingled garden enclosed by picket fencing with planted borders and pathway to the entrance, also housing the Tesla battery system. To the side, a gated gravel driveway provides extensive parking and leads to the rear garden. The driveway continues to a large gravelled area at the rear, with brick shed and concrete yard. The garden is mainly laid to lawn with mature trees, shrubs, raised planters, fenced boundaries and a paved path leading to the garden lodge. Open farmland views extend to the rear and side, with a vegetable plot and a working well with brick base and timber canopy. Adjacent is a raised pond with timber sleepers to perimeter.



## Barn

A substantial brick-built barn with pitched roof, large access doors, windows and pedestrian side door. Suitable for multi-vehicle storage or conversion to an annexe (subject to planning), currently used as a home workspace and library. The building benefits from lighting, power, solar panels and inverter.



## Garden Lodge

The garden lodge is a static home positioned to the left-hand side of the garden, accessed via steps and uPVC entrance door. The entrance hall provides storage and leads to the main accommodation, all with wood-effect flooring.

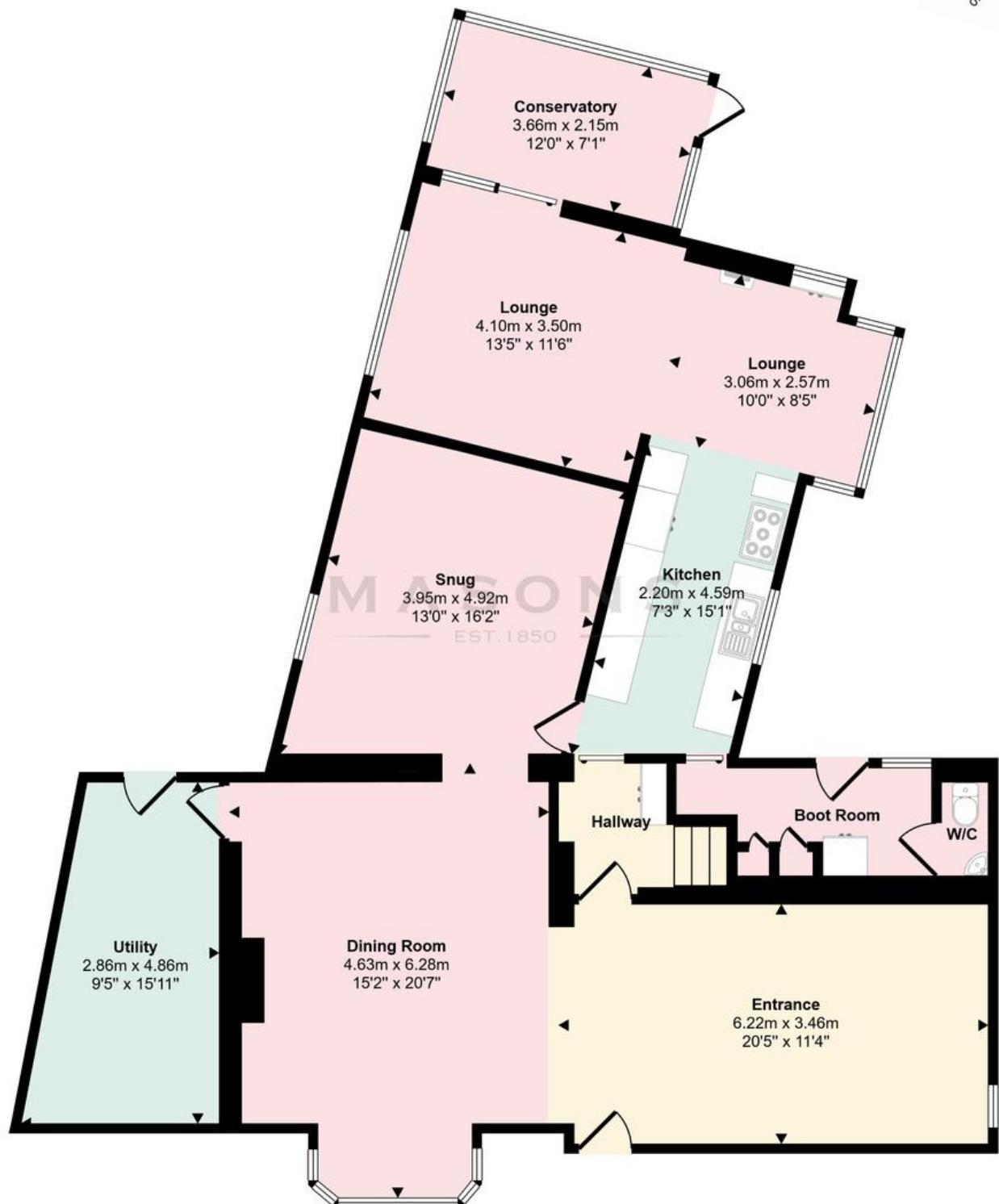
The kitchen diner is fitted with a range of units, granite work surfaces, stainless-steel sink, electric cooker, dishwasher and space for appliances, opening into the dining area with rear door and window. The lounge is a well-proportioned room with windows to two aspects.

The main bedroom is a large single with wardrobes and side window, while the second bedroom is a single room with side window. The bathroom comprises a panelled bath with Mira electric shower over, low-level WC, wash hand basin and side window.







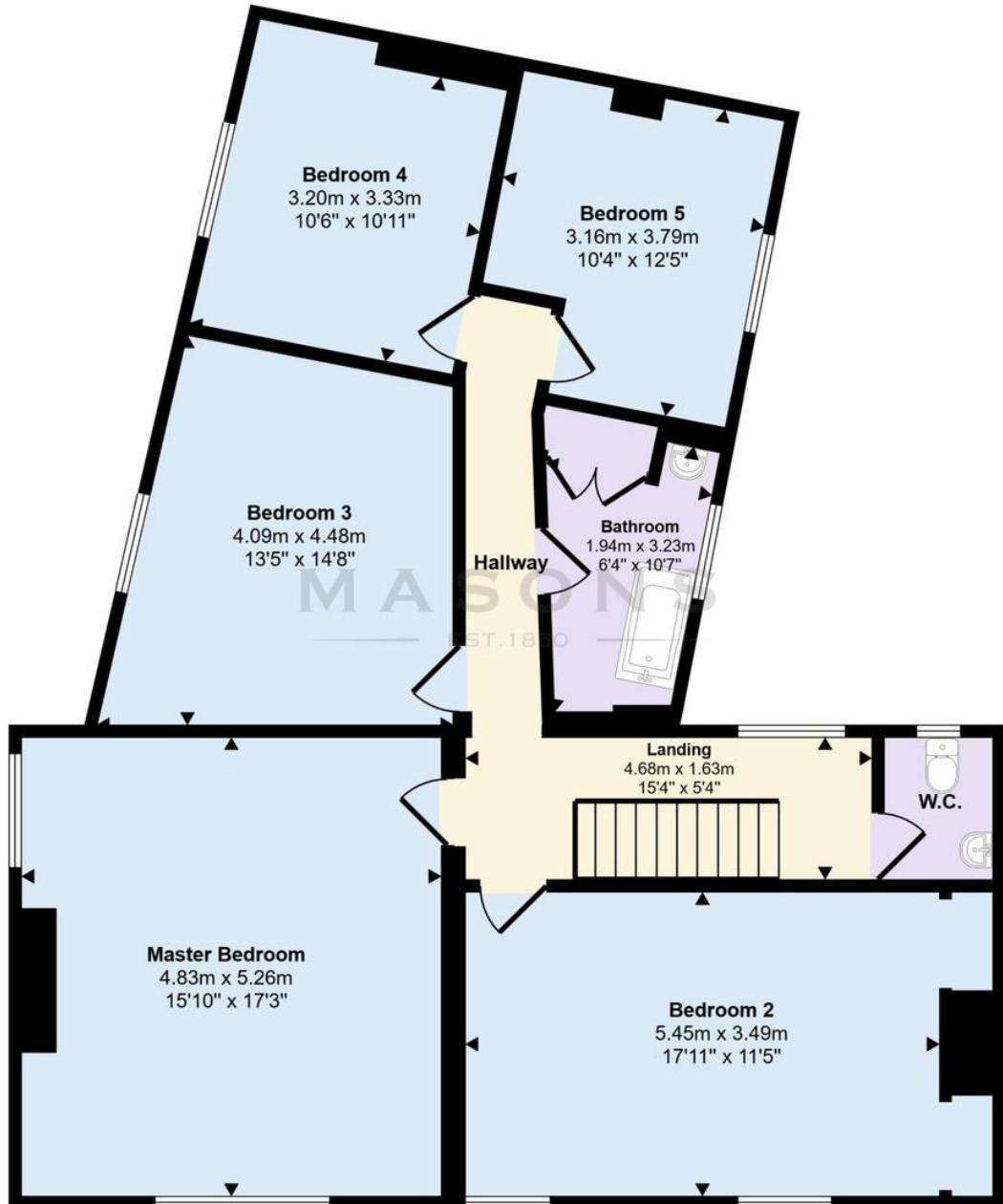


### Ground Floor

Approx 134 sq m / 1441 sq ft

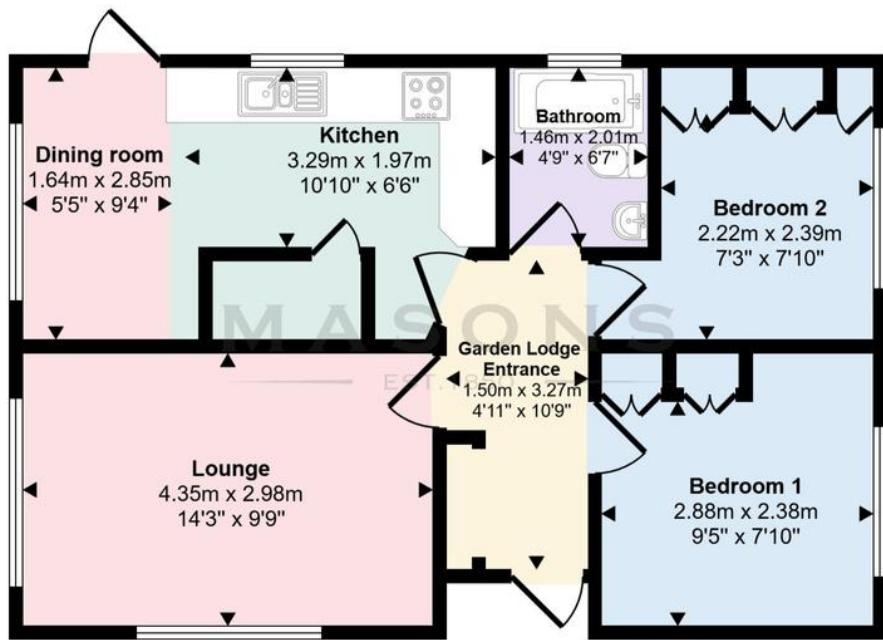
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

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



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**Garden Lodge**

Approx 53 sq m / 568 sq ft



**Outbuilding 1**

Approx 42 sq m / 449 sq ft

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# Withern

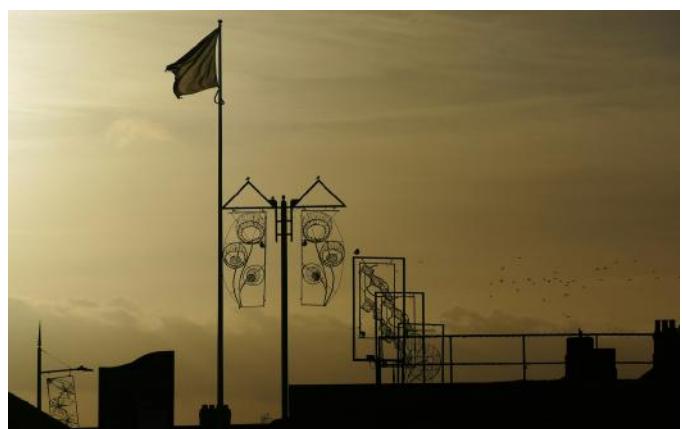
Charm near the Coast

Withern is a rural village located approximately midway between the market town of Louth and the Lincolnshire coast with a lane from the village fringe to the nearby village of Aby at the foot of the Wolds - an area which enjoys a network of bridleways across the Wolds. There is an equestrian centre at the Kenwick Park leisure complex on the outskirts of Louth. Free day passes can be obtained to ride horses on the beach which extends for several miles to the north of Mablethorpe and south as far as Skegness and Gibraltar Point. Louth has three markets each week, a variety of individual shops, good schooling facilities, cinema, theatre and many sports clubs and associations. The main regional business centres are in Grimsby and Lincoln



Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



# Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.





## Viewing

Strictly by prior appointment through the selling agent.

## Council Tax

Band D

## 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

## Location

What3words: //respected.downward.flashing

## Directions

From Louth, take the Legbourne Road, proceed to the roundabout and take the second exit along the A157. Follow the road through Legbourne and South Reston and proceed to Withern. In the centre of the village, continue along the straight road and Kingsbury House will soon be seen on the left-hand side.

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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