



The Paddock

Great Carlton

M A S O N S

— Celebrating 175 Years —



The Paddock

Glebe Road, Great Carlton,
LN11 8JX

Three-bedroom detached bungalow

Subject to agricultural occupancy condition

Peaceful village location near Louth

Generous plot of approx. 0.32 acres (STS)

Small paddock area ideal for animals or hobby use

In need of full renovation throughout

Excellent potential for a family home

Driveway parking and extensive gardens

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An excellent opportunity to acquire this three-bedroom detached bungalow which is subject to an agricultural occupancy clause (details below). The bungalow is situated in the peaceful village of Great Carlton near Louth and occupies a generous plot of around 0.32 acres (STS), including a small paddock area to the side. The property is in need of full renovation, however, once completed will make an ideal family home. The property briefly comprises entrance porch, utility, kitchen diner, lounge, while off the generous hallway are three bedrooms and a bathroom. Garage adjacent the driveway with ample front and rear gardens.

The property is believed to date back to the late 1970s, being of cavity wall construction and has a pitched roof covered in tiles with a further flat roof to the side. Windows and doors are aluminium framed with an oil-fired central heating system, which we are advised is not functioning and will therefore require replacement or repair.



Planning Occupancy Condition

Following on from the planning permission granted in 1977 for the construction of the bungalow, condition 3 of the permission states “the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 of the Town and Country Planning Act 1971, or in forestry or a dependant of such a person residing with him, (but including a widow or widower of such a person)”.

Any applicant interested in the property should enquire with East Lindsey District Council to confirm that they comply with this condition before proceeding to contact us in order to book a viewing and register your interest and subsequently make any offers.

Accommodation

A covered porch gives access to the spacious hall with built-in cupboards, one housing the hot water cylinder. Off to the right are three double bedrooms, while to the left is the spacious lounge with open fire, opposite which is the bathroom with three-piece suite plus a shower. A good size kitchen diner with fitted units and patio doors onto rear garden, beyond which is a spacious utility room and side porch. At the side of the property is the detached garage, currently with personnel door to the front, which also houses the Firebird oil-fired central heating boiler, which we are told is not operational and would need repair or replacement.









Outside

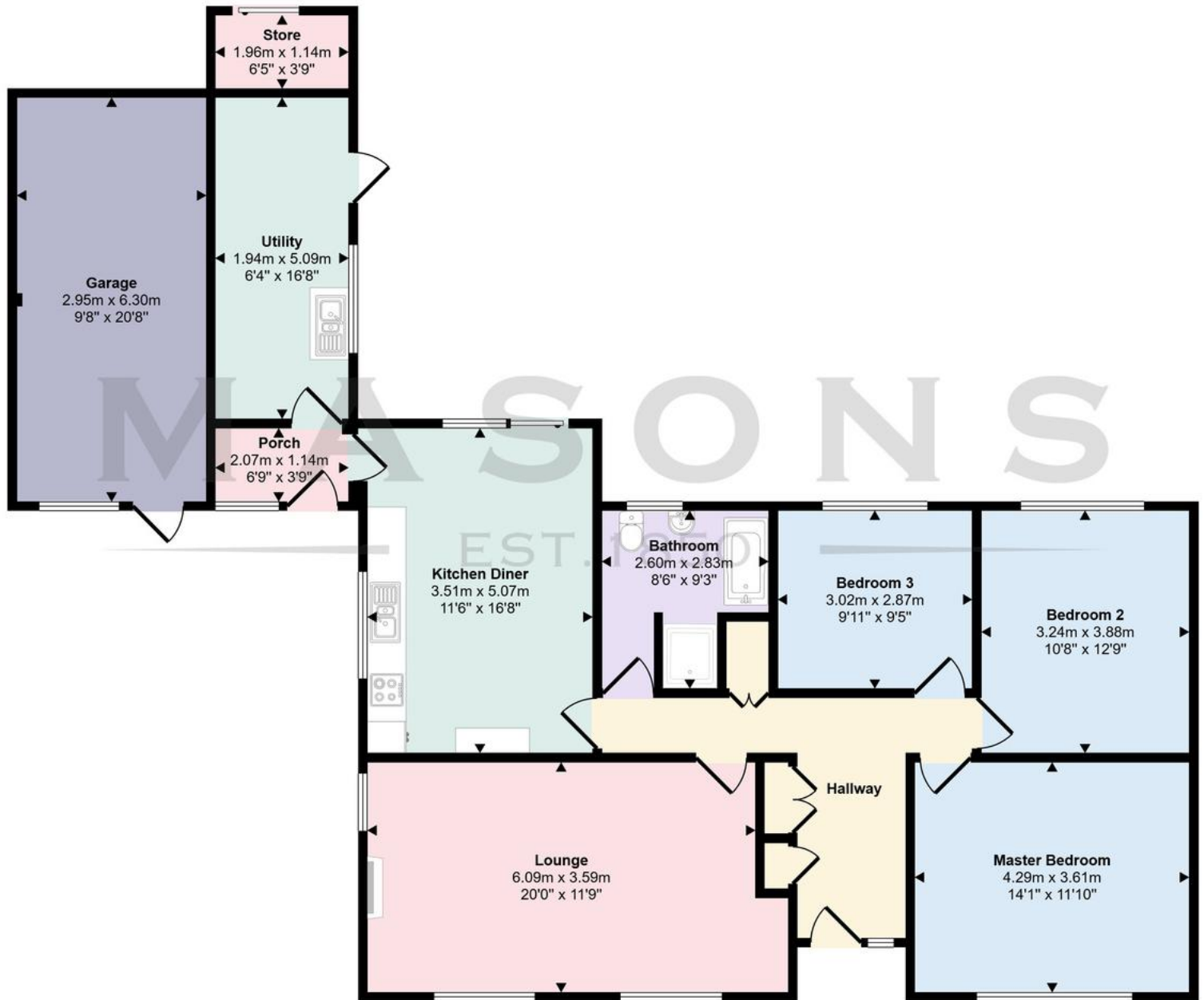
Driveway providing parking for multiple vehicles, with turning area and having brick boundary wall to front. Rear garden laid to lawn with post and rail fencing to left side. The rear garden houses the oil storage tank, with concrete path, outside store and a generous rear garden having fenced and low-level brick boundary walls with the gardens in need of landscaping. To the left-hand side of the bungalow is a triangular section of paddock, which is currently unfenced to the neighbouring field. Please see the enclosed land map to show indicated boundaries and buyers should rely on their own surveys and deed plan from solicitors to establish the exact location of the boundary. It is the responsibility of the buyer if they wish to fence this boundary. The area makes an ideal small pony paddock or is useful for animals or vegetable plots, etc, subject to any necessary consents.







Approx Gross Internal Area
135 sq m / 1455 sq ft



Floorplan

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.

Great Carlton

A Village with Character and
Community

The Paddock enjoys a quiet rural setting just a short drive from the popular market town of Louth, (7 miles) which has an excellent range of shops, primary/secondary schools and academies, the King Edward VI grammar school and numerous recreational facilities. Louth has a cinema, theatre, sports and swimming centres, tennis academy, bowls, golf course and the Kenwick Park Leisure and Equestrian Centre on the outskirts. Seven miles to the east is the Lincolnshire coast with nature reserves to north and south, the latter culminating in beaches which stretch for many miles beyond Skegness to Gibraltar Point. Legbourne and South Reston are around three to three and a half miles away, each providing popular public houses with dining facilities. The main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles)



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 (26 miles) and Grimsby (16 miles).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

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: ///croaking.fermented.pencil

Directions

From the crossroads in the centre of Great Carlton, bear west along main road travelling for a short distance until you see the war memorial on the right-hand side by the junction of Glebe Road. Take the right turning into Glebe Road and the bungalow is immediately on your left.

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.

M A S O N S

EST. 1850

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Louth, Lincolnshire
LN11 9QD

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Important Notice

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