



SUPERB 4 BEDROOM FARMHOUSE WITH 3 BEDROOM COTTAGE AND 3.65 ACRES

STAIN GLEBE FARM
HUTTOFT ROAD, SUTTON-ON-SEA, MABLETHORPE, LINCOLNSHIRE

savills

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Reception room ♦ Kitchen breakfast room ♦ Conservatory
♦ Music room ♦ 2 ground floor bedrooms ♦ Ground floor
bathroom ♦ 2 first floor bedrooms ♦ Shower room ♦ Double
Garage ♦ Workshop & Kennels ♦ Gardens totalling approx 1.65
acres ♦ Approx 2 acre paddock ♦ 3 bedroom self contained
♦ EPC rating E ♦ Grade II Listed cottage

Situation

This superb property occupies a rural position surrounded by open countryside and is approached via a long driveway. The nearby town of Sutton on Sea has facilities including shops, schooling and a beach with blue flag status. Also within easy reach is the market town of Alford which also has the well respected Queen Elizabeth Grammar School. Sutton on Sea is ideally situated for access to both the nearby towns of Alford and Skegness with their shops and grammar schools, whilst the scenic countryside of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty, lies just beyond the town of Alford. There are several riding stables in the area who use the beach. For access further afield, the market town of Louth is easily accessible in the northwest whilst the historic Cathedral city of Lincoln is accessible via Alford and the A158 to the west.

Description

Stain Glebe Farm is a superbly appointed detached farmhouse which has been recently refurbished to a very high standard and offers flexible living accommodation. Within the grounds there is a separate Grade II listed detached brick 3 bedroom cottage which has also been refurbished and offers excellent potential for additional accommodation/holiday let (subject to the necessary consents). A further benefit of the property is the large detached brick workshop which has potential for a variety of uses and incorporates purpose built kennels with indoor and outdoor facility, power and a water supply.

In more detail the accommodation comprises newly fitted kitchen breakfast room with central island and wooden worktops, sliding door through to conservatory which in turn opens onto the garden. Also off the kitchen is the music room with double doors to garden and access to the integral double garage.



Reception room with wood stripped floor and fireplace, rear hallway with access to the two ground floor bedrooms (one currently used as an office), newly fitted family bathroom and stairs to the first floor with two further bedrooms and a shower room.

Grade II Listed cottage comprises fitted kitchen, sitting room with fireplace, dining hall, further reception room (or ground floor bedroom), spacious bathroom with easy access bathtub and shower. The first floor has 2 attic bedrooms.

Outside

The house and cottage stand in well maintained grounds of approx 1.65 acres plus a 2 acre paddock. From the main driveway is a gated access onto the gravelled drive which leads to both properties, the workshop, hard standing area and car port.

The main property has an enclosed gravelled courtyard and a side garden with a variety of shrubs and trees. The rear garden is laid to lawn with filled borders, fishpond and decking and has the benefit of extensive views over neighbouring farm land. The cottage has its own garden which is laid to lawn and with established planting. The garden to the rear of the workshop includes a large polytunnel and additional fenced paddock.

Workshop

Large detached brick workshop with double glazing, power and water supply.

Directions

From Alford take the A1111 in the direction of Sutton on Sea and turn right towards Bilsby, continue travelling through Bilsby and Markby and then at Hannah turn right onto Crawcroft Lane (signposted Huttoft). Take a left turn and Stain Glebe Farm is located almost immediately on the right.



Cottage



Cottage



Cottage

FLOORPLANS

Main House gross internal area = 1,967 sq ft / 182 sq m

Garage gross internal area = 274 sq ft / 25 sq m

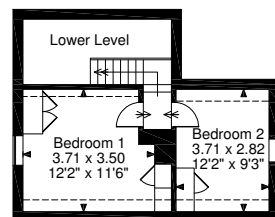
Carport gross internal area = 147 sq ft / 14 sq m

Garages & Workshops gross internal area = 1,607 sq ft / 149 sq m

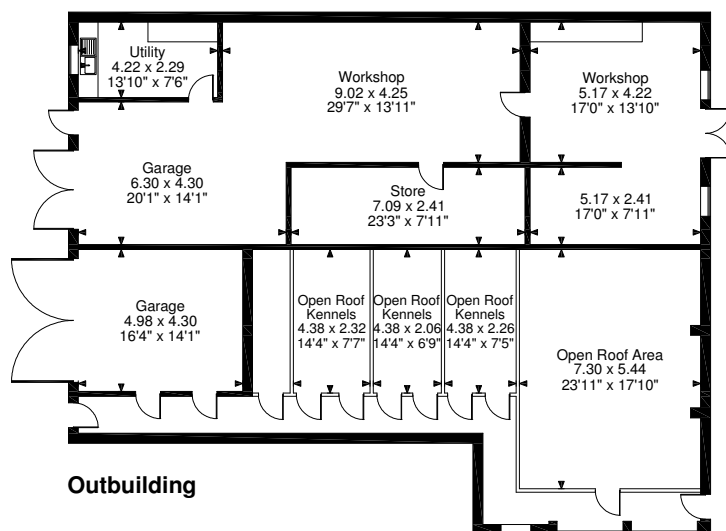
Cottage gross internal area = 926 sq ft / 86 sq m

Open Roof Areas gross internal area = 1,083 sq ft / 101 sq m

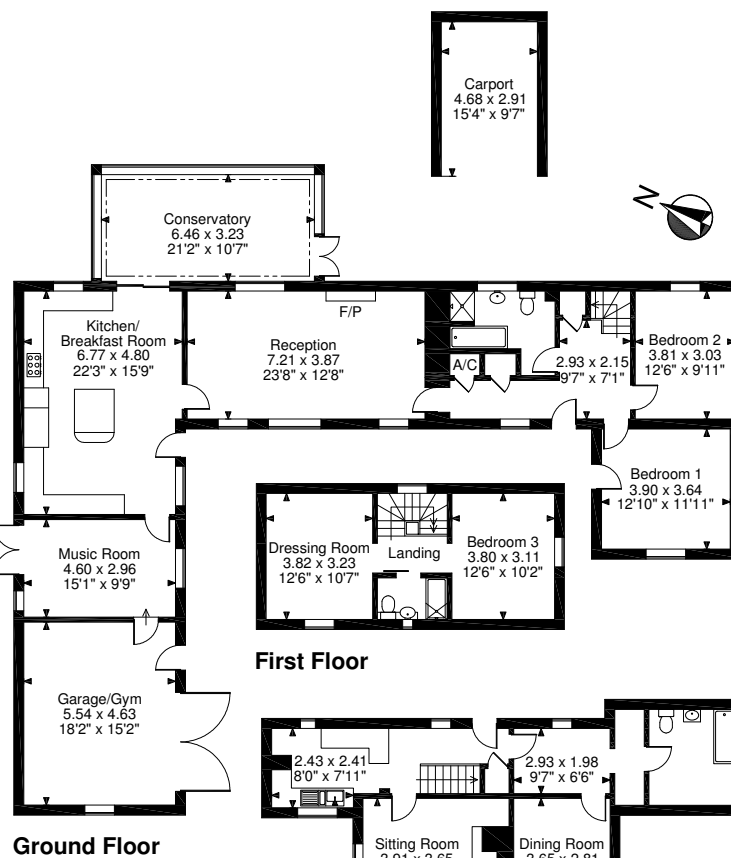
Total gross internal area = 6,004 sq ft / 557 sq m



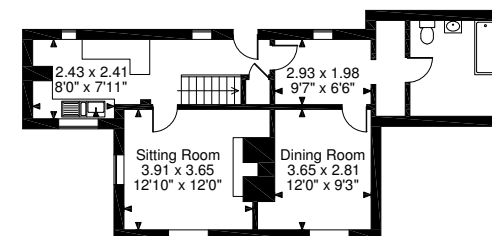
Cottage First Floor



Outbuilding



First Floor



Cottage Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	54
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	