



Sturdys Farm  
Saltfleetby LN11 7SN

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



STURDYS FARM  
SALTFLEETBY

# Sturdys Farm

Saltfleetby, Louth, Lincolnshire LN11 7SN

**A substantial and prominent detached farmhouse in a rural village location and providing versatility and potential with approximately 8.4 acres of land (subject to survey) together with a sheltered enclosed riding arena and extensive range of outbuildings with potential for a variety of uses (stp)**

- Country setting between Louth and the Coast
- Character farmhouse with three double bedrooms, four reception rooms and conservatory
- Substantial range of outbuildings providing potential for a variety of uses subject to planning consent  
4 x brick-built loose boxes
- 8.4 acre grounds (sts) comprising formal gardens and extensive grass pasture land
- Scope for equestrian, horticultural, hobby farm or CL site subject to planning consent
- Driveway to spacious parking and turning areas
- Enclosed, sheltered riding arena with all-weather surface
- Large versatile Barn which would readily make an American Barn for mixed equestrian and general purposes
- Potential for residential or holiday cottage development by new-build and/or conversion of outbuildings subject to planning consent

Sole Agents:

**MASONS**  
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### Directions

Proceed east from Louth on the B1200 and at the roundabout take the first exit continuing along the B1200 towards the coast. Carry straight on at the traffic lights at Manby Middlegate and follow the road to Saltfleetby which extends for several miles. Continue until the primary school is found on the left side and Sturdy's Farm is then the next property on the left.

### The Property

This traditional Lincolnshire farmhouse is believed to date back to the late 1800's and has mellow brick walls beneath a pitched timber roof structure which has been re-covered in concrete interlocking tiles during the more recent history of the house. Heating is by an oil-fired central heating system and most of the windows are now uPVC double-glazed units. Presently arranged as three bedrooms, the floor area clearly indicates that the house is larger than many four bedroomed properties of similar type.

### Accommodation

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

### Ground Floor

Main front entrance with uPVC part-glazed (double-glazed) front door to: -

#### Entrance Hall

With feature staircase having pine spindle balustrade and coat hooks beneath. The internal doors of the property are a combination of styles but mainly pine panelled or part glazed.

#### Drawing Room

A well-proportioned room with a recessed brick fireplace having quarry tiled hearth and raised plinths together with inset cast iron stove having folding doors allowing the fire to be opened if required. Mock beams to the ceiling and feature walk-in, double-glazed, semi-circular bay window.

#### Sitting Room (presently used as an office)

With a reconstituted stone fire surround, having hardwood mantel shelf and gas (LPG) fire inset. Coved ceiling and small internal, four-paned window.

#### Study

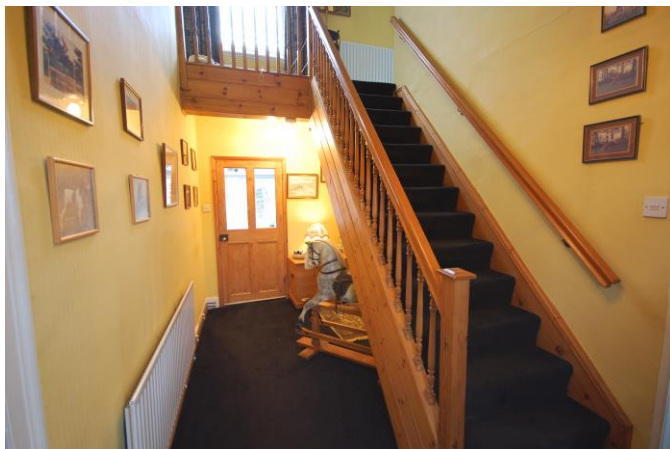
With built-in, full-height cupboards, the lower section housing the electricity consumer unit with MCBs. Walk-in cupboard with fitted shelves and coat hooks to rail. Coved ceiling.

#### Conservatory

Victorian style with a polycarbonate roof and blinds, brick base walls and a combined light/ventilator fan to the ridge. French doors open on the side elevation.

#### Family Room

A wide room extending along the rear of the property with a substantial cast iron stove, sloping ceiling and two rear windows overlooking the courtyard. 1.7m wide opening to the: -



### Dining Kitchen

Refitted in 2017 with extensive base, wall and larder units having soft closing doors and drawers, stone effect work surfaces and sink unit, tiled splashbacks, built-in double-oven with grill and 4 plate hob Halogen spotlights, skylight window and door to the: -

### Utility/Shower Room

With base and wall units having an oak finish, space with plumbing for washing machine, single drainer, stainless steel sink unit and corner ceramic tiled shower cubicle with curved, glazed screen doors and shower mixer unit. Part-glazed (double-glazed) door to outside and further door to: -

**Cloakroom** with low-level WC, ceramic tiled walls and an electric wall heater.

Further **Utility Room** accessed from the rear courtyard.L-shaped around an integral timber-built tack room with base and wall cupboard units and part-glazed (double-glazed) door to each side. Single-drainer sink unit to the corner with hot & cold water supply. Plumbing for washing machine.

### First Floor

#### A very long Landing

with gallery area, having balustrade to the stairwell above the entrance hall.

#### Bedroom 1

A large double room with a full length range of wardrobes built around the chimney breast, two of which have mirror-doors. Two windows on the front elevation and coved ceiling.

#### Bedroom 2

A further L-shaped double bedroom with two arched alcoves to each side of the chimney breast.

#### Bedroom 3

With sloping ceiling having painted beam and a window to the side and rear elevation.

### Bathroom

A spacious bathroom with a white and floral patterned suite of panelled bath with electric shower unit over, bidet, pedestal wash hand basin and low-level WC. Tiled splashbacks. electric wall heater, shaver light, coved ceiling and trap access to the roof void.

### Outbuildings

Timber-framed **Barn**, 18.6m x 32m with corrugated roof having skylight panels – a large building with potential for use as an American barn, hay storage, implement storage, etc.

#### Timber and Corrugated Workshop/Freezer Room

4.75m x 2.84m and 4.79m x 2.84m

To the rear of the main barn is a **Lean-to** which is part steel and part timber framed and measuring 18.4m x 5.74m.

Brick-built **Loose Boxes** with corrugated roofing and all having a depth of 4.04m x respective widths of 4.61m, 4.59m, 2.88m and 3.43m. Beyond the stables is a brick-built, 2-storey **Traditional Barn** with slate roof and measuring 21.45m x 4.19m including piers overall, partially open to full roof height and the remainder with loft over. Connecting door to: - further **Lean-to** at the rear – timber framed with corrugated cladding and roof, field gate access and measuring 21.45m x 5.32m with a sub-dividing gate.

**Workshop and Storage Area** within a further brick-built range of outbuildings with corrugated roofing, 12.89m internally x 4.18m with sliding door access, electric light and power.

### Gardens and Land

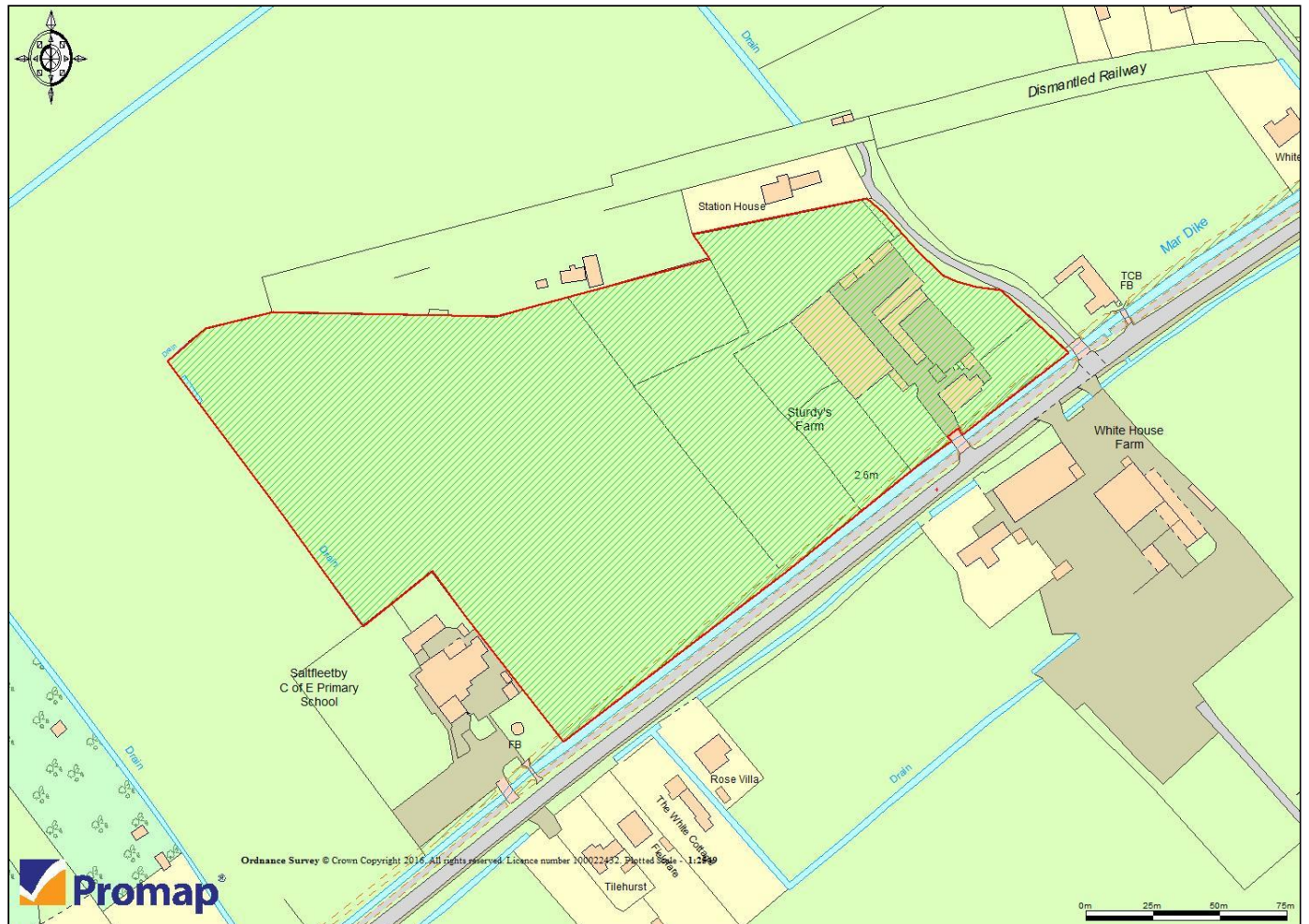
The property has an extensive frontage of approximately 785ft and is approached over a gated bridge which crosses the water course along the entire frontage. On the west side of the house and extending around the rear of the outbuildings the level grass pasture land has been used for equestrian purposes by the present owner and is partially sub-divided by a central hedge. There is a sheltered



riding arena understood to have an all-weather surface comprising silicon sand and uPVC granules with drainage – the arena is enclosed by the traditional outbuildings and brick walls with double door access and a window to spectate from the patio adjacent. To the east side of the house are the delightful and extensive formal gardens – typically English and separated by hedgerows into contrasting areas with many established ornamental trees, shrubs and bushes, climbing plants, flower beds and borders with secluded sitting areas, clothes drying space, patio to the side and fruit trees. Immediately at the rear of the house there is a soft rubberised-paved courtyard with raised, walled, flower beds, a secure gated entrance and access through the utility room to the formal garden beyond. The outbuildings are accessed by a driveway which is open to a large parking area before the main barn and then the drive continues between the barn and traditional outbuildings to the rear.

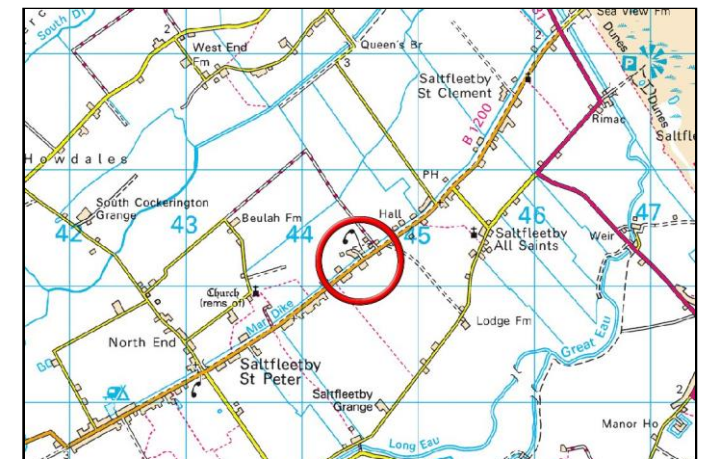
**Viewing:** Strictly by prior appointment through the agents.

**Location:** Saltfleetby is approximately 7 miles from the market town of Louth and just three miles from the Lincolnshire coastline. Different areas of Saltfleetby are known by the three churches and there is a village shop, fishing lakes with camp site, a petrol station, a primary school and The Prussian Queen public house. The popular market town of Louth provides a good range of shopping, schooling and recreational facilities. The area between Louth and the coast has a network of bridleways and day passes can be obtained for equestrians to ride on the beach. Regional business centres are in Grimsby, Lincoln and Boston.

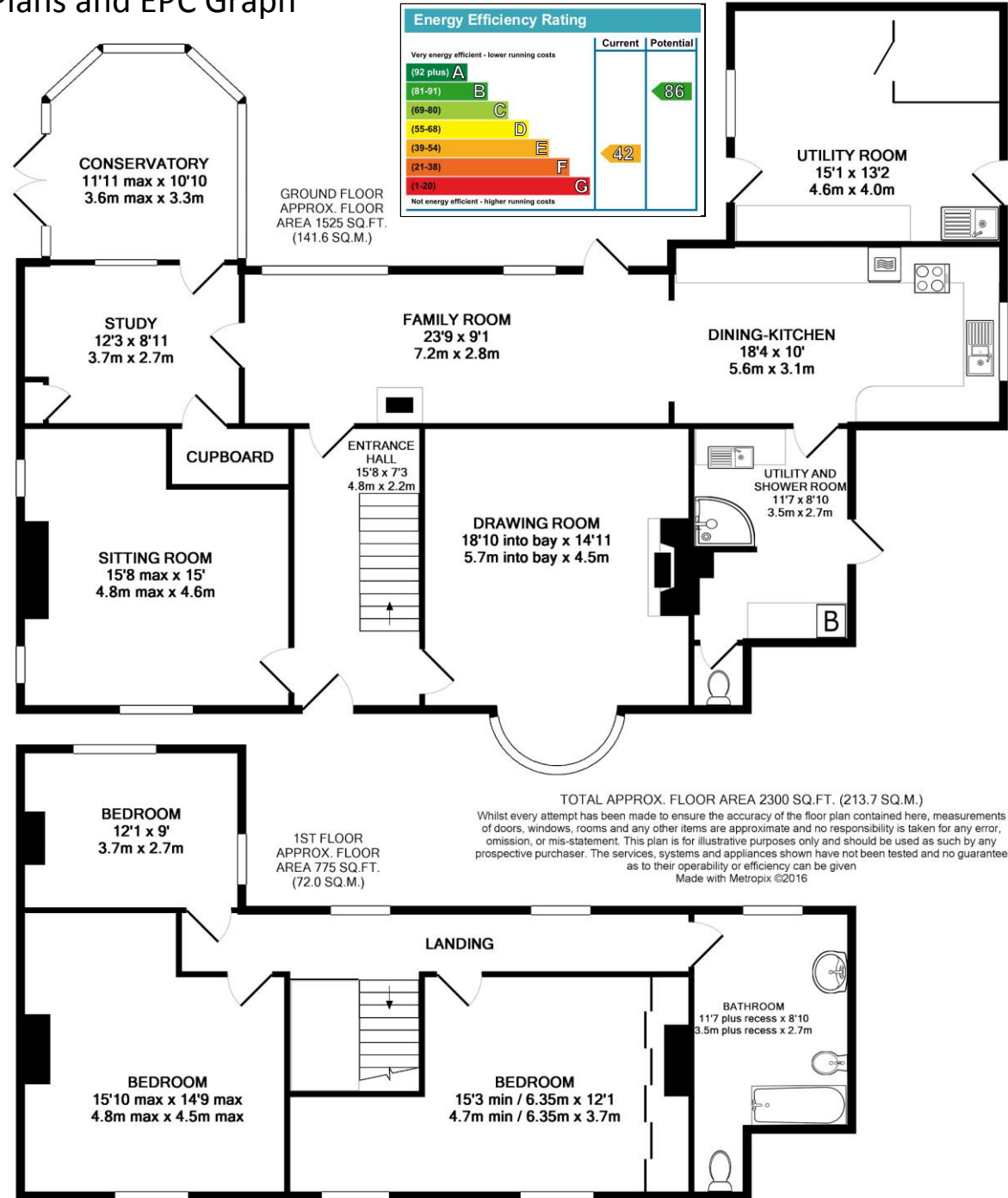
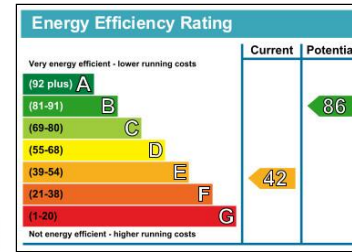


**General Information;**

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 water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.



# Floor Plans and EPC Graph





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