



Conisholme House  
Conisholme LN11 7LS

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







# Conisholme House

Main Road, Conisholme, Louth, Lincolnshire LN11 7LS

An interesting chance to acquire a small Lincolnshire Smallholding comprising a characterful and very spacious detached farmhouse in need of modernisation and renovation, an extensive range of outbuildings with fair hope value for conversion to residential/holiday accommodation (stp) and pasture land in two enclosures to the side and rear –approximately 29.6 acres in total

- Substantial detached farmhouse in need of renovation and modernisation
- Range of traditional outbuildings and larger agricultural buildings
- Potential for conversion to additional accommodation, separate dwelling/s (stp)
- Driveway, separate entrance to the buildings, formal gardens to the front of the house
- Rural location adjacent to the A1031 coast road from Grimsby/Cleethorpes to Mablethorpe
- Pasture land in two large enclosures providing scope for a small farm or larger equestrian project (stp)
- Superb views across the fields to the Wolds in the distance – stunning sunsets!
- The house is arranged as 5 bedrooms, bathroom, 3 reception rooms, kitchen and office
- NO CHAIN

Sole Agents:



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Lincolnshire LN11 9QD

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### **The Farmhouse**

Conisholme House is a substantial detached, brick-built farmhouse which is estimated to date back to the mid-Victorian era and the property is generally of an L-shaped configuration with pitched timber roof structures covered in concrete interlocking tiles. The majority of the original windows were replaced some time ago and are of large multi-pane sliding sash type, many of which are now hardwood and some of the windows have internal working original shutters. The property has an oil-fired central heating system and the rooms are of particularly generous proportions, the property having an overall floor area as shown on the floor plans, of approximately 2,485 square feet, (230.9 square metres). Generally the property requires a scheme of modernisation and improvement but provides great potential to create a superb, spacious country home.

### **Accommodation**

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

### **Ground Floor**

Hardwood six-panelled front door with arched panels and glazed fan light to:

### **Entrance Hall**

Understairs cupboard with shelving, old coat hooks to wall plaque, radiator and staircase with pillared balustrade and hardwood handrails/newel post to the first floor. Corner shelf.

### **Living Room**

With a marbleised slate pillared surround to the inset cast iron and ceramic tiled fireplace, ceramic tiled hearth and open grate. Shelf adjacent, two double radiators, window to each side with working fold-back shutters and four-panel doors from the hall and to the:

### **Drawing Room**

Painted pillared fire surround to cast iron and ceramic tiled fireplace with ceramic tiled hearth and open grate; shelf adjacent.

### **Dining Room**

Extremely spacious with an enamelled range set into the chimney breast with open fireplace, ovens and ceramic tiled hearth; large built-in dresser adjacent with base and wall double cupboards and centre drawers. Large corner double cupboard with framed interior and shaped shelves. Two double radiators.

### **Office/Boot Room**

With a rear casement window, hardwood part-glazed door, coat hooks, high shelves and painted beam. Small built-in cupboards by the chimney breast. Radiator and ceiling hatch access to the bedroom over.

### **Kitchen**

With base cupboards and drawers, single drainer stainless steel sink unit, wall cabinet and double radiator. Multi-pane casement window.





### Utility/Boiler Room

On split levels with brick floor, meat hooks to the ceiling, two small Yorkshire sash windows and part-timber strut partition. Firebird Popular 120 oil-fired central heating boiler with digital wall programmer.

### First Floor

**Spacious Landing** with pillared balustrade having hardwood handrail and newel post extending around the stairwell. Radiator, coat hooks to inner landing and access to the roof void. Four-panel doors leading off.

### Bedroom 1

Extremely spacious with a sealed fireplace, shelved cupboard adjacent, double radiator and internal Yorkshire sash window to the smoking room beyond. Window to front and side elevations.

### Bedroom 2

Sealed fireplace with painted pillared surround and built-in cupboard adjacent. Radiator and sash window providing superb views across the owned pasture land to the north and west.

### Bedroom 3

Again with a sealed fireplace, built-in cupboard adjacent, radiator and window presenting fine views as from bedrooms 2 and 4.

### Bedroom 4

Radiator and sash window to the side elevation.

### Bedroom 5

An extremely long bedroom to the rear of the property with steps down from the landing, corner chimney breast and window to the side and rear elevations. Part-sloping ceiling and floor trap access from the office/boot room below.

### Bathroom

Extremely spacious with a coloured suite of panelled bath, pedestal wash basin and low-level WC. Radiator, part-sloping ceiling, towel rails and steps down from the landing. Built-in airing cupboard

containing foam-lagged hot water cylinder with linen space surrounding.

### Outside

The property is approached through a wide timber five-bar gated entrance onto a grass driveway of generous width, which extends towards the side of the house also giving access to the coach house adjacent.

There is a formal garden area positioned mainly to the front of the house and laid to lawn, enclosed by brick walls and hedges with mature trees between the garden areas and the pasture land. The garden extends to give access along the side of the main elevation and to the rear of the house there is a brick and slate range of outbuildings which are generally in need of considerable repair but providing the scope to create a useful range of stores and outhouses.

### Outbuildings and Land

There is a range of both traditional and modern buildings which are located adjacent to the house. Pedestrian access can be gained directly from the house driveway and there is also a separate vehicular access from Conisholme Road. Parts of the traditional buildings are in a poor state of repair. The buildings comprise of the following:-

**General Purpose Building** (23m x 15m approx.) steel portal frame building with asbestos sheet roof, gable end lean to, dirt floor and part block wall to northern elevation.

**General Purpose Northern Building** (27m x 9m approx.), steel portal frame open fronted building with 9m x 9m approx. timber pole extension. Two bays have a concrete floor and the remainder is dirt. Asbestos sheet roof with roof lights, part brick and part asbestos





clad walls in places. To the eastern elevation there is a range of traditional brick and clay pantile buildings. The buildings comprise of cattle stalls/ store/ equipment rooms, workshop space and open fronted storage. Parts of this building are in a poor state of repair.

Traditional **Brick Stables** (12.7m x 4.6m approx.) comprising of two stables and store room. Asbestos sheet roof and part cobbled floor.  
Traditional brick and pantile **Cart Shed** (17.7 m x 5.2m approx.) with open archway and separated into sections internally.  
Traditional two storey brick and clay pantile **Grain Store Building** (9.1m x 6.2m approx.) with internal grain bin.

L shaped **Traditional Brick Building** with part clay pantile and part asbestos sheet roof, comprising, **Cattle Shed** (15.5m x 4.6m approx.) and open fronted **Cattle Building** (8.8m x 4.6m approx.) which opens on to a **Crew Yard**.

Two storey traditional brick and pantile **Coach House** 14.8m x 4.6m (approx.) incorporating **Two Garages** with up and over doors.

**The land** is permanent pasture and split into two land parcels. The land can be accessed via a gate directly off Conisholme Road and via the access located to the rear of the buildings.

#### Basic Payment Scheme

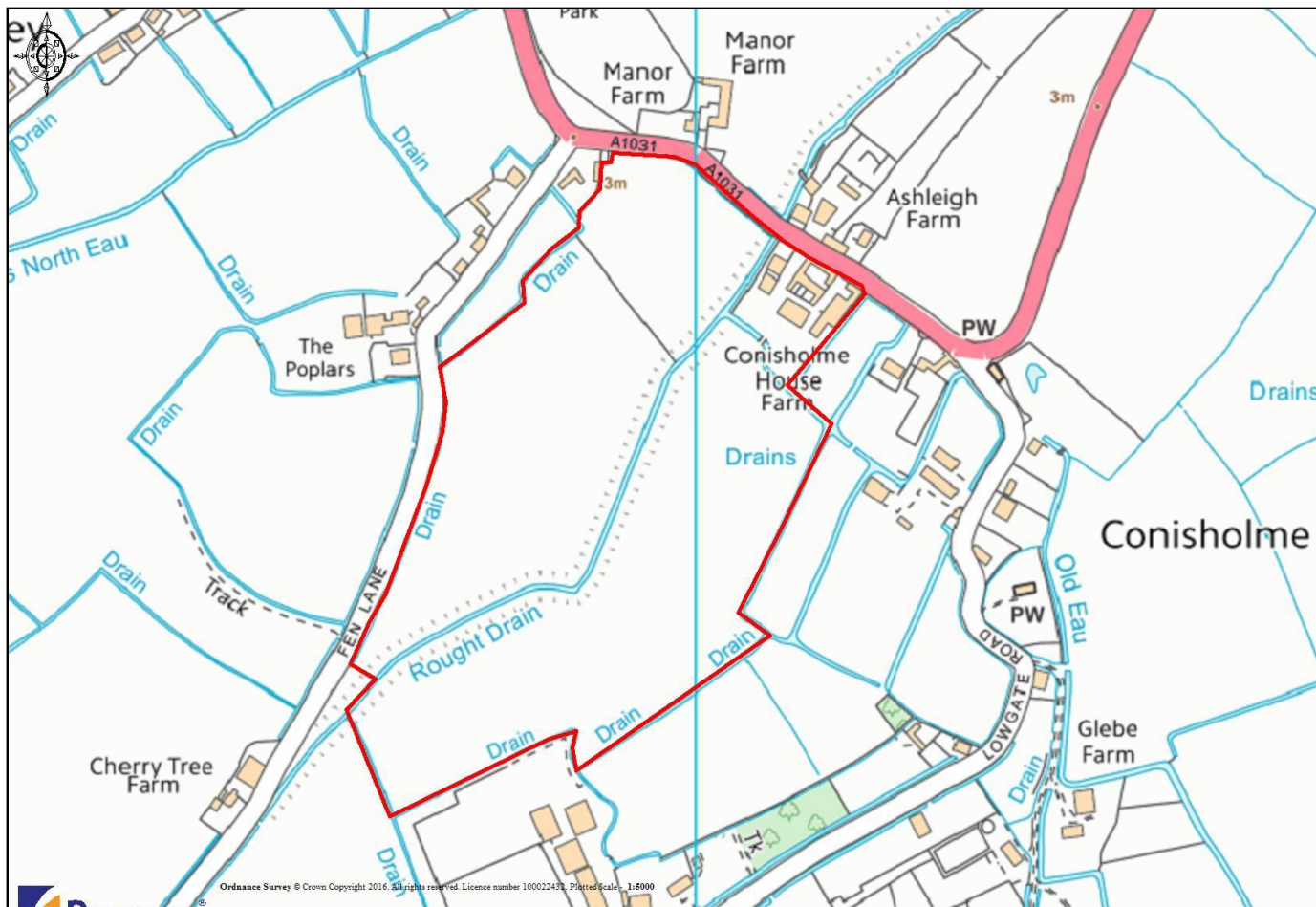
The appropriate number of BPS entitlements will be included with the sale. The seller will reserve the 2016 BPS payment and the buyer(s) will be required to indemnify the sellers against any non-compliance penalties for the remaining period of the 2016 claim.

#### Location

Conisholme is a small rural village positioned adjacent to the A1031 coast road from Grimsby to Mablethorpe. The village has a variety of individual properties which are generally wide-spread and Conisholme House has only a handful of nearby properties in the immediate vicinity. The village is approximately 2 miles to the north of North Somercotes, a larger village providing a range of facilities including public houses, primary and secondary schools, local shops, recreational facilities, etc. The market town of Louth is approximately 10 miles in land and has an attractive range of individual shops, three markets each week, good sporting facilities and there is a network of bridleways between the coast and Louth. The coast itself provides miles of nature reserves with beaches to the south. Lincoln is 39 miles away, Grimsby 16 miles and the Humberside Airport 27 miles.

#### Important Information

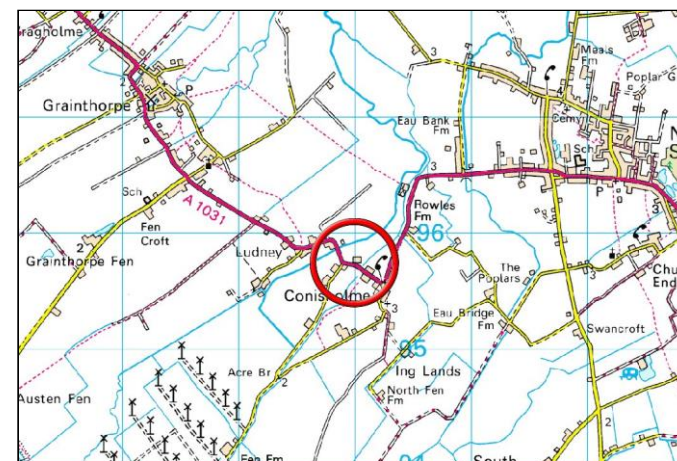
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of



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 and electricity with drainage to a private system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.

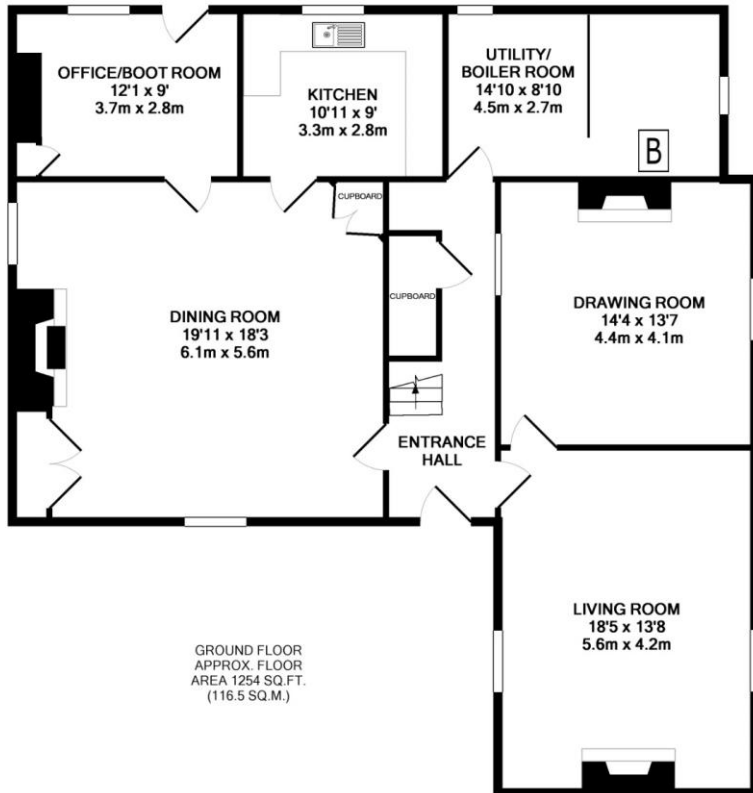
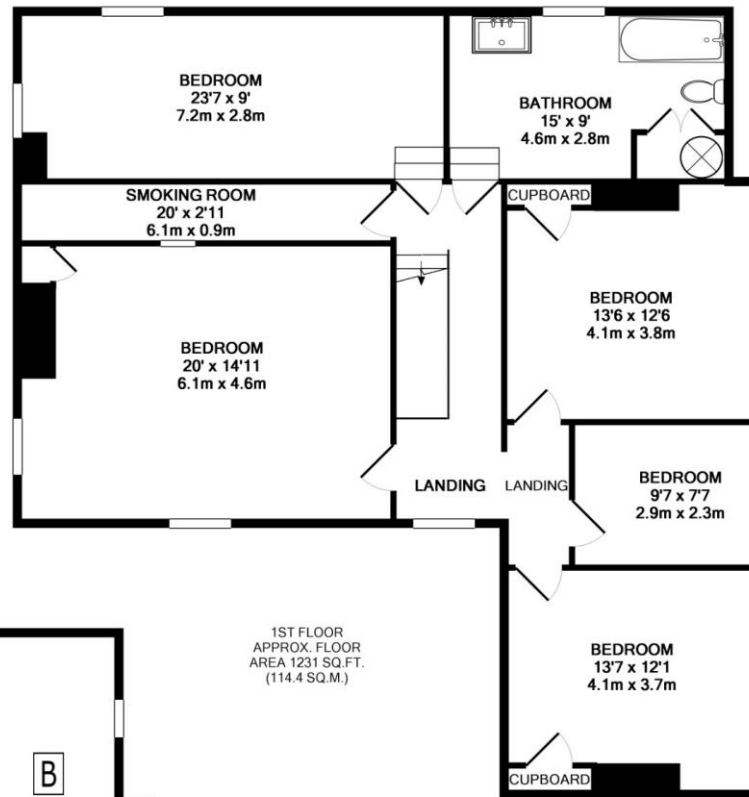
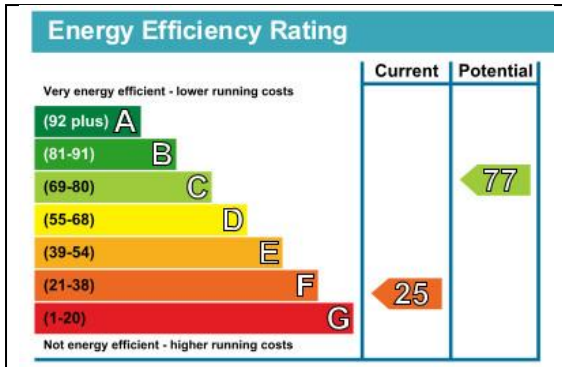
#### VIEWING

**Strictly by prior appointment via the selling agent.**  
**Given the potential hazards, care should be taken during viewing, particularly around the outbuildings, which are in poor condition.**  
**Applicants enter at their own risk.**





# Floor Plans and EPC Graph







Corrmarket, Louth, Lincolnshire LN11 9QD T 01507 350500 F 01507 600561

Important Notice  
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