



Wyggeston House

Great Carlton

M A S O N S

— SINCE 1850 —



Wyggeston House

Chapel Lane, Great Carlton
Louth Lincolnshire LN11 8JR

A unique opportunity to acquire a traditional lifestyle in the heart of rural Lincolnshire
Positioned in grounds of just over 5 acres (STS) to include grass paddocks, gardens and orchard
Useful outbuildings and long driveway to a large forecourt before the main south elevation
Many character features from the Georgian and Victorian eras
Spacious hallway, gallery landing, 5 first floor double bedrooms, 2 bathrooms and WC)
Lounge, sitting room, home office, dining-room and open plan kitchen with Aga
Rear porch/boot room, utility room, cloakroom/WC and large pantry
uPVC double-glazing, alarm systems, oil central heating system and dual hot water cylinders
Potential for equestrian, agricultural, horticultural or leisure use (STP)
Peaceful setting with exceptional open views across the owned land and countryside beyond

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Summary

A substantial detached period country Farmhouse with grounds of 5.05 acres (subject to survey), useful outbuildings and spacious character accommodation in a peaceful setting with superb open rural views.

Five double bedrooms, two bathrooms, large reception hall, gallery landing, sitting room/study, and garden room (presently a home office); open-plan farmhouse dining-kitchen, huge pantry, utility room, cloaks/WC, 1st floor WC, and boot room. Oil fired central heating system, multifuel burner and UPVC double glazed windows.





The Property



Wyggeston House originally dates back to the Georgian era around 1830 with extensions in late Victorian times around 1890. The house has brick faced principal walls, partly of early cavity construction with cavity wall insulation beneath pitched timber roof structures covered in natural slate.

The house stands well back from a small north-through country lane with a long driveway culminating in the main entrance and spacious parking forecourt. There are useful outbuildings in red and buff brick under clay pan tiled roofs and the extensive level grounds are mainly to the north-east and south-west, with a brick ha ha to the formal south-west garden and a forecourt. The grassland has potential for equestrian, agricultural, horticultural or leisure use and an orchard with long frontage to the lane affords potential for residential development, all subject to planning permission.



Heating is by an oil central heating system with dual hot water cylinders, a multifuel burner in the lounge and an oil-fired Aga range in the kitchen, which is purely for radiant heat and cooking. There are additional fireplaces but not presently in use. The large windows are uPVC double glazed and present some lovely open views across the owned land to unspoilt countryside beyond, whilst flooding the rooms with natural light.



Above all, the property enjoys a quiet and peaceful setting, well away from the main roads in this region.

The Accommodation

For the purposes of our descriptions below, the front elevation is deemed to be the south-west elevation which features on the front cover of this brochure.





Ground floor

The long driveway leads past the outbuildings along the side of the house and then opens into the large parking and turning gravelled forecourt. From here there is a main entrance into the house on the south elevation.



A double-glazed front door with surrounding windows opens into an entrance porch with a complementary inner pine framed part-glazed door and surrounding windows to the L-shaped hall. The entrance hall has an impressive tessellated floor and a fine staircase with pitched pine balustrade and newel posts leading up to the first floor. There is a shaped archway to a side passage leading to the garden room via a glazed door and the main area has ceiling spotlights, wall shelves, and a radiator, stripped pine moulded four panel doors to the reception rooms.



The lounge is a spacious living room with a large bay window on the south elevation having a window seat with storage under and from which there are lovely far reaching country views. A focal point inside the room is the marble pillared fireplace with mantle shelf, a brick and projecting marble half and an inset enameled cast-iron multi fuel stove. The ceiling has ornate moulded covering and there are four art deco style wall lights.



Adjacent to this room is a sitting room or snug which forms a study for the present owners with large window on the main elevation enjoying open views over the forecourt and surrounding fields. This room also has a cast-iron fireplace in a painted pillar surround with splayed decorative ceramic tiles and matching tiled hearth, inset grate and shaped canopy. To the side there is a full height cupboard with stripped pine doors.

Facing north-east and ideal for morning sun, the garden room is bright and airy with large windows and French doors all having vertical louvre blinds and opening onto the large morning patio. This room is a home office at present and fitted with a bank of a power points around two sides and has a laminated oak effect floor covering, three wall lights and a radiator.



A wide shaped archway between the kitchen and dining room creates an extremely spacious traditional farmhouse dining kitchen with a walk-in front bay window complementing that of the lounge and from which there are open views to the south-west.



The kitchen area has range of pine fronted units, comprising base cupboards and drawers, wall cupboards, an enclosure for an upright fridge freezer, a recess with plumbing for dishwasher and a tall unit with mid-level built-in electric double oven/grill. The pine lined work surfaces have ceramic tiled splashbacks and incorporate a wide one and a half bowl double drainer stainless steel sink unit with ornate lever mixer tap and a ceramic four plate electric hob with a faced cooker hood above.



The dining room has a second window on the side elevation, a pine effect laminated floor covering, a long radiator and four wall lights on dimmer switch. The ceiling is coved with a smoke alarm.

A painted 4 panel door with step down from the kitchen leads into a passage with utility room off, a long radiator and an opening into the useful rear boot room. This has flagstone flooring, a trap access to the wing roof void, an up/ downlighter and coving to three sides.





In keeping with the proportions of the house, a large pantry has extensive pine wall shelves, flagstone flooring, a side window, ceiling light point and space for chest freezer and/ or other appliances with a ledged latch door and step up from the boot room.



The utility room has base and wall units with birch style facings, roll edge for work surfaces with a single drainer stainless steel sink unit and lever mixer tap, space with plumbing for a washing machine, flagstone flooring which continues into the cloakroom beyond, a programmer for the central heating system and side window above the sink. A part-glazed door leads into this room with a ledged latch door leading through to the cloakroom which has a white low level WC, pedestal wash hand basin having lever tap, rear window, ceiling light and a chrome curved ladder style radiator/ towel rail.





First floor

The staircase leads up from the hall to a spacious gallery landing with pitch pine spindle balustrade extending along the stairwell, coved ceiling, rear window, a large radiator, 2 double wall lights and a toilet off with low level WC, light, rear window and oak-effect vinyl flooring.

The landing gives access to 5 well-proportioned double bedrooms on the first floor and a door from a quarter landing leads to the family bathroom.



The master bedroom is at the front of the house and is a large room with front window providing superb views, a side window, a small cast-iron fire surround and two wall uplighters. A shaped walk-through archway leads into a dressing room and on to the ensuite bathroom beyond. The dressing room has a pine double wardrobe with hanging rails and shelving and an airing cupboard with foam-lagged hot water cylinder, immersion heater on timer and linen shelves.



The ensuite bathroom is spacious and has a white suite comprising a central projecting pine-panelled bath, a corner glazed and splash-boarded shower cubicle with lever-mixer unit and drench head, a low-level WC and a vanity wash basin with tiled surround over a pine double cupboard; mirror and spotlight above. The window presents the same views as from the bedroom, and there is a radiator, coved ceiling, white ladder style radiator/towel rail and ceiling spotlights.



The second bedroom is at the front of the house enjoying superb views with window to front and has a vanity wash basin with tiled splashback over a double cupboard. The laminated floor covering is in the style of grey oak boards and there is a marble pillared fire surround with cast iron inset and decorative tiling. There is a large radiator, coved ceiling and 3 double wall lights.

The third bedroom is at the rear with views from a side and 2 rear windows. This room has two wall uplighters, a large radiator, coved ceiling and a cast iron fireplace with decorative ceramic tiling and painted pillared surround.



Bedroom 4 is approached through a passageway off the landing and has a window facing the drive at the side, coved ceiling, radiator and trap access to the roof void. In the corner angled painted panelling has a centre door to a built-in wardrobe.



Bedroom 5 enjoys lovely views to the north-east and has built-in wardrobes and high level cupboard across the double bed recess. There is a radiator, coved ceiling and trap access to the wing roof void.



The family bathroom has a white suite comprising a large panelled bath with shower fittings to the mixer tap and a chrome thermostatic shower unit above with handset, a low-level dual-flush WC and a pedestal wash basin with tiled splashback and LED mirror over. There is a tall white ladder style radiator/towel rail, a radiator, 4 spotlights to the ceiling and an oak effect vinyl floor covering. The window is on the side elevation. A panelled door opens into a large airing cupboard with an Albion Ultrasteel insulated hot water cylinder having immersion heater, linen shelving and an expansion vessel.



Outside Outbuildings

Along the side of the driveway and accessed through traditional ledged and braced doors, the outbuildings comprise:

A large L-shaped garage/workshop with blue brick floor, double doors, alarm, light and power points. Connecting door to an inner office/store (formerly the groom's room) with corner fireplace in arched surround, multi-pane single-glazed window, tall double cupboard, red brick floor and original timber wall panelling to part.

Garage/cart shed with double doors, red brick floor and light.

General store with multi-pane single-glazed window, light and connecting door to;

Former dairy, now a large log and general store with part skylight roof tiling.

Attached to the rear of the house is a brick and slate coal store with electricity meter and consumer unit, light and a ledged and braced door. Adjacent is the boiler house with latch door, hatch, light and containing the Hoval Hotline oil central heating boiler.

Just a few feet to the rear is a sliding ledged and framed door into the detached brick and pan tiled tank room with quarry-tiled floor, light, separate fuse box and within which the modern oil storage tank is located.

Beyond, two smaller brick and tiled buildings are not currently in use.

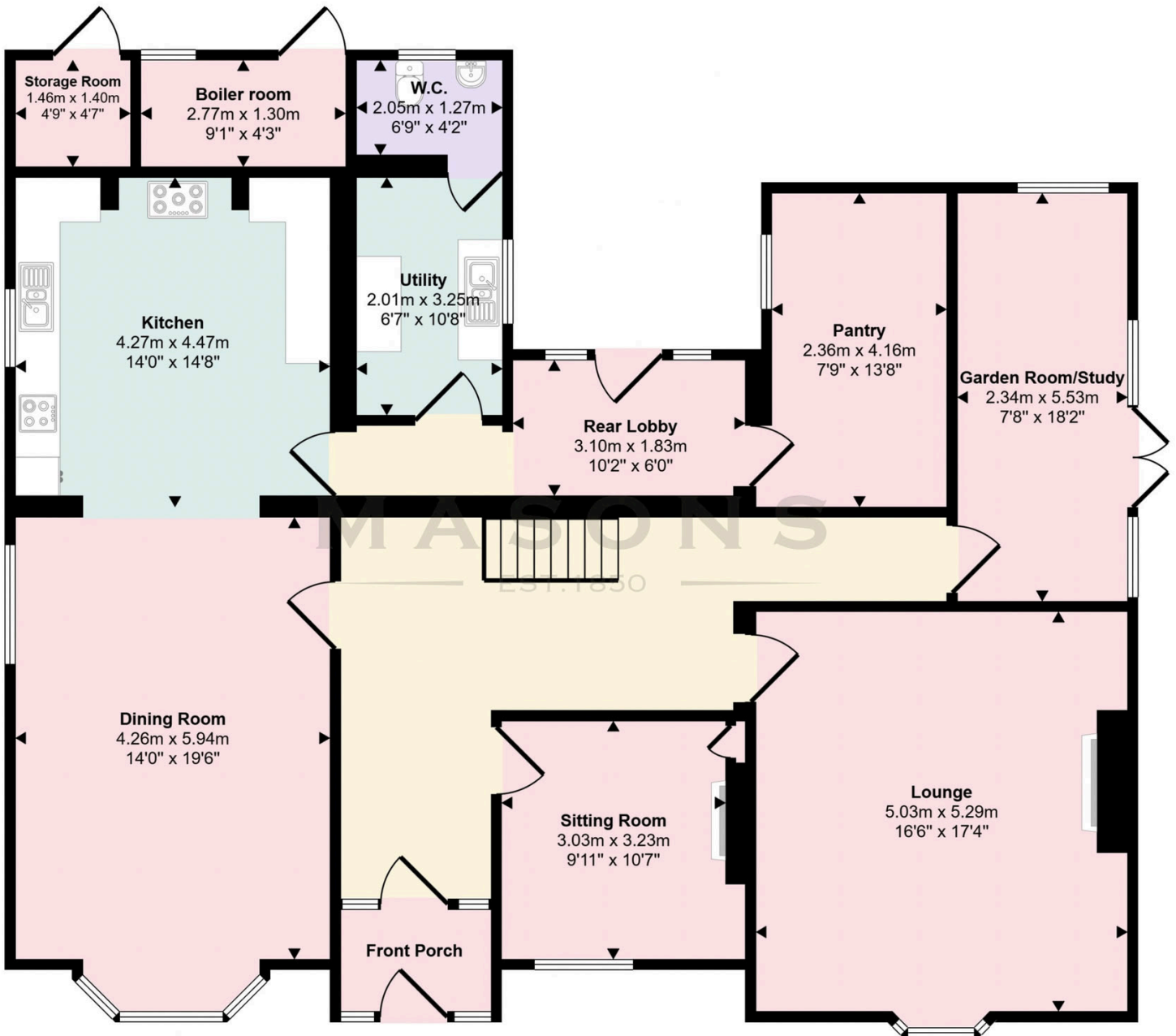


The Grounds

Surrounding the property, the extensive grounds of 5.05 acres (STS) comprise formal gardens with patio seating areas, long driveway and parking forecourt before the main elevation, lawns and grassland mainly to the north-east and south-west of the house. The main lawn is tree-lined to the east and has a traditional ha-ha to the owned field beyond, while more established trees line the drive, following on from the outbuilding range. There are further isolated trees in the paddocks, and the boundaries have a mixture of fencing and mixed hedgerows. The lawn at the rear of the house has a screen hedge with a small walk-through opening into the orchard which has a lane side hedgerow.





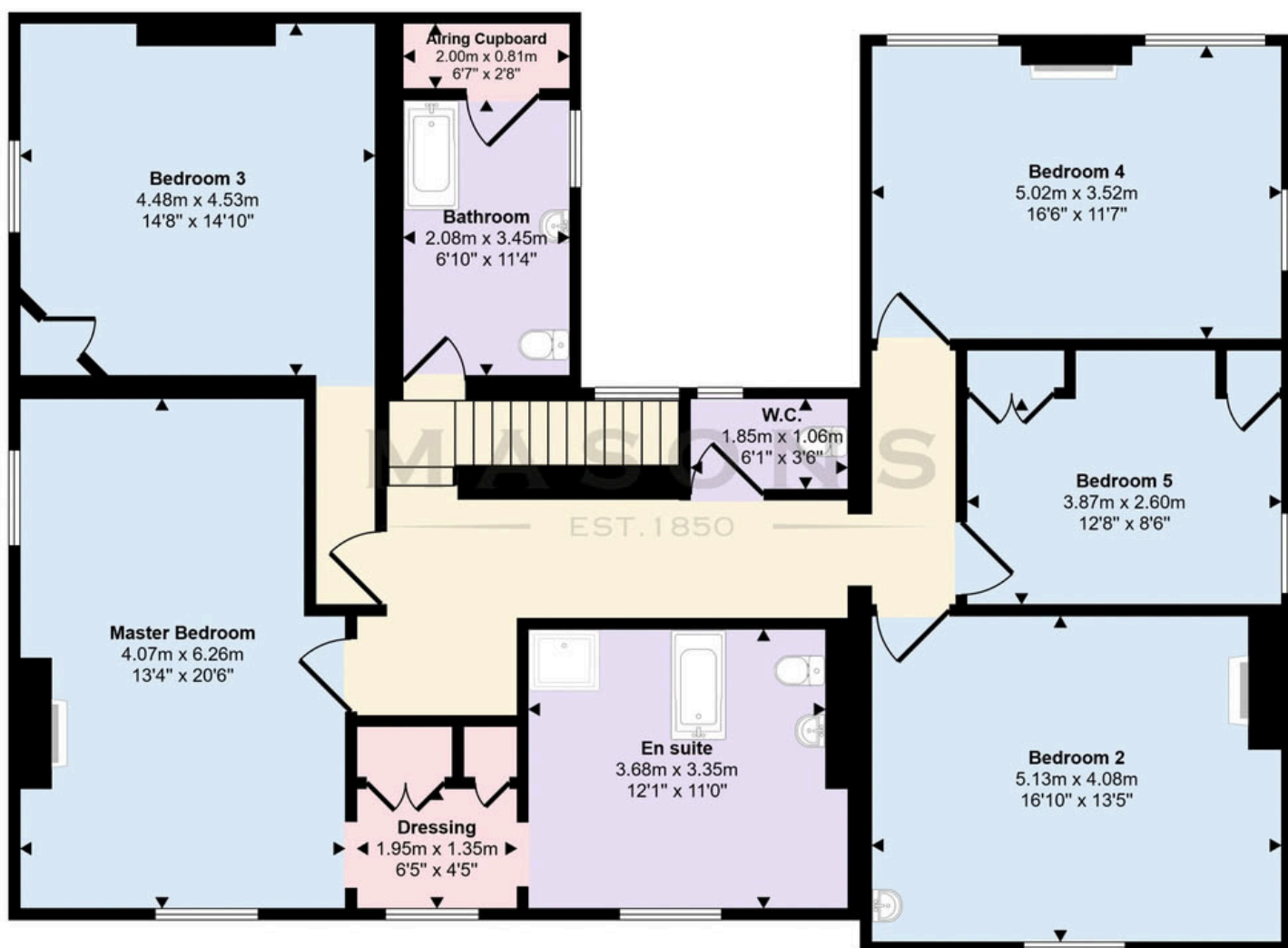


Ground Floor

Approx 166 sq m / 1787 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.



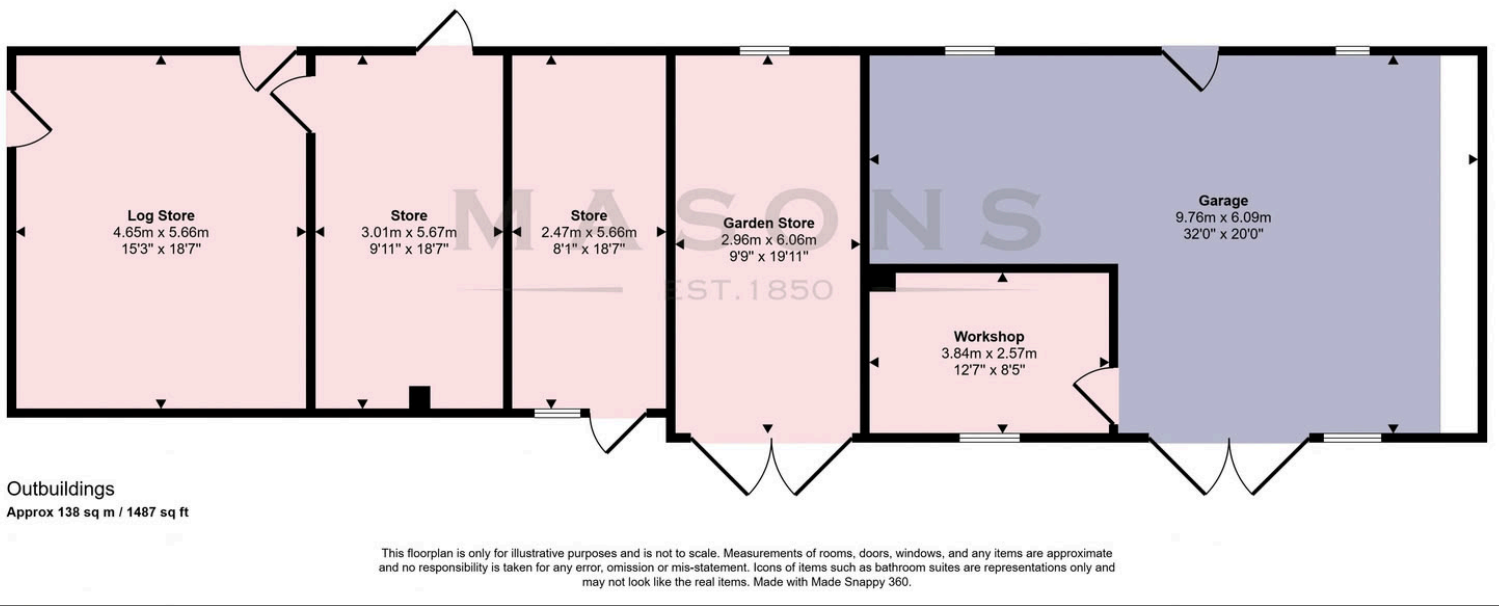
First Floor

Approx 156 sq m / 1677 sq ft

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Great Carlton

A Village with Character and
Community

Wyggeston House 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 from Great Carlton 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 from Louth are in Lincoln (26 miles) and Grimsby (16 miles).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

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: ///chips.confused.televis

Directions

From Louth take the B1200 towards Legbourne, take the second exit at the roundabout and follow the A157 through Legbourne. After leaving the village, look for and take the first left turning to Little Carlton, follow the lane to the eventual T-junction and turn right. Continue to Great Carlton and at the crossroads in the village centre, carry straight on and the house will be found on the right.

Agent's Note

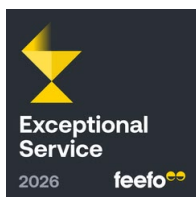
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Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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