



Ivy House Haugham Louth LN11 8PU

£1,000,000

Council Tax Band G

JOHN TAYLORS
EST. 1859

Set in a picturesque small village within the Lincolnshire Wolds, this beautifully renovated and sympathetically enlarged period detached house offers an exceptional blend of historic charm and modern comfort. Standing proudly in grounds of approximately 6.7 acres (STS), the property offers both spacious and flexible accommodation making it an ideal family home or country retreat. Lovingly updated by the current owner the house retains many original features while offering generous living spaces designed for modern life. Interiors are light filled and homely, perfect for both relaxed living and formal entertaining. Outside, the grounds are truly impressive. They include well maintained formal gardens, a variety of outbuildings, extensive garaging, workshops , biomass & oil heating systems, heated greenhouse, to be completed detached annexe/ holiday cottage, a stable block and a manege perfect for equestrian pursuits. Four separate paddocks complete the outdoor offering making this a rare and unique opportunity for those seeking space, privacy and lifestyle in a sort after setting as well as those looking to run a business or provide holiday accommodation subject to any necessary consents. EPC rating B.

Rooms

Reception Hall

Having double glazed composite panel effect front door, double glazed sash style window, radiator, exposed ceiling beams, built-in storage cupboard. 6'5" x 22'9" (2m x 7m)

Living Room

With brick fireplace housing Aga solid fuel stove, Edwardian style column radiator, uPVC sash style window, recessed spotlights and opening to:

16'1" x 17' 3" (4.90m x 5.7m) measurements into chimney recess.

Snug

With feature fireplace, coved ceilings, Edwardian style column radiator, uPVC double glazed sash style window, recessed spotlights. 15'4" x 10'5" (4.72m x 3.21m)

Fitness Room

Which was formally used as a Sunday school meeting room for the nearby church and comprises of four uPVC double glazed sash style windows, further uPVC double glazed fixed panel window, radiator, large fitted mirrors, feature fireplace used for storage, access to roof space and recessed spotlights.

10'6" x 18' (3.25m x 5.5m)

Dining Room

With impressive large inglenook fireplace housing Hetas certified EFEL wood burning stove , wood effect flooring, two radiators, uPVC double glazed sash style window, recessed spotlights and door to: 15'8" x 17'1" (4.83m x 5.22m)

Boot Room

With tiled floor, coved ceiling, uPVC double glazed fixed panel window and radiator. 7'5" x 7'5" (2.3m x 2.3m)

Living Kitchen

With fitted modern kitchen installed by Haagensen , Grimsby in 2023 and comprising of soft closing wall and base cupboards and drawers, worktops over and splash tiling, sink with Quooker boiling water/ mixer tap, central island, integrated bin unit, integrated Bosch appliances including French style fridge freezer, electric oven combo microwave, warmer drawer & induction hob with five zones, Siemens dishwasher, tiled flooring, elongated radiators, electric kickboard heaters, uPVC double glazed windows and skylights, large brick fireplace housing Hetas certified AGA wood burner & recessed spotlights, tiled flooring. 5.87m deep x 4.9m wide & 6.4m deep x 2.72m wide maximum.

(19'2" x 16'0" & 20'9" x 8'9")

Utility Room

Installed by Haagensen, Grimsby in 2023 and having fitted cupboards and drawers, ceramic sink having mixer tap, drainer board and worktop, mid level spaces for washing machine and dryer, tiled splash backs, radiator, uPVC double glazed window to rear elevation. 11' x 10'6" (3.38m x 3.24m)



Cloak Room

With close couple toilet, wash basin, fitted mirror cabinet, extractor fan, chrome heated towel rail/radiator, tiled floor, extractor fan, recessed spotlights and built-in storage cupboards 6'9" x 4'4" (2.12m x 1.37m)

Pantry

With tiled floor, shelving, fitted base cupboard, electric consumer unit, central heating control panel. 5'10" x 4'11" (1.79m x 1.51m).

Garden Room

With 3 large double glazed skylights, Edward style column radiator, tiled flooring, uPVC double glazed windows, door and bifold patio doors, Samsung wall mounted air-conditioning unit, freestanding Ecol wood burning stove. 12'9" x 28'6" (3.95m x 8.72m)

Storeroom

With Edward style radiator. Ideal space for storing items with high ceiling height. Door to: 9'3" x 10'5" (2.84m x 3.21m)

Adjoining Storeroom/Small Garage

With quarry tiled floor, power and lighting, wide PVC double doors. 8'1" x 10'8" (2.48m x 3.31m)

Stairs to First Floor Landing

With radiator, uPVC double glazed window and further staircase providing access to first floor bedrooms and bathroom.

Master Bedroom Suite

A double aspect room having brick feature fireplace, uPVC double glazed sash style window with fantastic views across the Wolds and village Church, radiator, exposed ceiling beams, dressing room area to the rear which has fitted rails shelves & skylight windows. 15'3" x 17'4" (4.69m x 5.32m)

Master En-suite Bathroom

With tiled panel step in bath and shower over, tiled walls and floor, vanity wash basin, couple toilet, heated towel rail/radiator, uPVC double glazed sash style window, extractor fan and recessed spotlights. 9'5" x 4'9" (2.92m x 1.5m)

Bedroom 2

With exposed brick feature fireplace, uPVC double glazed sash style window, radiators, built-in alcove wardrobe, exposed ceiling beam. Minimum depth measurement. 16'1" x 12'4" (4.90m x 3.77m)

Bedroom 2 En-suite Shower Room

With mermaid style lined shower having bar shower, wash basin, close couple toilet, tiled walls and floor, electric heated towel rail/radiator, recess spotlights, built-in storage cupboard and extractor fan. 9'6" x 4'5" (2.93m x 1.4m)

Rear Landing

With stairs to 2nd floor, radiator and two uPVC windows.

Family Bathroom

With corner bath and mains fed bar shower over, WC having concealed cistern, wash basin, part tiled walls, tiled floor, electric heated towel rail/radiator, sash style uPVC double glazed window, recessed spotlights, extractor fan and 'Jack & Jill' door through to: 10'5" x 5'9" (3.23m x 1.8m)

Bedroom 3

With 2 uPVC double glazed sash style windows, radiators, picture rail and coved ceiling. 7'4" x 13'1" (2.28m x 4m)

Bedroom 4

With sash style uPVC double glazed window, radiators, picture rail, exposed brick fireplace. 16'4" x 10'9" (5m x 3.34m)

Stairs to Second Floor Landing

With radiator and Siemens digital thermostat control.

Office/Bedroom 5

With vaulted ceiling and having impressive exposed roof timbers, double aspect uPVC double glazed windows (Bay & single opening), brick feature fireplace, access to ridge roof space, large uPVC double glazed roof window, radiators. 10'5" x 31'3" (3.22m x 9.56m)

Office/Bedroom 6

With brick feature fireplace, 2 uPVC double glazed window to front elevation, VELUX double glazed window to side elevation, recess spotlights, exposed roof timbers, 3 radiators. 15'9" x 14'3" (4.87m x 4.36m)



Outside

The front garden has sandstone paved patio and paths, shaped lawn, mature trees, shrubs and fantastic views of the Lincolnshire Wolds and village church beyond. At the rear of the house is a large sandstone patio area, block paved driveway with an electric metal gate, stone chip & block paving driveway, shaped lawns, flower, and shrub beds, sheltered kitchen garden with raised herb and vegetable beds, block paved footpaths, external power points, hot & cold water taps & low level brick walls.

Oil Boiler Room

With PVC access door and having oil fired central heating boiler and pressurised water cylinder.

Biomass System

Comprising of 1000 litre Bunded pvc oil tank.

8'8" x 14'4" (2.7m x 4.4m)

Biomass Plantroom

With numerous power points (3 phase supply available) and Veto biomass boiler system (installed 2012 with 20 year transferable Ofgem contract).

3.86m wide x 6.94m & 2.36m x 2.7m (12'6" x 22'7" & 7'7" x 8'8")

Detached Annexe/ Holiday Cottage

This brick built shell has a power supply and electric consumer unit installed as well as water. This unit has Planning Permission to be used as either an Annexe to the main house or a separate Holiday Let. Planning permission in place for a second unit as holiday accommodation.

62' x 16' (18.9m x 4.88m)

Tractor Store

With roller shutter door, power and lighting including numerous power points, storage shelving and uPVC pedestrian access door opening to a lean to metal dog run.

11'8" x 25'5" (3.62m x 7.8m)

Carport

Connecting the tractor shed with the garage and with external power point.

Garage

Having electric roller shutter garage doors, numerous power points and lighting (3 phase supply available), opening through to the:

12'4" x 31'1" (3.8m x 9.5m)

Double Garage

With electric garage doors, power and lighting, including numerous power points & lighting. 19'6" x 17'3" (6m x 5.3m)

Toilet Block & Wash Room

Incorporating two toilet blocks, porcelain double sink with cold water tap and hot water over sink vented water heater, tiled floor, storage shelving, radiator, electric consumer unit.

10'2" x 16'7" (3.13m x 5.1m)

Lean to Brick Store

With uPVC access door and adjoining open fronted timber store.

17'6" x 25'9" (5.38m x 7.9m)

Workshop

Of part timber and part brick & block work construction with pitch and tiled roof over and having power and lighting and concrete floor.

Livery Barn

With full planning to use as a livery business and having it's own separate access with stone driveway and turning area as well as a concrete wash-down pad with drain, storage area for wood chip with retractable roof and gated access to paddocks. With four large stables, separate tack store & wash box. Ample lighting and numerous power points. 3-phase electricity. Owned 10kw solar array on roof (installed 2012 with 20 year transferable Ofgem contract). 9m x 14.8m & 8.7m x 18m (29'5" x 48'5" & 28'5" x 59'0").

Horse Box Store

With high opening, power points and light.

Lean to Store

With power and lighting and PVC pedestrian access door.

30' x 9'1" (9.15m x 2.8m)

Manege

With latch post & rail fencing (installed 2025), two flood lights and three access gates. 131'3" x 65'7" (40m x 20m)

Glass Greenhouse

Heated via biomass and having power and lighting, including numerous shelves.

Potting Shed

With double glazing and power, lighting & water.



Services

The property is understood to have mains water, electricity, non mains drainage. Oil fired and biomass central heating.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16 Mbps and an upload speed of 1 Mbps.

Starlink is used by neighbouring properties.

Mobile

We understand from the Ofcom website there is limited mobile coverage from EE, Vodafone, Three and 02. The owners have informed us that they use EE with confirmed 5G reception.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the government's online portal the property is currently in Council Tax Band G.



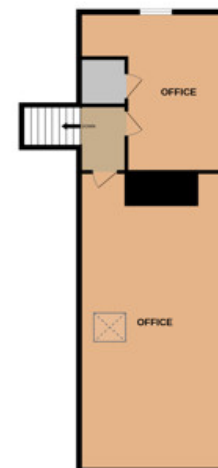
GROUND FLOOR
2924 sq ft (271.7 sq.m.) approx.



1ST FLOOR
1501 sq ft (139.4 sq.m.) approx.



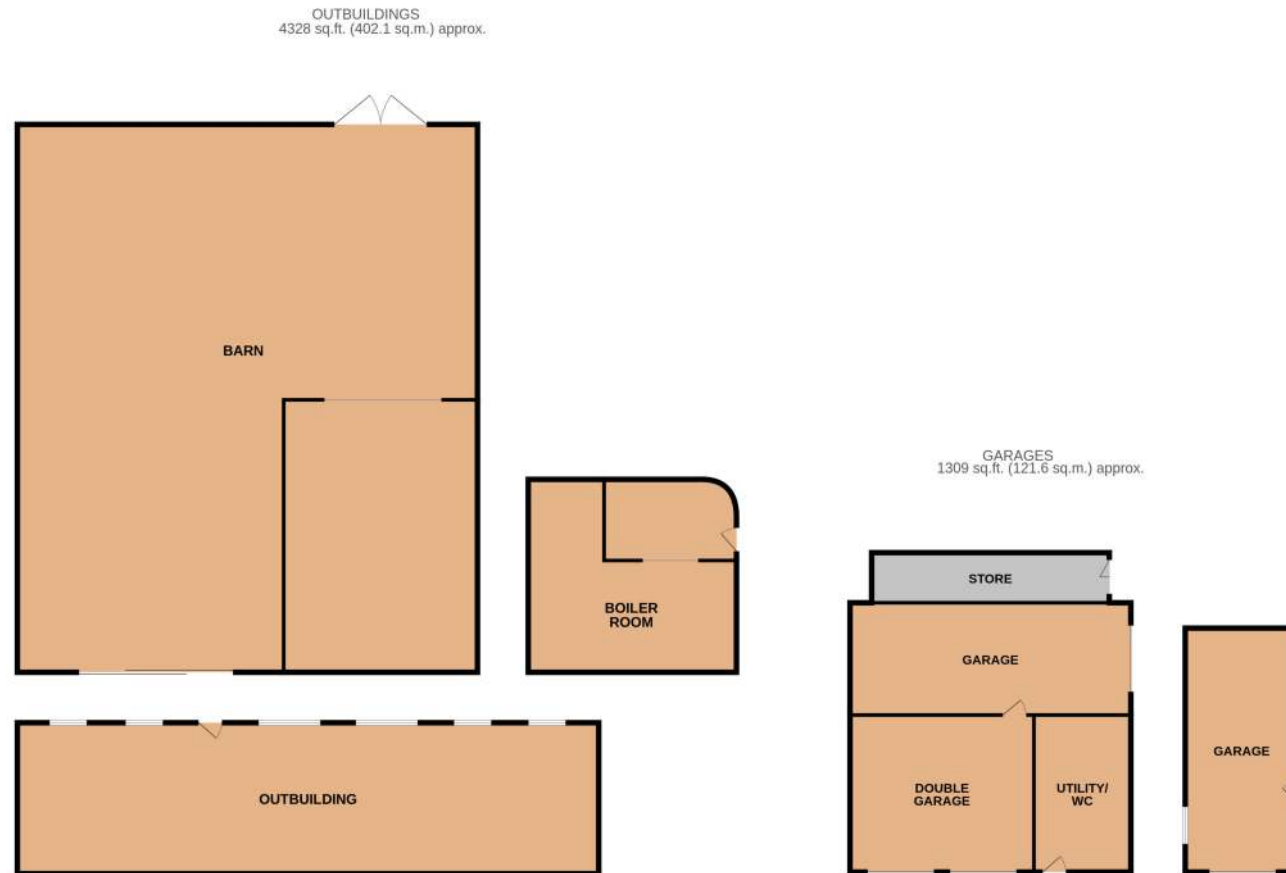
2ND FLOOR
756 sq ft (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 5181 sq.ft. (481.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 5638 sq.ft. (523.8 sq.m.) approx.

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