



Gowts Farm Main Road Saltfleet Louth LN11 7SB

£685,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

A rare opportunity to acquire a beautifully restored historic detached house, thoughtfully renovated by the current owners and set within approximately 1.8 acres of mature grounds (sts). This characterful home offers an exceptional blend of period charm and modern comfort, perfectly positioned with views over a neighbouring nature reserve. Tucked away from the main road, the property enjoys a peaceful and private setting, with a sweeping driveway leading to the main house and a remarkable grade II listed two storey barn, offering exciting potential for a variety of alternative uses, subject to any necessary local authority consents. Inside, there is a wealth of original features including exposed beams, traditional fireplaces and period detailing throughout. The spacious accommodation is arranged over two floors, ideal for family living. Externally, the grounds offer expansive lawns, mature trees, and a pond . The setting, adjacent to a nature reserve, enhances the properties unique sense of tranquility and natural beauty. EPC rating F.

Saltfleet

The village of Saltfleet is a historic coastal village and is some 8 miles north of the coastal resort of Mablethorpe and some 11 miles east of the market town of Louth. Within the village there is a village store and petrol station, a public house & a seasonal fish and chip shop. At the top of the property's drive is the Saltfleet Boat Club as well as walkways down to the nearby shoreline. Adjacent to the property lies the Saltfleet Nature Reserve, a stretch of unspoiled coastline running from Saltfleet Haven in the south to Howden's pullover in the north.

Entrance Porch

With Victorian style tiled floor, period style oak front door, sash windows and Edwardian style column radiator, ledge & brace oak inner door opening to:-

Reception Room

With fitted bespoke two tone burr oak & birch wood built in furniture made by Chiselwood of Lincoln & comprising a lit glass shelved drinks cabinet with granite base and drawers below, high-level storage cupboard, built in fridge and shelving with drawers below, mirror fronted corner cloaks cupboard, an individual circular pedestal table crafted in Zebra wood and a modern glass fronted display unit with glass display shelving. Solid wooden flooring, decorative radiator cover, sash window and ceiling beams. 12'8" x 16'4" (3.91m x 5m)

Dining Room

With impressive large Ingle nook fireplace providing the focal point to the room with shaped wooden beam and housing a solid fuel stove, oak flooring, sash window, radiator, ceiling beams and wooden door openings to:- (measurements into chimney recess) 15' x 15'9" (4.58m x 4.86m)



Side Entrance Lobby

With external door, Victorian style column radiator.

Study

Fully fitted out office with a range of bespoke solid wooden office furniture by Neville Johnson which comprises of built-in cupboards, book shelving and desk unit, sash window, parquet flooring, recessed spotlights and ledge and brace oak door.
14'6" x 7'4" (4.45m x 2.28m)

Living Kitchen

The kitchen area is fitted with Mark Wilkinson bespoke traditional style oak and painted handmade units having granite worktops over, inglenook chimney recess having shaped wooden beam over and housing an Aga oil fired range cooker with splash tiling behind, integrated Miele microwave, limestone tiled flooring, pantry style cupboard, side sliding sash windows, exposed ceiling timbers, Velux skylights, external door opening to garden patio area, porcelain 1 1/2 bowl sink and ingrained granite drainer board, space for American fridge freezer. 13'11" x 12'3" (4.26m x 3.74m) & 9'11" x 6'6" (3m x 2m).

Breakfast Room Area

With external double doors enjoying views of the side gardens and pond, wood flooring, timber ceiling beams, radiator with decorative cover.
17'7" x 9'8" (5.4m x 2.99m)

Cloakroom Lobby

With tall built-in cupboards and shelving, radiator, side sliding sash window, radiator, access to roof space and tiled floor.
8'3" x 6'9" (2.54m x 2.11m)

Cloakroom

With Thomas Crapper Victorian style high level cistern toilet and mahogany throne seat, ornate Thomas Crapper Victorian style wash basin with brass taps & tiled splashback, Victorian style tiled flooring, side sliding sash window and radiator
5'1" x 6'9" (1.56m x 2.11m)

Utility Room

With stable style external door, fitted wall and base cupboards with block wood worktops, porcelain sink with mixer tap and draining board, tiled splashback, plumbing for washing machine and space for dryer, radiator, access to roof space, tiled floor, oil fired central heating boiler and timer control.
13'7" x 6'5" (4.2m x 2m)

First Floor Landing

With ornate staircase joinery, access to roof space, recessed spotlights, radiator.

Bedroom 1

With bay window having double glazed sash windows, built in window seat and storage cupboards below, built-in wardrobes, drawers. The bedroom extends to a dressing area. 4.95m x 4.75m maximum measurements.
16'2" x 15'5" (4.95m x 4.75m)

Dressing Area

With built-in wardrobes, drawers, dressing table and mirror over. Maximum measurements.
6'1" x 9'5" (1.86m x 2.9m)

En-suite Shower Room

Fitted by Richard Sutton designs and having a large walk-in shower & tiled walls, held shower as well as a large rain shower over, close couple toilet with concealed cistern, his and hers wash basins set on a granite top and with fitted cupboards below as well as an illuminated mirror over, tiled panel bath with tiling over and having a central water tap and handheld shower attachment as well as under bath lighting, two sash windows, recessed spotlights, Built-in airing cupboard housing hot water cylinder, chrome heated towel rail/radiator and under floor heating.
9'8" x 15' (3m x 4.6m)



Shower Room

With walk in tiled shower cubicle , close couple toilet with concealed cistern, radiator, sash window, wash basin and fitted cupboard unit below, fitted illuminated mirror over, heated towel rail/radiator and extractor fan.

8'1" x 9'8" (2.49m x 3m)

Bedroom 2

With two sash windows, radiator, picture rail.

16'4" x 13'1" (5m x 4m)

Bedroom 3

With sash window, radiator and built-in wardrobes and drawers.

12'6" x 15'8" (3.86m x 4.84m)

Bedroom 4

With sash window, radiator and built-in wardrobe and drawers.

11'6" x 12'4" (3.54m x 3.78m)

Outside

The property is positioned within attractive mature grounds which are believed to total some 1.8 acres (STS). The property is set away from the main village road and is accessed via a private road which leads to the property's driveway. To the south side of the house is a delightful formal garden with box hedging, flower and shrub borders, paved footpaths, shaped lawns, hedge enclosures and a large fig tree. The remaining grounds are mostly laid to lawn and include a range of semi mature trees, large fish pond with variety of wildlife and has its own bore hole. There is a concrete and stone driveway, cold water tap, external power points and electric car charging point , a delightful mature wisteria and attractive views over a nature reserve which we are informed is in the ownership of Lincolnshire Wildlife Trust .

Stable 1

With light. 12'5" x 14'3" (3.82m x 4.37m)

Stable 2

With power & lighting, original feed trough and hay rack.

12'5" x 14'2" (3.84m x 4.35m)

Stable 3

With light.

16'1" x 14'3" (4.93m x 4.36m)

Tack Room

With power & lighting.

7'5" x 10'9" (2.29m x 3.35m)

Double Garage

With electric roller shutters doors, power and lighting and a pedestrian rear access door.

28'3" x 15'7" (8.65m x 4.8m)

Historic Detached Barn

A large Grade II listed two storey barn, renovated by the current owners and which would make an ideal home office/ games room or entertainment space or may have potential to create an annexe or holiday cottage subject to any necessary local authority consents. There is wooden flooring, power & lighting and staircase to first floor.

37'3" x 16'4" (11.38m x 5m)

First Floor

With wooden floorboards, access doors to two storage areas, power & lighting.

17'2" x 37'7" (5.27m x 11.51m)



Tenure

We understand that the property is freehold.

Services

We understand that the property has mains electricity and water. Non-mains drainage. Oil fired central heating. The also has a security alarm, CCTV, water softener, borehole for the garden pond, three phase electricity to garage, WiFi dishes in the roof space providing strong WiFi in and around the house & electric car charger.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 6 Mbps and an upload speed of 0.7 Mbps. Superfast broadband is also available with a download speed 80 Mbps and upload speed of 20 Mbps. Openreach and Quickline are the available networks.

Mobile

We understand from the Ofcom website there is limited mobile coverage from Vodafone.

Council Tax Band

According to the government online portal, the property is currently in Council Tax Band C.

Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
1479 sq.ft. (137.4 sq.m.) approx.



1ST FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



OUTBUILDINGS
2445 sq.ft. (227.1 sq.m.) approx.



TOTAL FLOOR AREA : 5024 sq.ft. (466.7 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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