



CHAPEL LANE, GREAT CARLTON, LN11
ASKING PRICE £625,000



Impressive Family Home in Idyllic Village Setting – Great Carlton

TES Property are delighted to bring to market this beautifully presented and spacious family home, located in the tranquil village of Great Carlton. Perfectly positioned between the historic market town of Louth and the picturesque Lincolnshire coast, this property offers the best of both worlds – peaceful rural living with convenient access to nearby amenities.

This charming and well-maintained home boasts stylish décor and generously proportioned rooms throughout. The ground floor comprises: a well-appointed kitchen with a utility room and a walk-in pantry, two comfortable reception rooms, a dining room, a versatile craft room, ideal for use as a home office or a ground floor bedroom. Upstairs, the property features three double bedrooms, including: a principal bedroom with a walk-in dressing room and a luxurious four-piece en-suite, a contemporary shower room serving the additional bedrooms

Outdoor Living at Its Finest. The exterior of the property is just as impressive, with expansive gardens mainly laid to lawn. Key outdoor features include: a large, picturesque feature pond, several tranquil seating areas, two yurts, offering potential for guest accommodation or creative space, a unique “badger’s den” feature, a generous driveway providing off-road parking for up to seven vehicles

A Viewing is Essential

This unique and characterful property must be viewed in person to be fully appreciated. It’s a rare opportunity to acquire a stunning home in a sought-after rural location.



Entrance Porch

5'8" x 8'5"

Enter via a uPVC double glazed entrance door with side windows to the side and front. A door leads into the entrance hallway.

Entrance Hallway

9'5" x 15'7" maximum

Large welcoming entrance with a staircase leading to the first floor landing with a useful under stairs cloak cupboard. The hallway consists of panelling to half wall, thermostat, a radiator and a further corridor space with uPVC double glazed windows and a door leading into the craft room.

Craft Room / Office / Bedroom 4

10'6" x 15'3"

Multiuse room which is currently being used as a craft room but could make the perfect work from home office, play room or ground floor bedroom. The room has a uPVC double glazed window to the side, timber door with glass panels above door and a radiator and benefits from a range of base units with a contrasting worktop over and stainless steel sink with mixer tap and a cupboard housing the boiler.

Utility Room

8'10" x 9'0"

Fitted with a range of wall, base and drawer units with worktop over incorporating a ceramic sink unit with mixer tap. There is under counter space and plumbing for a washing machine and tumble dryer, a uPVC double glazed frosted window to the side, a W.C, heated towel rail and a cupboard housing the hot water cylinder.

Living Room

15'9" x 17'5"

Bright and airy room with uPVC double glazed bow window to front, two radiators, uPVC patio doors to the rear, electric fireplace with stone tile hearth and white mantle, coving to the ceiling and a T.V aerial point.

Kitchen/Dining Room

31'11" x 13'5"

Split as:-

Kitchen

14'4" x 13'6"

Modern kitchen fitted with a range of attractive shaker style base and drawer units with a wooden worktop over incorporating a stainless steel double sink with mixer tap, there is space for an oven with extractor over, an integrated fridge freezer and dishwasher, kitchen island with drawer and base units and seating for two people with quartz worktop over. A uPVC double glazed window to the rear, shelving to both wall recesses, coving to the ceiling and a radiator. A sliding timber door leads into the pantry and dining area.

Walk in Pantry

6'11" x 6'4"

With wall and base units with central shelving, granite effect worktop, space for microwave, 3 x tall fridge freezers.

Dining Room

17'2" x 13'6"

The focal point of the room is the electric fireplace in brick recess with brick back recess and black hearth with patterned surround. There is a glass fronted unit with worktop, uPVC double glazed patio doors to the rear and two radiators.

Garden Room

16'4" x 11'6"

Lovely bright room with views out to the rear garden with uPVC double glazed windows to 3 aspects, including uPVC double glazed doors leading out. There are spotlights to the ceiling and feature panelling to one wall.

First Floor Landing

With storage cupboard, radiator and loft access hatch.

Shower Room

Fitted with a modern three piece suite comprising hidden cistern w/c in units with wash hand basin and a glass door to a fully tiled shower cubicle. There is a towel radiator, uPVC double glazed window to the front, shaver point, coving to the ceiling and tiled splashbacks.

Main Bedroom

7'8" x 13'5"

Sizeable room with dual aspect uPVC double glazed windows to the rear and side, radiator, recessed wall shelf and T.V aerial point. There is a door into the walk in wardrobe and en-suite.

Walk in Wardrobe

6'6" x 9'9"

With double hanging rails to two sides and shelf storage above and to one end, shoe storage to one wall.

En-Suite Bathroom

9'0" x 9'7"

Spacious en-suite fitted with a four piece suite consisting of a free standing bath, w/c and wash hand basin in unit with cupboards and a walk in shower with traditional attachment and rainfall shower head, fully tiled walls, recessed shelf and extractor. There is a smart touch mirror with under lighting, tiled splashbacks, wall units, two recessed shelves, towel radiator with attached rail, coving to the ceiling and a uPVC double glazed window to the front.

Bedroom

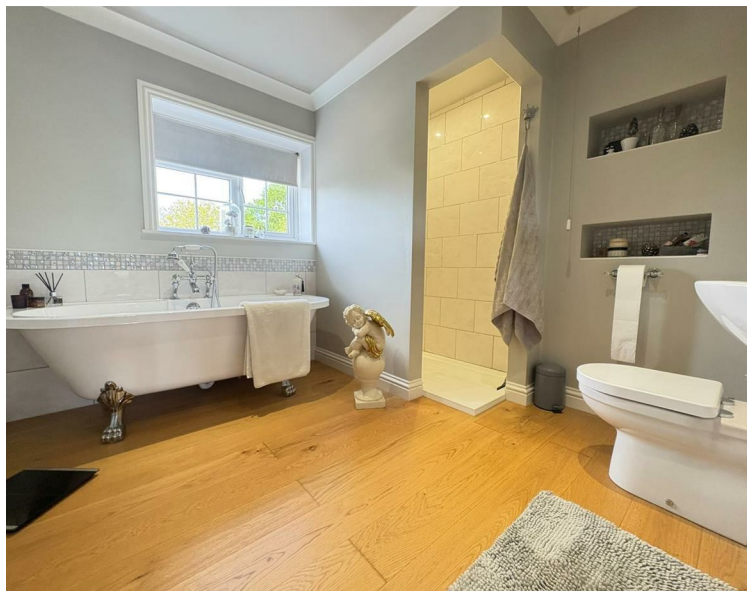
9'7" x 10'4"

With uPVC double glazed window to the front, radiator, coving to the ceiling, wall lighting and a T.V aerial point.

Bedroom

10'4" x 12'3"

With radiator, uPVC double glazed window to the rear, coving to the ceiling and door to built in wardrobe with hanging rail and shelving.



Luxury Yurt / Retreat – The Fox & The Hare

16'0" x 16'2"

Set to the rear of the garden and overlooking a tranquil pond are two beautifully appointed yurts, The Fox and The Hare. These boutique luxury glamping units provide independent, peaceful accommodation nestled within the picturesque grounds of the main house.

A charming and thoughtful addition to the property, the yurts offer guests a serene escape, combining the comforts of modern living with the beauty of the natural surroundings. The yurts are spacious and well-furnished, with a flushing toilet in each. Guests also enjoy access to Badger's Den - a stylishly converted shared facility serving both yurts. This welcoming communal space features a fully equipped kitchen, a comfortable lounge area, and a modern shower room, making it ideal for relaxing after a day of exploring.

Currently advertised on Airbnb and Booking.com, the yurts have earned fantastic reviews and attract many repeat visitors. The business is presently run as a hobby by the current owners, who also enjoy using the space to host family and friends. However, there is clear potential to expand operations and increase bookings should a future owner wish to do so.

This unique offering provides a rare opportunity to own a successful and well-loved glamping retreat, already established yet full of untapped potential.

Badger's Den

Fully equipped shared facilities for Yurts to include:-

Kitchen/Dining Area

16'0" x 9'6"

Fitted with wall, base and drawer units, a stainless steel sink and drainer, 4 ring Lamona hob, electric oven and grill with extractor over, 'Vokera' boiler and a radiator.

Living Area

11'7" x 9'3"

With uPVC double glazed window to the front, electric wall heater, T.V aerial point and a storage cupboard.

Shower Room

3'11" x 9'3" max.

Fitted with a shower cubicle, towel radiator, hidden cistern with wash hand basin in storage unit, shaver point and uPVC double glazed window to the rear.

Outside

The property benefits from large attractive gardens which can be accessed via patio doors off the Living Room, Garden Room and Dining Room. The garden is mainly laid to lawn with several seating areas throughout. There is a large wild pond with seating areas around with flag irises and lilies and solar lighting within the surrounding trees and pond. The garden is broken up by large shrubs and hedges and a range of mature trees including Cherry blossom trees, apricot tree, silver birch, willow, hawthorn and acer trees. Further gardens feature an area with raised beds and potted plants and a timber archway with swinging "love seat.

A further concrete area houses a storage container and a lean to covered storage area. Feature brick paved pathway leads from here to the front of the property.

The property is fronted with a large gravelled driveway which provides ample off road parking for approximately seven vehicles. The property also benefits from an outside tap and outside electric points.

Services

Some mains services are understood to be connected with oil fired central heating and two septic tanks are located within the grounds. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Brochure Prepared

May 2025.

Viewings

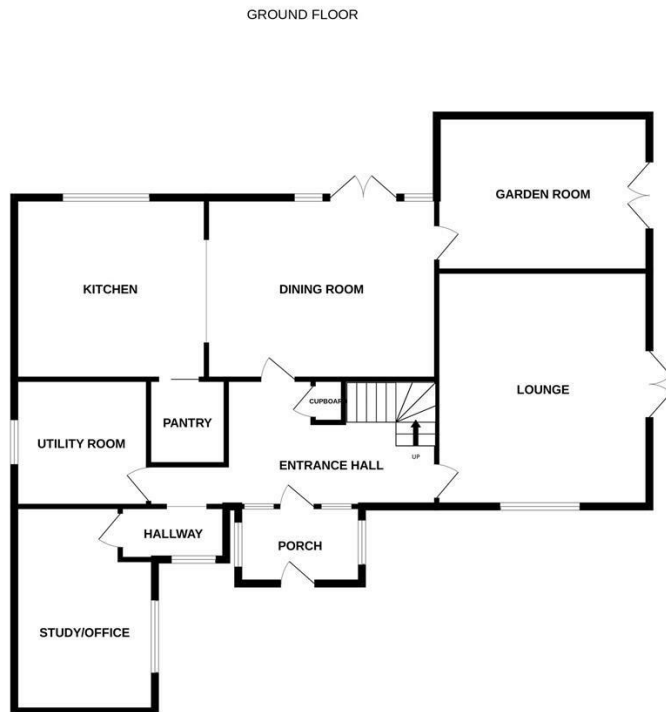
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

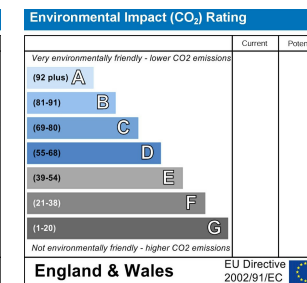
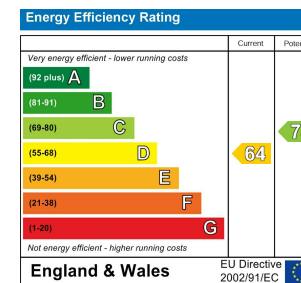
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm





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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