



THORPE HALL
LOUTH

MASONS
EST. 1850

ABOUT THORPE HALL

Available as a whole or in three lots, Thorpe Hall is a substantial seven bedroom Grade II* listed residence set in 19.2 acres of land with adjoining cottages let on assured shorthold tenancies. Within the grounds is an indoor swimming pool complex, outbuildings, studio and garaging. The grounds extend down to the river Lud incorporating formal gardens, paddocks and deer park. Please see full PDF brochure for lotting details and plans.

Directions

Travel west out of Louth along Break Neck Lane which leads into Westgate. Follow the road for around half a mile and upon leaving the built-up area of Louth you will arrive upon Thorpe Hall where the entrance can be found on the left hand side.

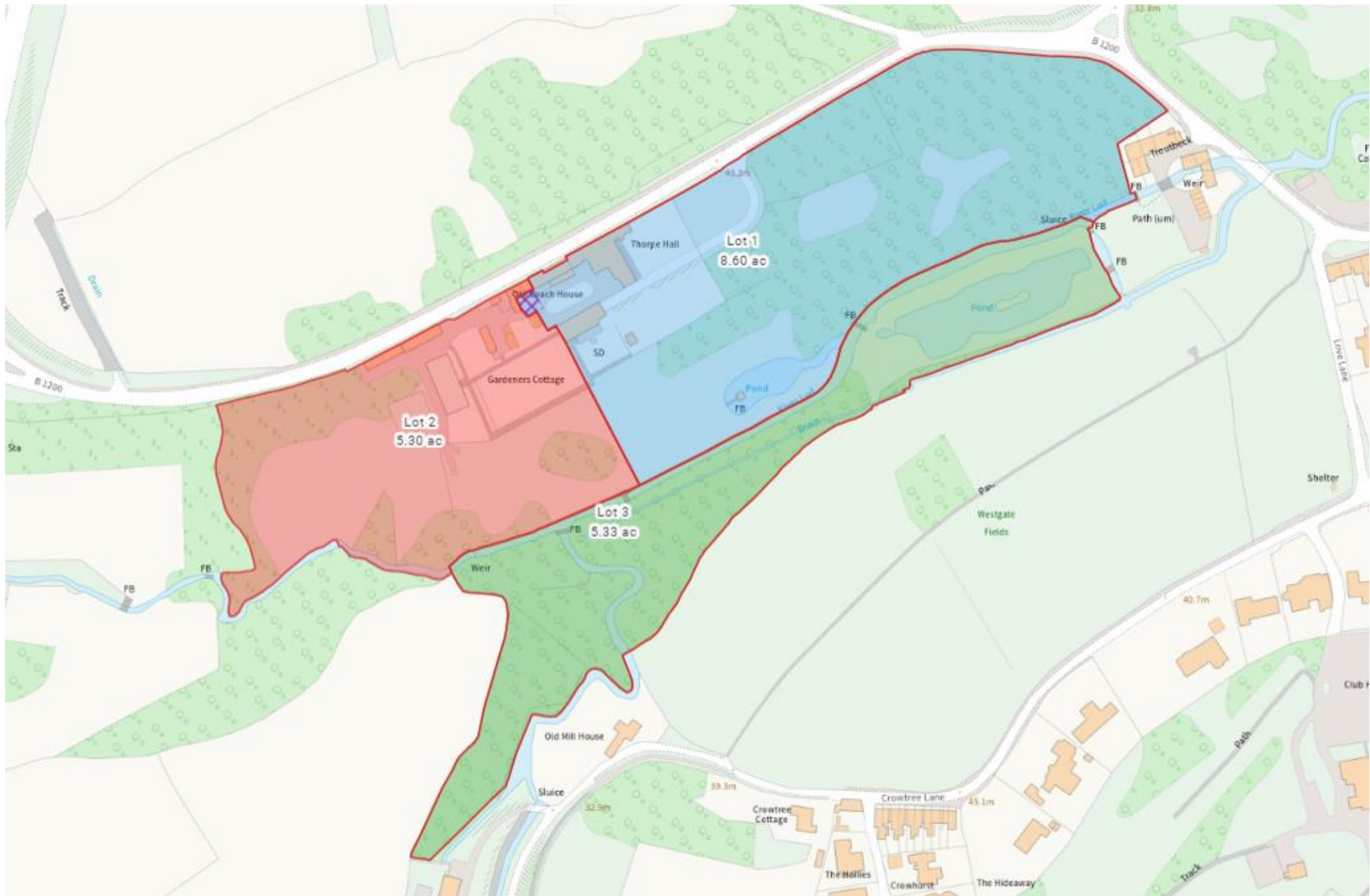
The Property

An extensive Grade II* Listed country house which was built for Sir John Bolle in 1584 and later modernised and extended throughout the following centuries. This handsome red brick property is arranged around a central courtyard and includes the main house with adjoining cottages, stabling, garaging and detached leisure complex with indoor swimming pool and gym. The property retains many of its original features including wall panelling, wood flooring, shuttering and decorative cornicing with the extensive grounds incorporating a deer park, paddocks, formal gardens, tennis lawn with pavilion. The garden gates, Dovecote and Gardeners cottage are also Grade II listed. The adjoining cottages are let on assured shorthold tenancies and a schedule of rents is available on request and comprises 1x 3 bedroom cottage, 3 x 2 bedroom cottages and 1 x 1 bedroom cottage. A full accommodation summary schedule can be found towards the end of this brochure.





LOTING PLAN



THORPE HALL, LINCOLN ROAD, SOUTH ELKINGTON, LOUTH, LN1 1 OQR

Lot 1- Thorpe Hall, Housekeepers Cottage, Hogwarts Cottage, The old Coach House and Leisure Complex set in 8.6 acres (sts) with formal gardens, woodland and deer park.

Accommodation

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

Thorpe Hall Reception Hall

Having part-glazed timber door with shutters to the grand, welcoming reception with original tiled floor, timber panelling and ornate, timber carved fireplace with inset stone surround and open grate fire. Door off to side for storage with panelling and clothes rail, window to front. Staircase off the hall leading to first floor with carved banister, carpeted treads. Solid timber doors to principal rooms.

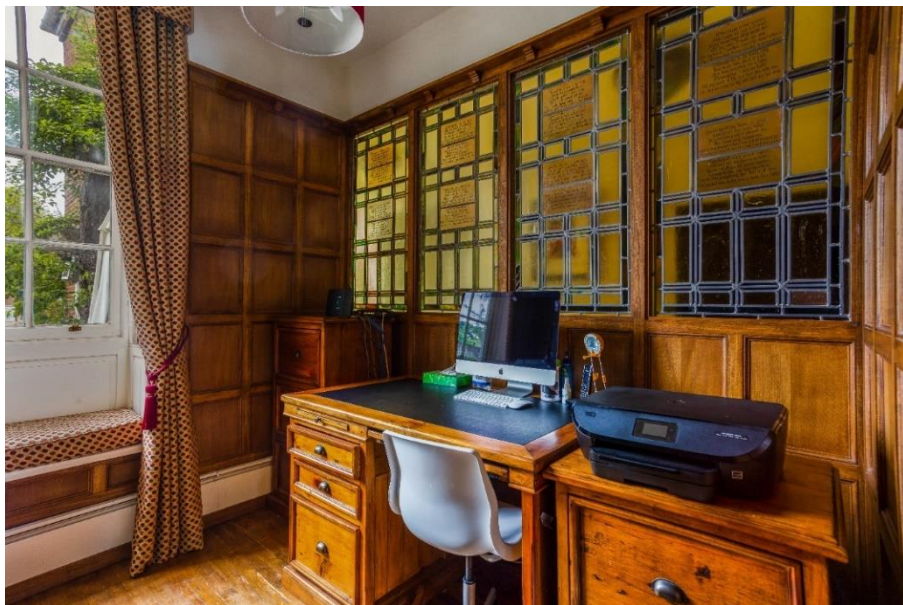
Front Cellar

With steps down and roped guide, timber panelling into wine cellar with racking throughout and double timber doors into basement cellar.

Drawing Room

A grand reception room with timber panelling to full height walls. Sash windows to two elevations with folding shutters and window seats. Skirting radiators and marble fireplace to side with open grate fire and high-level electrics, carpeted floor.





Side Entrance

With timber door and passageway with stone and tiled floor, coat hooks to side and door into:

Cloaks/WC

With low-level WC, wash hand basin with tiling above. Window to rear, attractive tiling and chrome heated radiator.

Study

Off the hall with timber panelled walls, window to front with shuttering and window seat. Timber flooring and internet connection point. Stained and leaded windows to side.

Dining Room

A superb and grand reception room with panelling to walls and large Inglenook fireplace with stone backing and base with open grate fire and chimney hood. Large sash windows with shutters and window seats, timber flooring.

Central Hall

With cupboard to side housing wine rack, arched glazed door into:

Dining Kitchen

A high specification, hand-painted kitchen finished in pink with solid doors and granite work surfaces. Twin bowl, white ceramic sink. Central island unit with further sink and tap. Opening into dining area with stone-flagged floor, spotlights to ceiling and alcove to side with stone arch. Arched sash windows and patio doors rear garden.



Pantry

Arched door into pantry with shelving and cupboards provided.

Side Hall

With part-glazed entrance door and stone-flagged floor leading into the rear hallway. Door off to side giving access to the rear staircase with carpeted floor and coat hooks to side. Door adjacent into:

Cellar

Brick and timber steps lead down into the cellar, housing the gas central heating system with Ideal Concord boiler with pressurised cylinder, water storage tanks and a further storage area with window adjacent and arched ceilings.

Utility Room

Range of base and wall units with worktop and sink. Opening through to store room housing the electric meters and consumer units, together with the gas meter.

Cloaks/WC (rear)

High-level WC, wash hand basin with cupboard and wood-effect vinyl cushion flooring.

Sitting Room

A side frontal extension of the property running adjacent the front gardens with large sash windows with shuttering and window seats. Timber panelling to all walls with stone fireplace and gas fire with shelving to one end and carpeted floor, enjoying superb views over the garden.

Play Room

A further reception room with built-in cupboards, high-level windows and carpeted floor.





First Floor Landing

Having superb large, arched window to front, a spacious landing with timber floor and six-panel doors to bedrooms and bathroom.

Master Bedroom Suite

A very large double bedroom with windows to two aspects, having fitted shutters and window seats. Carpeted floor and door off into **walk-in wardrobe** with fitted shelving and rails, carpeted floor and window to side. An arched opening leads into the:

En Suite Bathroom

Having free-standing bath, built-in cupboards with marble top, twin sinks and cupboards below. Low-level WC, walk-in shower with rainfall head attachment, heated towel rail and tiled floors.



Bedroom 2

A very large double in size positioned to rear. Windows to two aspects with window seat, carpeted floor, panelling to walls and large cast iron fireplace. Door to side into **en suite dressing** room with built-in wardrobes.

En Suite Bathroom

With pink suite having panelled bath with shower above, tiling to wet areas, low-level WC, wash hand basin and vinyl floor covering.

Bedroom 3

With timber panelling and cast iron radiator, a large double in size with carpeted floor and built-in cupboard.

Side Hallway

Having access to rear stairs leading down to ground floor and up to second floor. Carpeted floor and laundry cupboard to side. Door into side hallway with cupboard and skylight. Steps down into the further landing with large cupboard to side having fitted shelving and electrics.

Laundry Room

With space and plumbing provided for multiple washing machines. Fitted shelving and workbenches and window overlooking the garden. Built-in wardrobe to side with sliding doors and white resin ceramic sink to side with cupboards above and below.

Bedroom 4

Positioned to the far front overlooking the gardens. A double in size with windows to two aspects, carpeted floor and door to side into:





Jack and Jill En Suite Bathroom

With free-standing slipper bath, window to front, cast iron radiator, wash hand basin, low-level WC, corner shower cubicle and white-painted timber floor. Connecting door through to:

Bedroom 5

With brick fireplace to corner, window to side and carpeted floor.

Bedroom 6

A double in size with panelling to walls, twin windows with window seats, carpeted floor and cast iron fireplace. Built-in wardrobe to side.

Bedroom 7

Window to front, shelving fitted to side and carpeted floor. Connecting door through into side hall.

Bathroom

A large bathroom with blue suite consisting of panelled bath with TV unit above, walk-in shower with tiling to wet areas, chrome heated towel rail, large wash hand basin and low-level WC. Storage cupboards and vinyl floor covering.

Second Floor Landing

With skylight and door giving access to the loft space with boarded floor throughout and windows to two aspects. Opening through to small storage area with fitted base units and worktop. Spotlights to ceiling. Door into:

Cinema room/Office

Having vaulted ceiling and exposed timber beams. Large window overlooking the grounds, carpeted floor and cast iron fireplace.

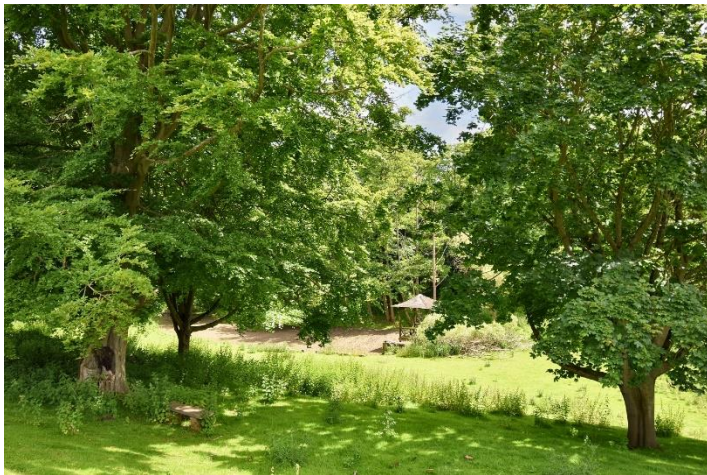


Stables/Stores

Positioned adjacent to the rear driveway, having covered canopy in front with stable doors and double doors giving access to the former stables and freezer room with stairs leading up to a games room.

Outside

Thorpe Hall's main entrance is positioned to the front with wrought iron gates and tarmac drive leading down alongside the deer park through the pillared entrance onto the gravelled driveway running along down the side of the property, with mature gardens to the front. Pillared entrance into rear oval driveway giving access to cottages and steps down leading into the tennis lawn with timber constructed summer house to end and tree house adjacent, beyond which is the pool garden with terrace and stone steps leading up to the swimming pool. Fenced perimeter with superb views over the deer park which extends across the valley into wooded areas and the River Lud. Should the property be sold in lots, Lot 1 will retain all existing deer on site.







Housekeepers Cottage

Having covered porch and part-glazed timber door with stone steps into:

Reception Room

With stone-flagged floor, high-level window and sash window to front. Cast iron open grate fire to side with slate surround and tiled hearth, alcove to side, built-in cupboards and two radiators. Staircase with carpeted treads leading to first floor and opening through to kitchen.



Kitchen

Range of base and wall units with timber doors, black granite work surfaces, high-level window to side, spotlights and extractor fan. Space and plumbing for dishwasher and white ceramic Belfast sink. Mirrored window above and tiling to splashbacks with tile-effect cushion floor.

First Floor Landing

Window to front and vaulted ceiling with skylight. Storage cupboard to end and four-panel pine doors to bedrooms and bathroom.

Bedroom 1

A good double size bedroom with twin windows, carpeted floor and built-in wardrobes. Vaulted ceiling.

Bedroom 2

A further generous double bedroom with twin windows to side. Carpeted floor and vaulted ceiling.

Bathroom

Having window to side, bath with tiling to splashback, wash hand basin, low-level WC and shower cubicle with thermostatic mixer. Storage cupboards and shelves to side with carpeted floor, spotlights and extractor fan to ceiling.



Hogwarts Cottage

Having timber front entrance door into:

Reception Hallway

With window to front and doors to ground floor bedrooms and bathroom. Understairs storage cupboard and staircase leading to first floor, with rope banister.

Bedroom 1

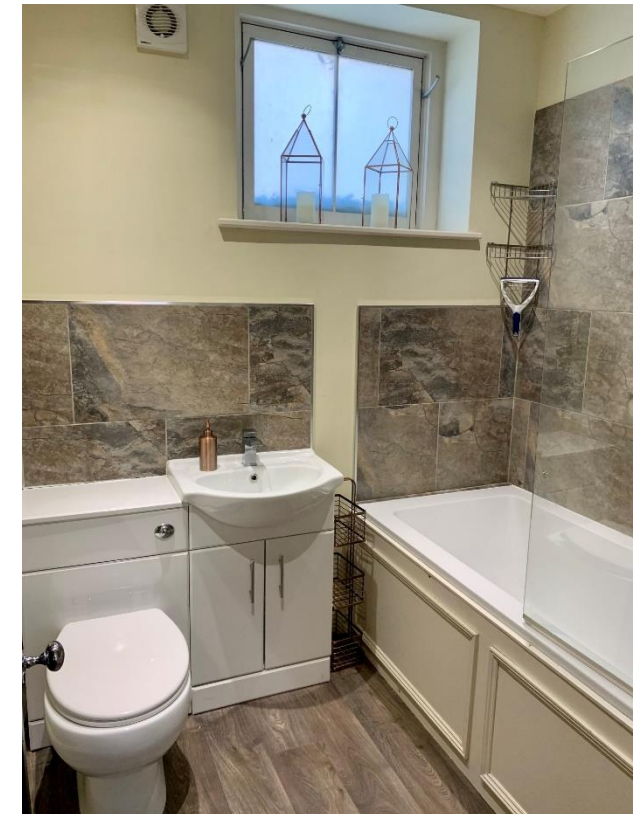
Positioned at the rear, double in size with window and carpeted floor.

Bedroom 2

A further double bedroom with window to the front and carpeted floor.

Bathroom

Having bath with shower mixer above, shower screen to side, low-level WC and wash hand basin with storage cupboards below. Tiling to all wet areas and having high-level window, extractor fan to wall and wood-effect vinyl cushion flooring.





Living Kitchen Dining Room

Positioned to the first floor and being a superb open plan space, formerly being the billiard room for the hall, now converted into an exceptional living space for the cottage, having pitched roof with exposed timber beams and bay window adjacent the sitting area. Attractive timber panelling to half-height walls and mixture of carpeted and timber flooring. To one end is the enclosed U-shaped kitchen with gloss white units, worktops with splashback, single bowl white ceramic sink and free-standing cooker. One door off the room to a large cupboard housing the gas-fired boiler with another door giving access to the WC with wash hand basin.



Old Coach House

The Old Coach House is a delightful brick-built, two-bedroom terraced cottage positioned centrally in the courtyard with pitched and tiled roof.

Accommodation

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

Entrance Hall

Having part-glazed timber door into spacious hall with cloaks cupboard to side. Staircase leading to first floor.

Reception Room

A very spacious sitting room with large bay window to front and high-level window to rear, attractively decorated with carpeted floor, marble fireplace to side with electric fire, spotlights to ceiling.

Kitchen/Diner

Having range of base and wall units with roll-top, wood-effect work surfaces, white resin sink, high-level windows and oak flooring. Built-in electric oven and gas hob. Spotlights to ceiling, pantry cupboard to side and opening through to dining area.



Utility Room

With space and plumbing for washing machine, fitted worktop and cupboards with further door through to:

WC

Low-level WC, wash hand basin and windows to front.

First Floor

Landing

Carpeted landing with loft hatch to roof space, within which is the gas-powered boiler. Smoke alarm and two panelled doors to bedroom and bathroom. Built in cupboard with shelving for laundry.

Bedroom 1

A spacious master bedroom with window to front and rear. Built-in cupboard to side, two sets of wardrobes along the side of the bedroom with dressing area, walk-in wardrobe and door into:

En Suite Shower Room

With walk-in shower to side with thermostatic mixer, tiling to wet areas, back to wall WC, wash hand basin with cupboards. Vinyl cushion flooring, extractor fan and spotlights to ceiling.

Bedroom 2

A further spacious double bedroom with window to rear. Workbench area to side and built-in wardrobe. Carpeted floor.

Family Bathroom

With panelled bath with electric shower unit above, shower screen to side and tiling to wet areas. Low-level wash hand basin, low-level WC, window to front, vinyl cushion flooring and chrome heated towel rail with extractor fan to wall.

Outside

The Old Coach House garden is positioned to the front with a sunny cobbled garden with brick boundary wall and planted bushes, giving space to relax in.

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Swimming Pool Complex

Entrance Hall

Having timber entrance with tiled floor.

Kitchenette

With base and wall units fitted with worktops, one and a half bowl stainless steel sink, hob to side and tiled floor with large, arched window.

Changing Room

Arched window to side, tiled floor, coat hooks to side.

WC

Low-level WC and wash hand basin. Tiled floor.

Shower Room

Tiled floor, shower cubicle, tiling to wet areas and extractor fan to ceiling.

Pump Room

Pumps and electrics for swimming pool. With tiled floor, Firebird oil-fired boiler which provides heating for the swimming pool separately from the house, with separate oil storage tank.

Swimming Pool

A superb swimming pool with arched end with steps leading down into the pool, pool cover and having tiled surround with pine-clad ceiling and arched windows and doors to garden terrace. Lighting to perimeters and door at the end into:

Gym Room

With glazed wall to side into swimming pool, lighting and windows to two aspects with carpeted floor.



Lot 2: Gardeners's Cottage, Piggery Cottage, Outbuildings, Greenhouses, Carports and Studio set in 5.3 acres (sts) with paddocks, parkland and woodland areas.

Gardener's Cottage

A delightful Grade 2 listed 3 bedroom cottage with attractive high pitched roof with Dormer windows, with central arched driveway and adjacent garage. Further private entrance leads to the extensive grounds and outbuildings.

Entrance Hall having timber front entrance door with window above, four-panel pine doors to principal rooms and staircase leading to first floor.

Kitchen Diner

Having a good range of modern base and wall units with Shaker style doors, square edge, wood-effect laminated work surfaces with single bowl stainless steel sink with attractive tiling to splashbacks. Range of built-in appliances including Lamona electric oven, Lamona four-ring gas hob, Lamona dishwasher and built-in under-counter fridge. Window to side, wood flooring, spotlights to ceiling and the room opening to the corner to provide a generous dining area with further window having secondary glazing. Understairs storage cupboard.

Lounge

A very spacious reception room having windows to two aspects. Built-in shelving and cupboards to side with a feature blocked off fireplace. Carpeted floor and high ceilings with ceiling light point and spotlights to side.



First Floor Landing

Having turned steps, banister and shelf to side, high ceiling and four-panel doors to bedrooms and bathroom. Loft hatch to roof space.

Master Bedroom

A large bedroom suite, double in size with high-level ceilings, carpeted floor and passage giving access to the en suite. Good range of built-in wardrobes to side and high-level window having secondary glazing. Ceiling light points and spotlights with further built-in cupboard to side.

En Suite Shower Room

Having large shower cubicle with sliding glass door, thermostatic mixer and tiling to wet areas. Back to wall WC and wash hand basin with splashback and cupboards below. Tile-effect vinyl cushion flooring, chrome heated towel rail and spotlights and extractor fan to ceiling.

Bedroom 2

A generous double bedroom with part-sloping ceiling and twin windows to side with secondary glazing. Carpeted floor and having built-in wardrobe to side.



Bedroom 3

Further double bedroom with window to rear aspect, built-in wardrobes and having carpeted floor.

Bathroom

Having panelled bath with thermostatic mixer above, tiling to wet areas, shower screen to side. Back-to wall WC, wash hand basin with cupboards below, tiling to splashback. High-level window, spotlights to ceiling, chrome heated towel rail and tile-effect vinyl cushion floor.

Boiler Room

Having Ideal Esprit gas-fired boiler with timber door giving access.

Utility

Positioned in the outbuilding having a good range of base and wall units with single bowl stainless steel sink, laminated worktop, window to side and tile-effect vinyl cushion floor. Space and plumbing provided for washing machine and tumble dryer with opening through to gardener's WC having low-level WC, extractor fan and electric consumer unit.

Potting Shed

Positioned to the side of the utility is the brick and timber-built glass house making an ideal greenhouse and potting shed, having work benches, electric and water supplied.

Garage

Double timber doors to front and high-level ceilings, electric meters and consumer unit. Electrics and lighting provided.





Driveway

To the side of the property is a covered archway entrance with timber access doors allowing access into the courtyard and the adjacent garage via right of way (shown hatched on plan).

Gardens

Attractive courtyard garden having picket fencing to perimeter with gated access. Low maintenance gravel area, space for al fresco dining and barbecue with concrete pathway leading to front door. Further lawn across from the driveway.

Gardeners' stores

Timber built stores with latched doors and tiled roof and a timber-framed car port in front.

Dovecote

Grade 2 listed Dovecote of brick construction with pitched tiled roof, timber side entrances to stores. Retained Bolle family coat of arms in gable wall.





The Piggery

The Piggery is a detached, brick-built one bedroom cottage with pitched timber roof covered in clay pantiles in a coach house design with retained stable style doors. The cottage is heated by electric panel radiators.

Kitchen

With fully glazed entrance door and having good range of base and wall units with laminated worktops, single bowl sink, built-in electric oven and hob with extractor. Space and plumbing for washing machine and dishwasher. Vaulted ceiling with window to rear and vinyl cushion flooring. Door into:

Reception Room

Very generous in size with vaulted ceiling and high-level window and separate front glazed entrance door. Carpeted floor and space for dining table to one end. Neutrally decorated.



Bedroom

A generous double in size with vaulted ceiling, high-level window to rear, separate front entrance door with glazing. Carpeted floor and electric panel heater to side with door into:

En Suite Shower Room

Low-level WC, wash hand basin, corner shower cubicle with sliding glazed doors and electric shower unit. Tiling to wet areas, spotlights and extractor fan. Wood-effect vinyl cushion flooring.

Piggery Garden

The Piggery has ample driveway parking for two or three vehicles to the side, while to the rear is a delightful terraced area with paved patio with boundary wall, space for alfresco dining overlooking delightful orchards and woodland beyond. At the end of the property is an external gardener's toilet with low-level WC and wash hand basin.

Grounds

Mature and densely planted orchard areas with large greenhouses and concrete-paved pathways, adjacent to which is the open-fronted barn. The grounds extend away into wooded areas and paddocks and across to the parkland down to the river Lud. It will be the responsibility of Lot 2 to fence between Lot 2 and Lot 1 across the deer park and land within 6 months from completion.

Studio

Converted barn to provide a studio with uPVC entrance doors, tiled floor and small kitchen and toilet, ideal for use as an art studio, homeworking space or variety of uses, beyond which are further stores with the grounds opening up into the wooded areas.



Lot 3 – Pond and Woodland areas set in 5.33 acres (sts)

Comprising extensive woodland areas adjacent the River Lud and Westgate Fields and across to the west towards Crowtree Lane. Across to the east is a large pond creating leisure or fishing use potential (subject to any necessary consents) with access gates on the eastern boundary.



ACCOMMODATION SUMMARY SCHEDULE

Lot	Acreage	Reference	Description	No. of Beds	Approx. Area (sq ft)	Current Income Per Annum (£)	EPC Rating
Lot 1	8.6	Thorpe Hall	Extensive 3-Storey Dwelling	7	9,650	n/a	E
		Housekeepers	Two Storey Dwelling	2	1,024	n/a	C
		Hogwarts	Two Storey Dwelling	2	1,274	10,800	D
		Old Coach House	Two Storey Dwelling	2	1,357	7,800	C
		Leisure Complex	Swimming Pool and Wing	n/a	2,185	n/a	n/a
		Outbuildings etc etc	Stables/Stores	n/a	550	n/a	n/a
Lot 2	5.3	Gardener's Cottage	Two Storey Dwelling	3	1,582	14,400	E
		The Piggery	Single-Storey dwelling	1	442	10,200	E
		Outbuildings etc etc	Greenhouse, Carport and Studio etc	n/a	6,388	n/a	n/a
Lot 3	5.33	Pond and Woodland areas		n/a	n/a	n/a	n/a
Total	19.23			17	24,452	£43,200	

GROUND FLOOR PLANS

Approximate Area = 1362.8 sq m / 14669 sq ft

Cellar = 63.0 sq m / 678 sq ft

Garage / Workshop = 27.8 sq m / 299 sq ft

Greenhouse = 29.2 sq m / 314 sq ft

Total = 1482.8 sq m / 15960 sq ft

Including Limited Use Area (77.4 sq m / 833 sq ft)

For identification only. Not to scale.

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UPPER FLOOR PLANS

Approximate Area = 1362.8 sq m / 14669 sq ft

Cellar = 63.0 sq m / 678 sq ft

Garage / Workshop = 27.8 sq m / 299 sq ft

Total = 1453.6 sq m / 15646 sq ft

Including Limited Use Area (77.4 sq m / 833 sq ft)

For identification only. Not to scale.

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OUTBUILDINGS

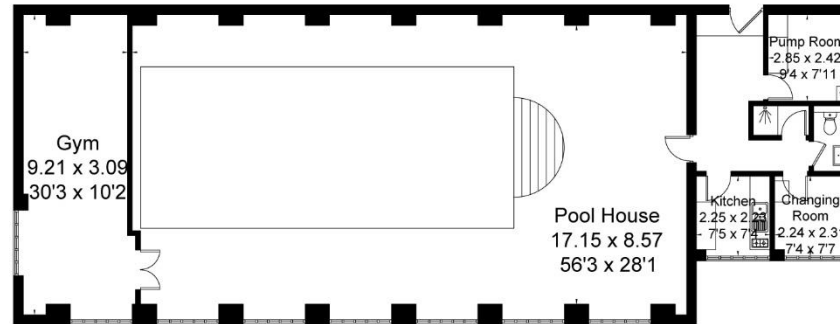
Approximate Area = 789 sq m / 8492 sq ft

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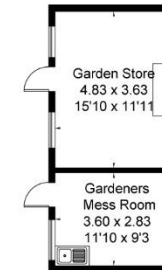
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(Not Shown In Actual Location / Orientation)



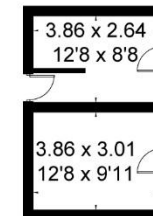
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(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Dove Cote
(Not Shown In Actual Location / Orientation)

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year.

The town has a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

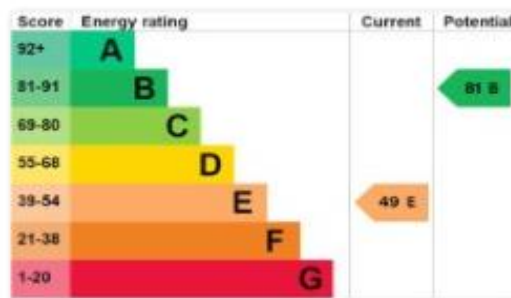
Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Viewing

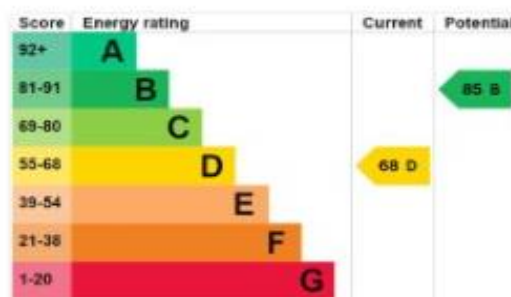
Strictly by prior appointment through the selling agent.

General Information

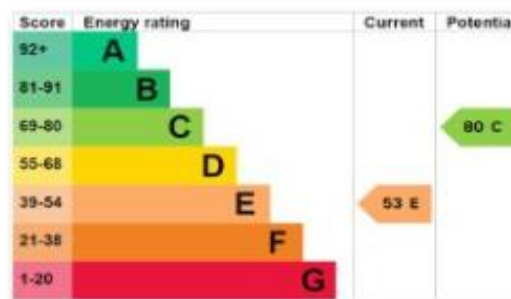
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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 gas electricity, water and drainage but no utility searches have been carried out to confirm at this stage. Thorpe Hall is council tax band G while the cottages are B.



1. Thorpe Hall



3. Hogwarts



5. Gardeners Cottage



2. Housekeepers



4. Old Coach house



6. The Piggery

Important Notice

Messrs, Masons for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Messrs Masons, has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.