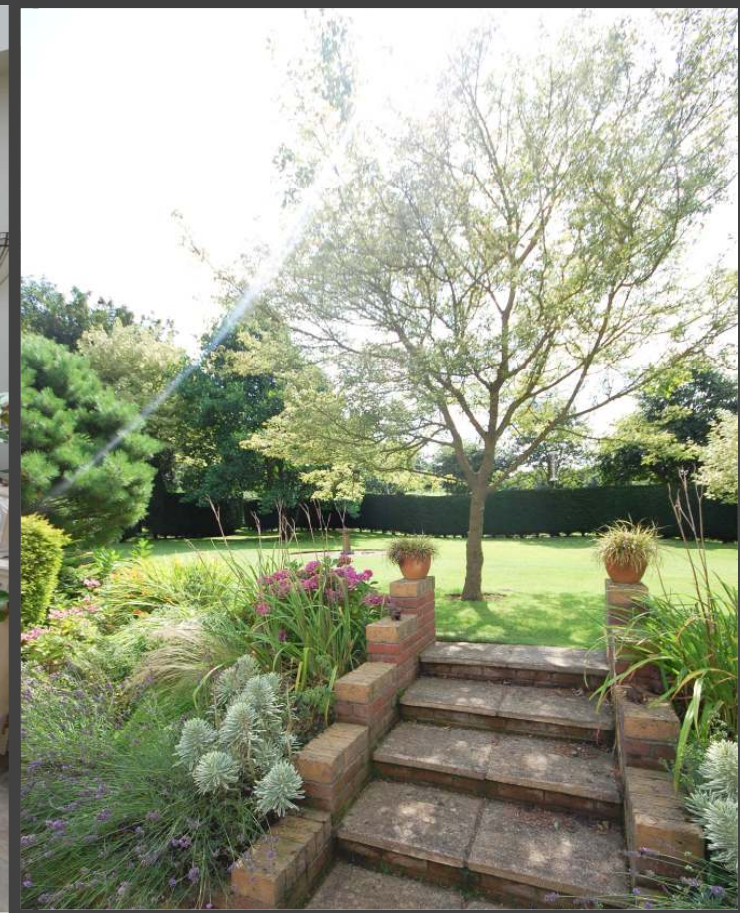




The Moat House  
Brinkhill LN11 8RA

**M A S O N S**  
RURAL & EQUESTRIAN







# The Moat House

Brinkhill, Louth, Lincolnshire Wolds LN11 8RA

A beautifully proportioned detached country residence constructed in classic Georgian style with Palladian influences and seated in a landscape setting with historic three-acre grounds, (STS) which include a scheduled moated site dating back to medieval times.

- Presently arranged as four double bedrooms and a large first floor snooker room.
- Elegant hallway with handsome staircase and spacious gallery landing above.
- Lounge, dining room, snug, study and stunning orangery.
- Fitted breakfast kitchen, breakfast room adjacent and utility kitchen.
- Two ensuite bathrooms, family shower room and two cloakroom/WCs.
- Detached garage block providing double garage, studio/hobby room and good size workshop/store.
- Stable block with 2 stables, implement store and tack room/hay store.
- Oil-fired central heating system (under floor and conventional) and uPVC double-glazed windows/external doors.
- Exceptional mature landscaped gardens, sweeping circular driveway and grass paddock.

Sole Agents:



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### Directions

From Louth take the London Road south for 1.8 miles and at the roundabout take the second exit along the A16. Follow the road for approximately 5.5 miles and upon approaching the village of Swaby turn right towards Ketsby and South Ormsby. Follow the lane to the crossroads and carry straight on past the Massingberd Arms country pub and then take the first left turn towards Brinkhill. Follow this lane to the village and at the junction in the centre of Brinkhill bear left. The Moat House will then be visible standing well back from the lane on the right side and the walled and gated entrance can be found after a short distance on the right.

### Location and History

The Moat House is an extremely impressive individual detached country residence occupying a commanding position in the centre of the popular and sought-after village of Brinkhill which is equally well-positioned within the scenic Lincolnshire Wolds Area of Outstanding Natural Beauty. The village has a very long history and was mentioned in the Domesday Book when it was known as Brinle with 26 households – considered quite large at the time. The land was then held by Earl Hugh as part of the Greetham land and the moated site within the grounds of the Moat House is a scheduled monument, being one of three moated sites within a 400 metre radius in the village and thought to have been the site of a manor house.

Brinkhill nestles within the surrounding hills and is well positioned for three market towns – Louth to the north, Horncastle to the west and Spilsby to the south. There is a smaller market town to the east in Alford beyond which the Lincolnshire coast is about 13 miles away from the village at its closest point. The market towns provide a variety of shopping and recreational facilities together with the highly regarded King Edward VI and the two Queen Elizabeth grammar schools in Louth, Horncastle and Alford respectively. The major business centres are located in Grimsby, Lincoln and Boston.

There are some superb walks across the Lincolnshire Wolds and equestrians will enjoy bridlevays leading for several miles from Brinkhill towards Tetford on the west side and towards Calceby on the east side. There are also many lanes with wide verges suitable for hacking.

### The Property

The house was constructed over a two year period from 1987 to 1989 by a local builder for his own occupation. The principal walls are of brick-faced cavity construction with contrasting





coloured brick quoins beneath a pitched and hipped timber-framed roof structure with split-level ridge covered in Rosemary tiles. Twin gables to the front elevation and a single rear gable together with two projecting bays. The building has been enhanced by the addition of an exceptional orangery and side porch which were commissioned by the present owners and planning consent was granted in April 2010.

On the south-east side of the house there is a substantial detached garage block constructed to complement the main building and providing a double garage, studio/hobby room and a good size workshop/store. Towards the west side of the house close to the boundary there is a timber-framed stable block with two stables, an open fronted implement store and tack room/feed store.

The house has been built to an excellent specification and combines the character and proportions of a period country house with the benefits and efficiency of a modern, well designed building. Heating is provided by an oil-fired central heating system connected to conventional first floor radiators and under-floor ground floor piping. The orangery and side porch have electric under-floor heating and there is an open fireplace in the lounge and snug.

The windows and external doors of the main house are low maintenance uPVC double-glazed units with multi-pane effect glazing and mainly fitted with roller blinds; the windows of the garage block are also double-glazed with timber frames. The main rooms enjoy the benefit of table lamp circuits operated from wall switches. There is a comprehensive security system with exterior security lighting and a water softener is fitted.







### Accommodation

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

### Ground Floor

Grand Georgian-style pillared entrance porch approached from the driveway over wide terraced steps with part-glazed front door and arched fan light over to the: -

### Entrance Lobby

With decorative coving and hardwood, multi-pane glazed double doors with arched bevelled panes to the:

### Reception Hall

An impressive and elegant room featuring a handsome staircase with polished hardwood barley-twist balustrade leading up to a large gallery landing above with down-lighters beneath and deep, ornate coving. White six-panel doors lead off the hallway and are set into moulded frames and architrave with matching dado rail– a theme which continues throughout the house. Door chimes and central heating thermostat. Angled doorways on either side of the main entrance lead to a **Cloaks Cupboard** on one side and a **Cloakroom/WC** on the opposite side. The former has coat hooks to a wall plaque and a cupboard housing the manifolds for the under-floor heating, together with moulded picture rail and coving. The latter has a white suite comprising pedestal wash hand basin with framed ceramic tiled splash-back and low-level WC; moulded picture rail and coving.

### Lounge

Beautifully proportioned with a 3.74m wide walk-in bay window to the rear elevation, two windows on the side elevation and a white Adam-style fire surround with fluted pillars, onyx inset and hearth, together with a high output raised open grate with fire screen. Decorative coving, two wall frieze panels, spotlights to the bay and ceiling speakers. Connecting door to: -

### Dining Room

With deep coved ceiling, two recessed ceiling lights, two ceiling speakers and a further door from the reception hall. Twin four-pane French doors open from the dining room into the: -



### Orangery

A stunning room with floor tiles in Yorkstone styling, six Tiffany-style wall up-lighters, three pairs of double-glazed French doors, eight sash windows and a double-glazed lantern above with draped blinds. Louvre blinds to the windows and French doors. Cupboard housing the electricity consumer unit with MCBs. There are twenty-two ceiling mounted spotlights around the perimeter of the room. Independent underfloor heating control.

### Snug

An attractive second sitting room with a polished stone fireplace and hearth having an inset flame effect LPG fire and set into a hardwood pillared surround. Two arched and framed fireside alcoves with concealed lighting and glass display shelves. Moulded dado rail, ceiling spotlights and speakers.

### Study

With two windows overlooking the entrance drive, deep moulded coving to the ceiling and ceiling spotlights.

### Breakfast Kitchen

Comprehensive range of built-in units finished in limed oak with extensive contrasting, textured work surfaces and ceramic tiled splash-backs. There are base, wall and larder cupboard units, glazed display cabinets with bevelled panes, moulded pelmets with lighting beneath the wall units, ceiling spotlights and an island, split-level, L-shaped breakfast bar.

The units extend into the wide rear bay window with a black acrylic sink unit to the centre and angled, integrated dishwasher and refrigerator adjacent. Galleried base and wall display shelves, wine racks, moulded dado rail and diagonally-laid limed oak-style Amtico flooring. Stainless steel-finish Rangemaster cooker, separate high-level Rangemaster oven with grill and combination microwave oven above. Shaped walk-through archway to the:-

### Breakfast Room

A bright and sunny room with rear windows and French doors onto the rear patio. Amtico flooring and ornate built-in dresser, both complementing the kitchen adjacent. Arched internal window to the side hallway.

### Side Hallway

Oak-effect Amtico flooring extending into the utility kitchen and second cloakroom/WC. Large built-in cloaks/storage cupboards



with shelving, digital heating controls, coat rails, light and sliding doors. The hallway has decorative coving, a moulded dado rail, smoke alarm, ceiling spotlights and a shaped archway with brackets inset. A second staircase leads off with white lower spindle balustrade to the snooker room above. Multi-pane, part-glazed door to the side porch.

### Cloakroom/WC 2

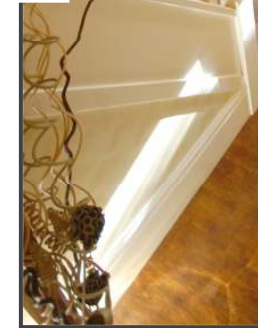
With a white Nostalgia suite comprising low-level WC and pedestal wash hand basin with framed ceramic tile splash-back. Timber frieze moulding shaped around the wash basin, Amtico flooring and six-panel double doors to a large storage cupboard which also contains the Camray 2 oil-fired central heating boiler together with a Tapworks water softener and the electricity consumer unit with MCBs.

### Utility Kitchen

Positioned adjacent to the main kitchen with a range of units finished in white with arched panels and drop handles. There are base cupboards and drawers, hardwood work surfaces with ceramic tile splash-backs, a stone-effect Franke sink unit, space with plumbing for washing machine and space for dryer. LPG hob and ample space for upright fridge/freezers. Amtico flooring.

### Side Porch

A useful room with angled walls and windows to the side elevation, a ceramic tiled floor, two wall uplighters and a shaped ceiling. Part-glazed door to outside. I-Warm heating control for the electric under-floor heating.



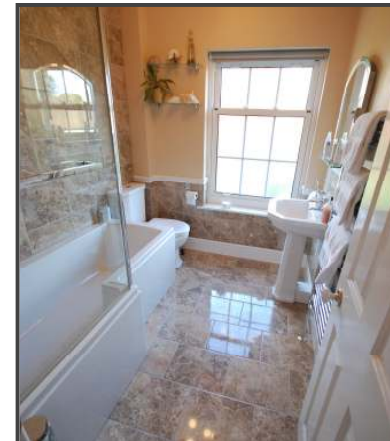
### First Floor

#### Gallery Landing

A stunning, spacious area with three windows on the front elevation overlooking the main approach to the house and the barley-twist hardwood balustrade extends around the large stairwell overlooking the reception hall.



To one side there is a wide, shaped archway framed by fluted moulding in white, to an inner landing and the landing has a moulded dado rail extending from the staircase. Decorative coving to the ceiling and inset ceiling spotlights. Recessed linen cupboard with shelving.



### Master Bedroom

A beautifully proportioned room approached through a wide archway with fluted moulding on shaped brackets. Further shaped archways to the ensuite bathroom and two dressing rooms. Two windows on the rear elevation present wonderful views across the gardens to the fields beyond. Central heating thermostat, decorative coving and step up to the: -

### En Suite Bathroom

Fitted with a white suite comprising low-level WC, bidet, rectangular, splayed twin vanity wash hand basins on a ceramic tiled surround with base cupboards beneath and a roll-edge slipper bath with solid moulded base and Victorian-style mixer tap having shower fittings. Ceramic tiled shower cubicle with mixer unit and glazed screen. Slate-effect ceramic tiling to the walls and floor, ceiling spotlights, four galleried glass shelves and heated towel rail.

### En Suite Dressing Room 1

Entered through a shaped archway to the rear of the bedroom and divided to form a changing and sitting area with rear window and a range of built-in wardrobes which are mirror fronted to both sides with a separate wall mirror and ceiling spotlights. Trap access to the roof void.

### Dressing Room 2

Also ensuite, with sliding, six-panel doors to a built-in airing cupboard containing a foam-lagged hot water cylinder with twin immersion heaters. Ceiling spotlights.

### Bedroom 2

An attractive guest bedroom with built-in decorated furniture comprising double wardrobe and dressing table with three drawers. Moulded dado rail, coved ceiling, two ceiling light points and two windows to the side elevation, looking out towards the west garden area. Built-in airing cupboard containing a second foam-lagged hot water cylinder with twin immersion heater on timer control and linen shelf over.

### En Suite Bathroom

Contemporary with a white, square-line suite comprising P-shaped panelled bath with shower unit over and glazed side screen, shaped pedestal wash hand basin and low-level, dual flush WC. Marble-style ceramic tiled floor and part-tiled walls. Chrome ladder-style radiator/towel rail, illuminated wall mirror and glazed shelf over the wash basin. Coving and three-branch light.

### Bedroom 3

Positioned in the south-west corner of the house, with two rear windows presenting superb views as from the master bedroom. Decorative coving to the ceiling, frieze panel to one wall and arched opening through to: -

### En Suite Dressing Room

Fitted with wardrobes on either side, having white, six-panel doors, clothes rails and shelving. Window to the west elevation.

### Bedroom 4

A double room fitted with an extensive range of furniture in limed oak style around a double bed recess with head board and comprising two bedside chests of drawers, wardrobes and high-level store cupboards. Decorative coving and window looking out across the roof of the orangery to the garden and fields beyond. Two bookshelf units.

### Family Shower Room

Ceramic tiled walls from skirting to ceiling and comprising wide shower cubicle with sliding glazed screen door and thermostatic mixer unit, shaped low-level dual-flush WC, bidet and pedestal





wash hand basin, all in white. Oak-effect Amtico floor covering, ceiling spotlights and chrome ladder-style radiator/towel rail. Window to the front elevation.

#### Snooker Room

Approached from the second staircase via a small landing, a superb room with 6 windows and a useful recessed cupboard. This room affords considerable potential for sub-division into two more bedrooms in the east wing or annexe accommodation.

#### Outside

The property is approached through a grand entrance from the lane with shaped brick walls, pillars with ball finials and wrought-iron gates opening onto a long, sweeping driveway which forms a circle around a large centre lawned flower bed with established shrubs, trees and bushes. The drive extends on the west side towards the stable block and there is access on the east side of the house through further wrought iron gates, also set into shaped brick walls with ornamental pillars and ball finials to an enclosed courtyard adjacent to the garage block. The driveway

continues through this courtyard, giving access to the **Double Garage** with two up and over doors, (one of which is motorized with remote control) and plastered internal walls, electricity consumer unit with MCBs, strip lights, power points and trap access to the roof void which provides a useful storage area. Adjacent to the garage is a **Studio/Hobbies Room** with part-glazed, (single-glazed) door, a small wash hand basin with cold water supply, work surface, strip lights and power points. Beyond the studio is a good size **Workshop** fitted with three benches, wall shelves, strip lights, power points and further access to the roof void. Two part-glazed doors from outside. Tiled canopy where the roof of the garage block extends across the front of the studio and work shop. Outside water tap.

Positioned away from the main house on the west side of the property there is a timber-built **Stable Block** approached over a long driveway through the trees with canopy to the front, **two stables** having stable doors and window opening adjacent, a 4.5 metre wide, open-fronted **implement store** and double doors to a **tack room/feed store**.

The gardens are an enviable feature of the property and have matured over the years to create a landscaped setting for the house. There are extensive lawns shaped to borders, a wealth of mature ornamental trees, hedges maintaining discreet privacy and drifts of perennial flowering and foliage plants, shrubs and bushes. Adjoining the initial approach to the house is a large wildlife pond lined by trees with a partial curved screen and grass banks.



The French doors of the orangery to the rear of the house, open onto a sweeping rear lawn on one side and a sheltered patio to the opposite side, both enjoying a warm, sunny aspect. The patio is partly shaded by trees and steps with split-level brick side walls and pillars lead up to the main lawn with shrubbery borders and gravel pathways leading around the house. Close to the main building there are retaining brick walls to further shrubbery beds and two-tier steps via a wide terrace to the main entrance. Climbing plants enhance the external elevations.

The house is distanced from the country lane by the moated paddock which is divided from the formal garden by post and rail fencing with a stile and gate for access. The paddock affords potential for equestrian use or as at present, for grazing sheep in conjunction with the English Heritage Management Scheme and forms a parkland setting with mature trees and hedges around the perimeter.

During the winter months, the trees generally lose their leaves to reveal views across the surrounding Wolds countryside. Throughout the year the upper rear and side windows enjoy views beyond the gardens across paddocks and hillside beyond.

There are numerous outside lights positioned around the house to include sensor lights and a timed lighting circuit for security. Outside water tap in the courtyard. To the rear of the garage building there is a metal-framed **Greenhouse**, an enclosure with gate and a **Dog Kennel**.



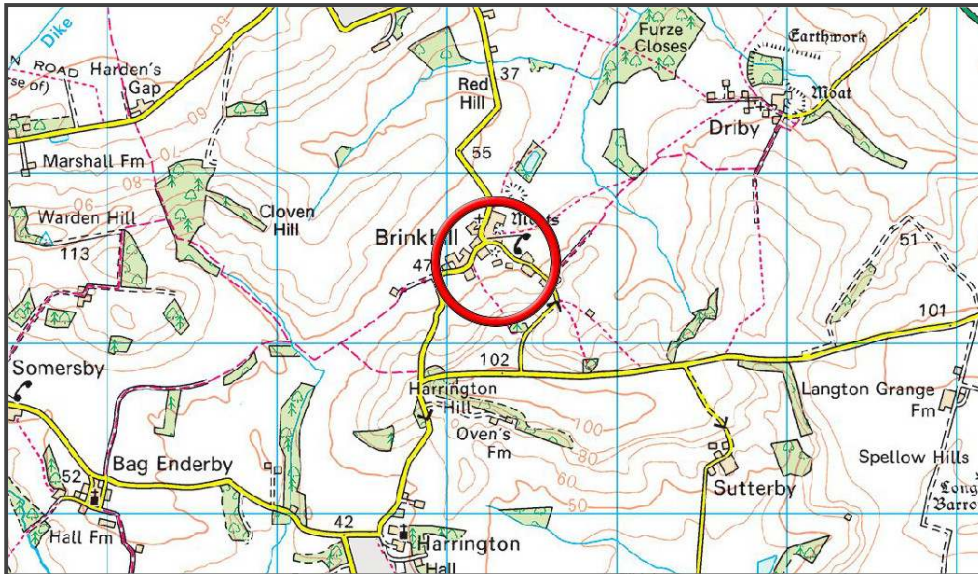


## Viewing

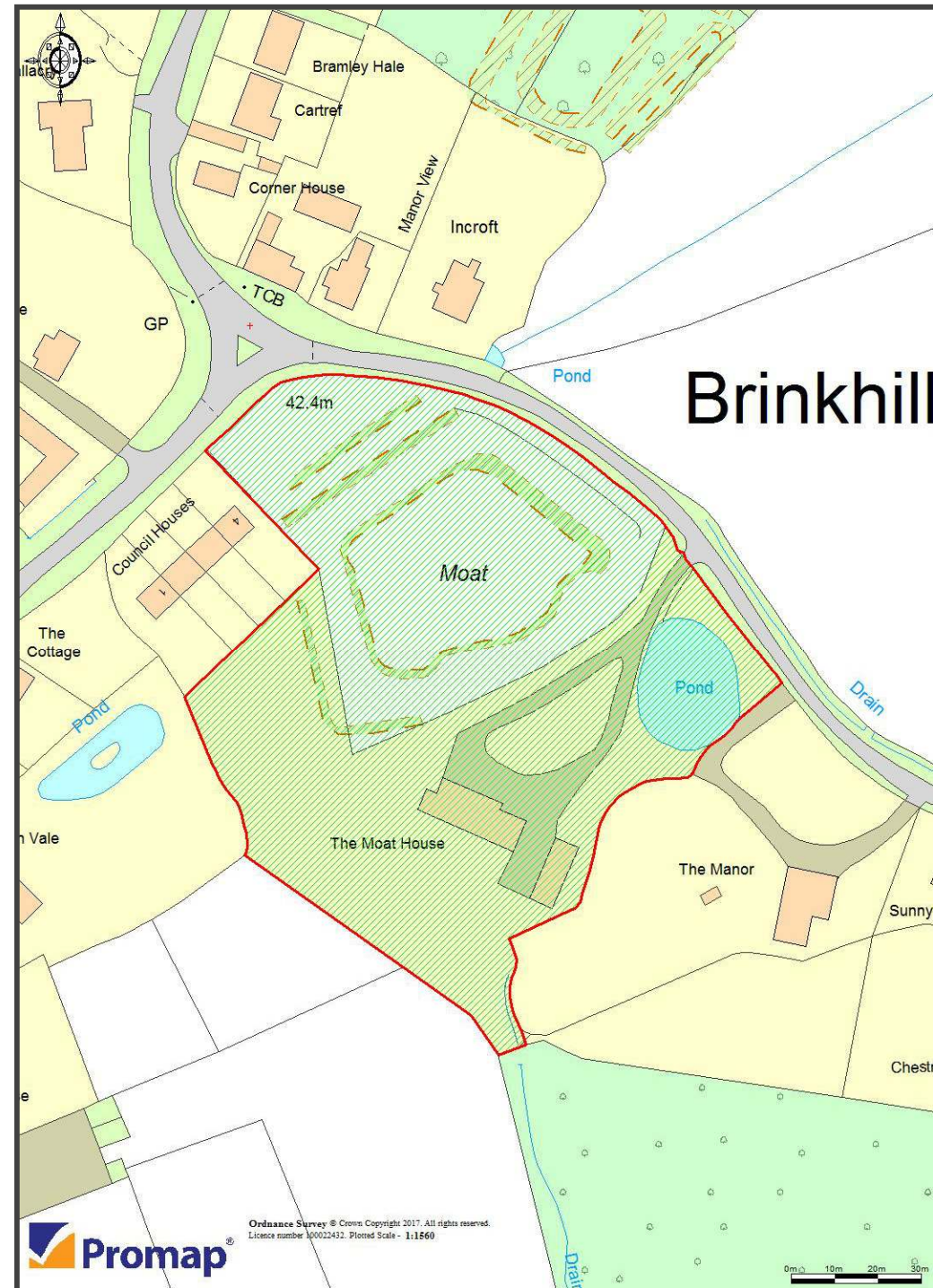
Strictly by prior appointment through the sole selling agent

## General Information

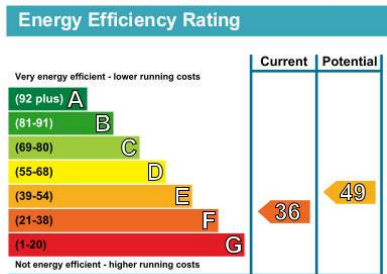
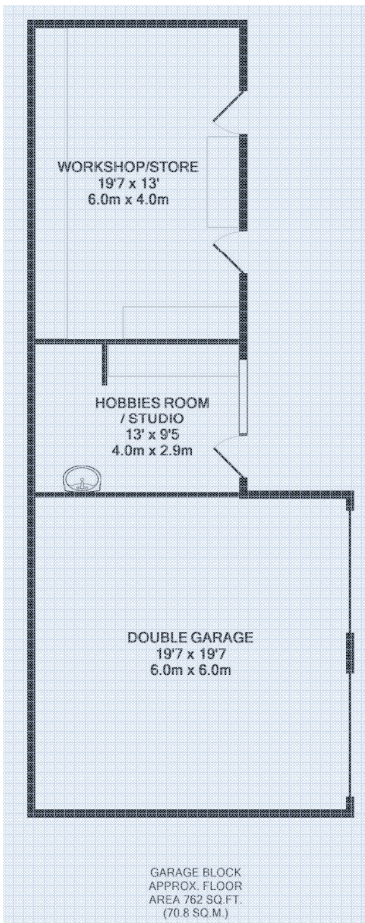
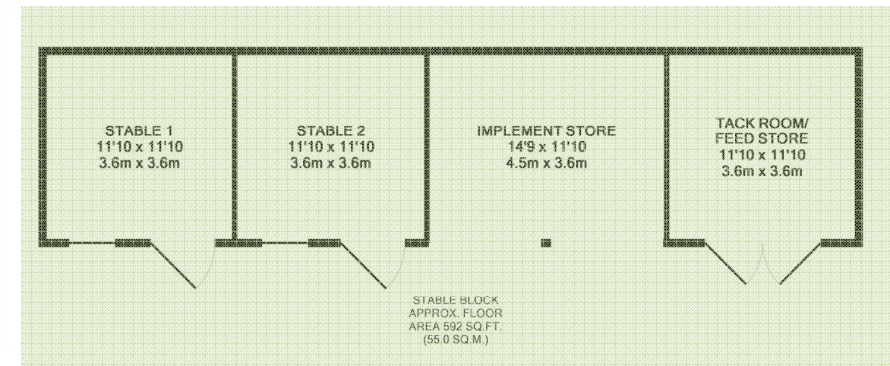
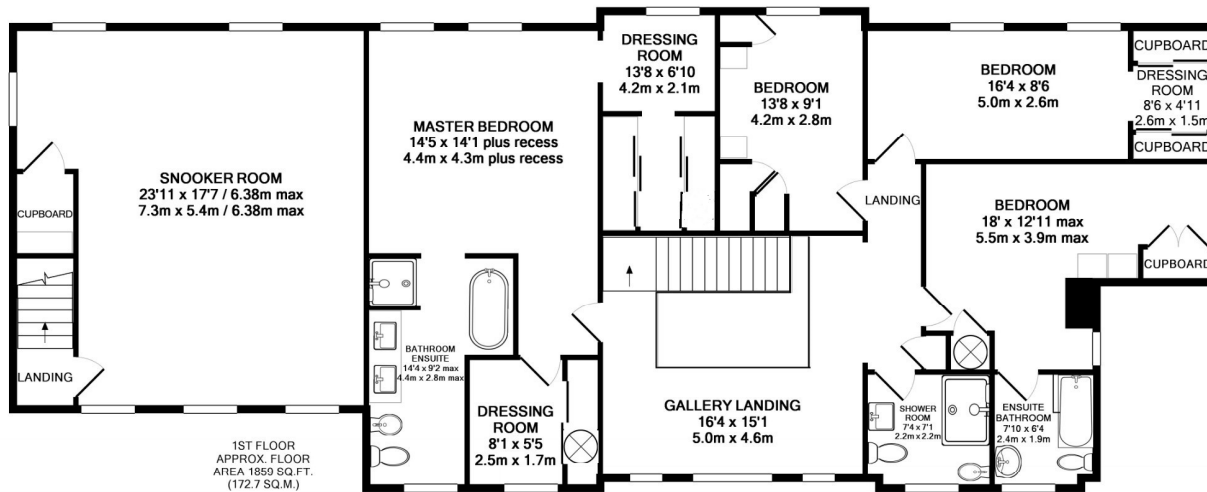
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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 electricity and water whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band G.



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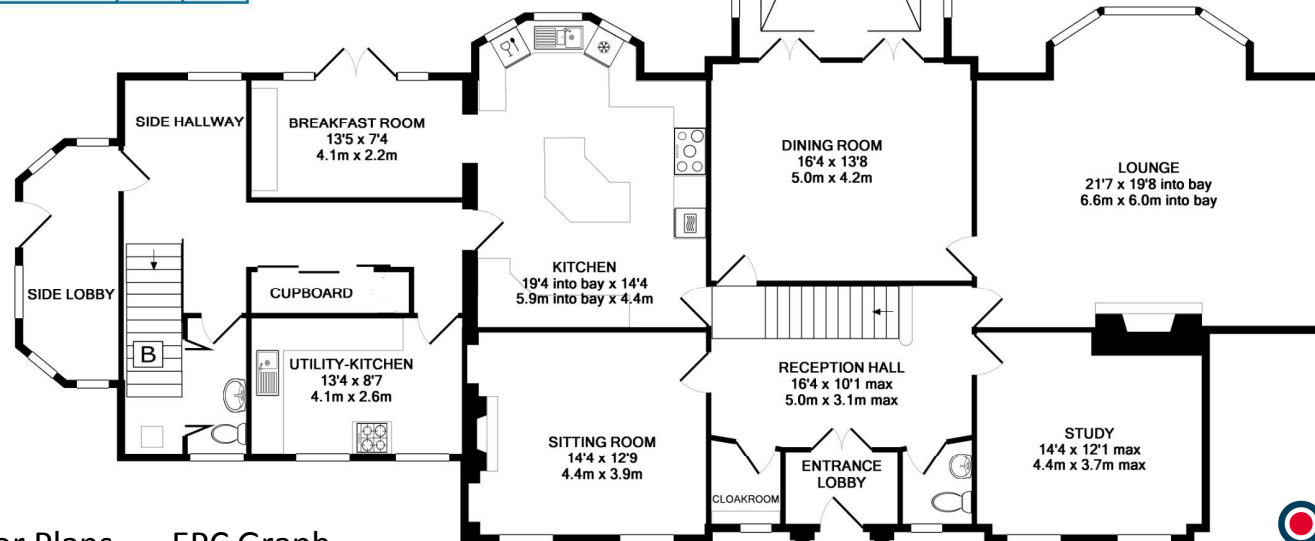






A copy of the full Energy Performance Certificate can be e-mailed on request

**GROUND FLOOR**  
APPROX. FLOOR AREA 2388 SQ.FT. (221.8 SQ.M.)



**Approximate Floor Area**  
Main House 359 sq m (4247 sq ft)  
House with garage and stable blocks 520.3sq.m (5601 sq ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Floor Plans and EPC Graph





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