



Rural and Equestrian



Southfield Farm  
Covenham St. Mary LN11 0PQ

**M A S O N S**  
— EST. 1850 —



A substantial detached Period farmhouse standing back from the lane in mature gardens with land positioned to the south and grounds of approximately 2.95 acres (STS) in total. The house provides 5 bedroom elegant character accommodation together with an annexe wing partly formed within a purpose-built single storey extension of complementary design, the floor area totalling approximately 3115sq.ft (290 sq.m.) The grounds provide potential for equestrian, hobby farm or leisure purposes or possible further residential development (STP) but an overage clause in respect of separate development will apply.

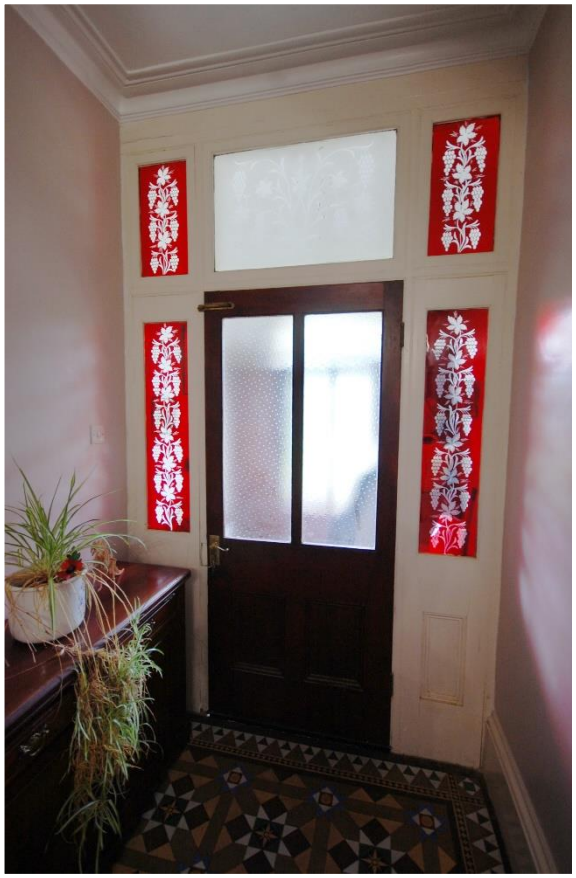


*Contents*  
*Schedule of Photographs*  
*Directions*  
*The Property*  
*Overage Clause*  
*The Accommodation*  
*The Grounds*  
*Viewing*  
*Location*  
*General Information*









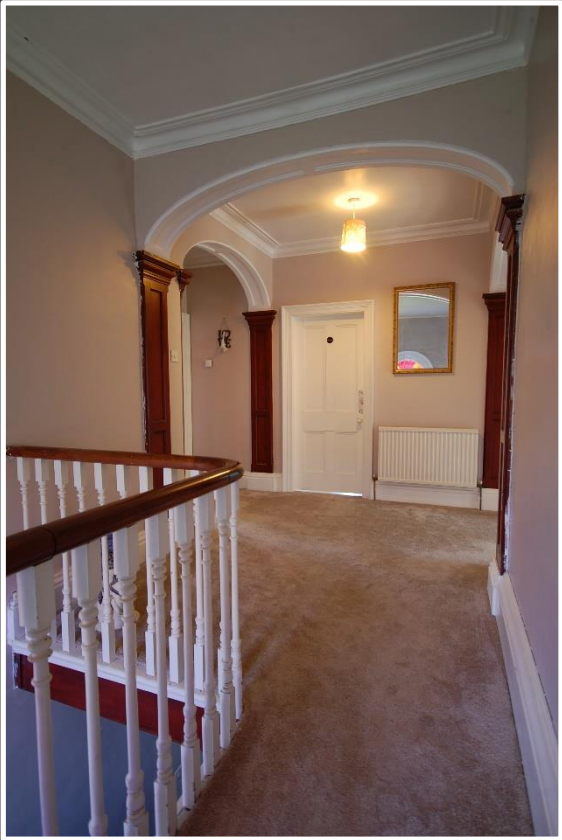
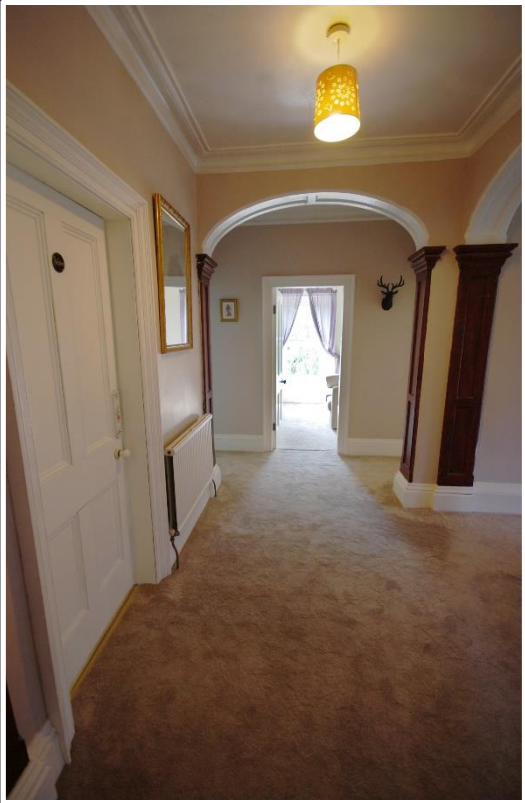
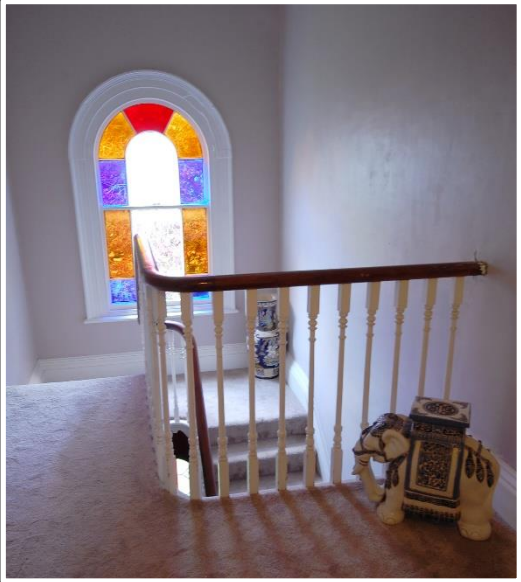




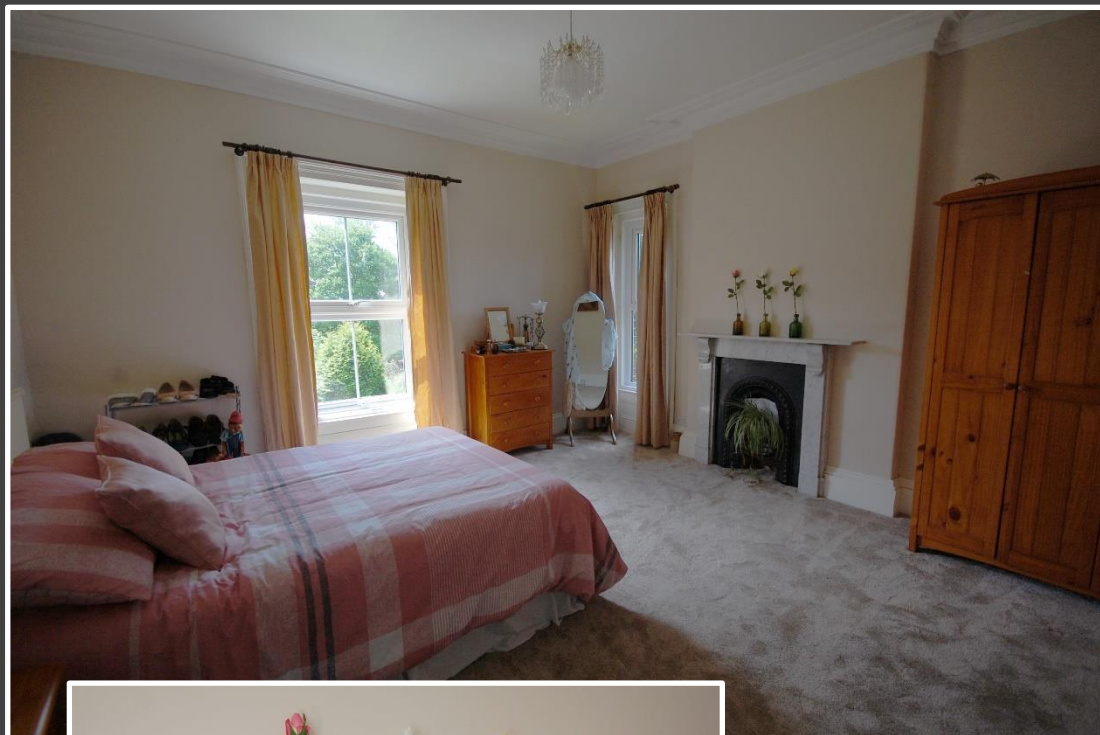
























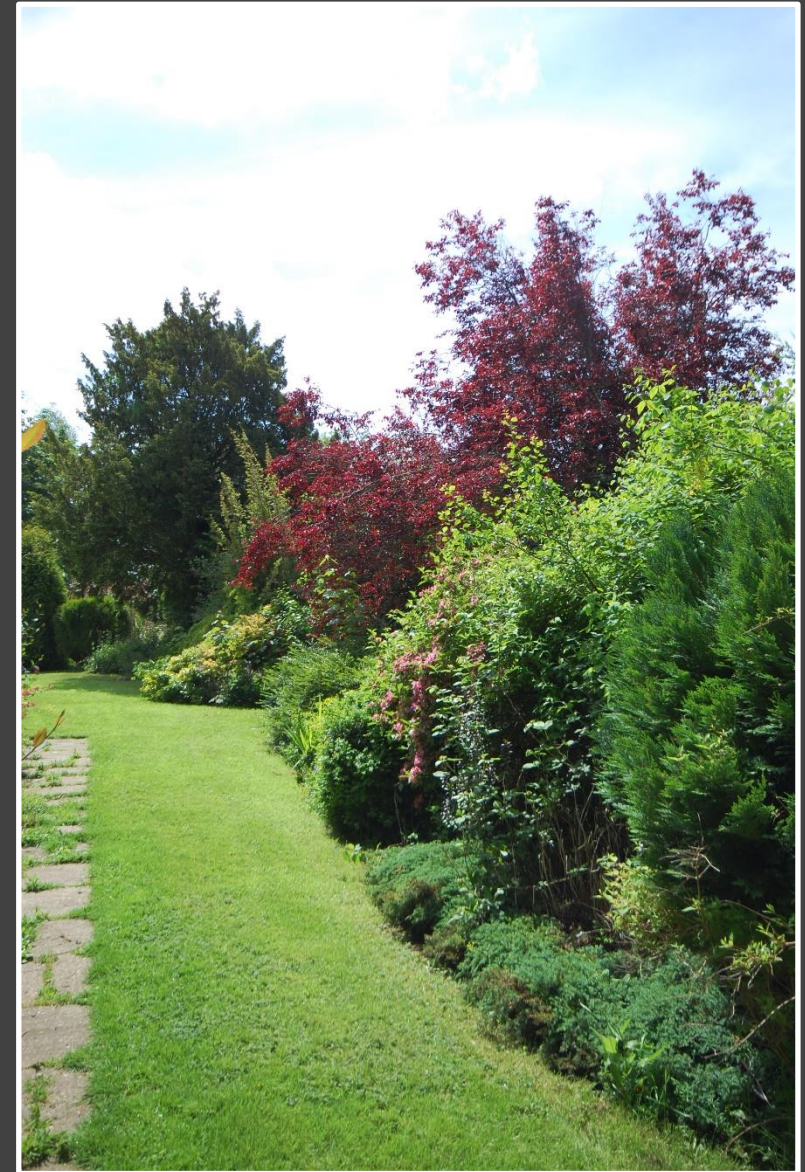


























**Directions**

From Louth take the A16 road north and after the two right turnings to Fotherby, take the next right turn along Ings Lane towards Covenham. Follow the lane to its eventual conclusion and bear left, then follow the lane into Covenham St. Mary. Upon entering the village go past the right turn to Yarburgh and continue round the sharp S-bend but then take the right turn along Newbridge Lane. After a very short distance the driveway leading to Southfield Farm will be found on the right – the farmhouse itself standing well back and slightly elevated above the lane.

**The Property**

Believed to date back to the mid 1800's, this substantial detached farmhouse has red brick principal walls beneath pitched and hipped timber roof structures which are now covered in concrete tiles. In 2013 a complementary single storey extension was constructed to create an annexe which now incorporates some rooms of the main house. Heating for the whole building is by an oil central heating system. Original timber-framed windows have been replaced with uPVC framed, double-glazed units. The annexe has a separate electricity consumer unit.

The property would suit a family looking to live with a relative in their own quarters but within close proximity or a buyer may look to utilise the annexe accommodation for holiday-let purposes. The grounds are presently arranged as large formal gardens with a wooded paddock to the south of the main formal garden, which forms a sun-trap throughout the day.

There are attractive glimpses along the side of the west elevation towards the Church spire of St Mary's church. The grounds could readily be re-purposed if required with a view to equestrian, horticulture or hobby farm endeavours, and the sellers would be prepared to consider renting an

adjacent grass paddock to the buyer/s for equestrian or similar use, if of interest.

**Overage Clause**

It is considered that the grounds afford potential for further development, but the property is for sale as a residential dwelling and therefore an overage clause will be imposed in respect of planning permission obtained within a period of 30 years from the sale completion date. This will apply purely to new residential or commercial development and will not apply to planning permission for extensions or outbuildings which are ancillary to the current dwelling. The overage clause will reserve a 30% share of any uplift in value created by obtaining qualifying planning permission for the sellers and their beneficiaries for a period of 30 years from the completion date.

**Accommodation**

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale. For the purposes of the description below, the front elevation is deemed to be the south facing elevation illustrated in the main initial image of this brochure).

**Main House - Ground Floor**

The main entrance is situated on the south side of the property and comprises a hardwood, part-glazed (double-glazed) door with an arched, double-glazed fan-light over and hardwood side panels to the:

**Entrance Porch**

With high coved ceiling, terrazzo tiled floor and inner hardwood, part-glazed heavy door with a decorative part glazed surround having coloured panes into the:

**L-shaped Entrance Hall**

A grand hallway with high shaped archways, a feature tessellated floor and a wide, sweeping staircase with spindle balustrade, hardwood handrail and heavy turned newel posts leading to the first floor. Panelling beneath the staircase and a four-panel door to a useful understairs store cupboard.

Further part-glazed door (double-glazed) with decorative glazing on the side elevation leading to outside. High coved ceiling, ornate decorative rose with ceiling light point and coat hooks to long wall plaque. Radiator and door chimes.

**Sitting Room**

A bright and elegant reception room with a walk-in bay window on the south elevation, further window to the side elevation and a handsome marble feature fireplace with tiles surrounding a Tiger cast iron stove. High coved ceiling with ornate decorative rose and moulded picture rail. Ceiling light point, radiator, two wall light points and light oak, parquet-effect laminated floor covering.

**Dining Room**

A second bright and elegant reception room with a walk-in bay window to the south elevation, high moulded coved ceiling and ornate centre rose to the ceiling light point. Two radiators, oak parquet-effect laminated floor covering and feature marble fireplace with inset cast iron stove. Connecting doors to the annexe wing.

**Rear Lobby**

Approached through a shaped archway from the main entrance hall with a connecting door into the annexe wing, a recessed cloaks cupboard with coat hooks and high-level shelving. Further door to the:



### Breakfast Kitchen

With a modern range of units finished in ivory colour with ornamental handles and comprising base cupboards and drawers, roll-edged work surfaces and upstands, integrated fridge/freezer, matching range of wall cupboards with two glazed cabinets and an inset Rangemaster Kitchener 90 electric range cooker with two ovens, grill and ceramic hob, together with an Electrolux cooker hood fitted inside a pillared surround. Island unit with hardwood block work and dining surface further double base cupboard under, integrated dishwasher, acrylic oval-shaped single drainer sink unit with flexible hose mixer tap and breakfast bar with wine stores beneath. Ceramic tiled floor, window to the side and rear elevations, four spotlights to ceiling fitting and radiator. Door to a good size recessed cupboard with shelving.

### Utility Room

L-shaped with long work surface, space with plumbing beneath for washing machine and space for tumble-dryer. Shelf unit, Grant oil-fired central heating boiler and radiator. Side window, terrazzo tiled floor and wall alcove.

### Cloakroom/WC

With a white suite of low-level, dual-flush WC and bracket wash hand basin.

### Further Utility Room

Also having plumbing for washing machine and space for tumble-dryer with work surface over. Rear window, electricity meter and consumer unit with MCB's. Coat hooks to wall plaque and timber ladder access to a useful **loft store** over, still fitted with the original meat hooks and having a window to the side elevation. A walk-through opening from this loft leads into a second

first floor loft store which presently has the Tribune HE large capacity, insulated hot water cylinder with immersion heater and expansion vessel positioned in the corner; window to the side elevation.

### Main House - First Floor

#### Landing

A spacious area with three wide, shaped archways and approached from the main staircase via a half landing with a feature arched window over, having decorative and coloured glazing. Radiator, high coved ceiling, central heating thermostat and recessed store cupboard.

#### Bedroom 1 (south)

A double bedroom with a marble pillared surround to an arched cast iron fireplace and having a window to the south and west elevations. Moulded coving to the ceiling and radiator.

#### Bedroom 2 (south)

A further elegant and spacious double bedroom with a marble pillared surround to a cast iron inset, arched fireplace. High moulded, coved ceiling, radiator and window overlooking the main garden to the south.

#### Bedroom 3 (north)

A spacious double bedroom with a long radiator, window to the side and north elevations.

#### Bedroom 4 (north)

Smaller double or good size single bedroom, radiator, window to the north elevation and door to a good size walk-in store cupboard/wardrobe with clothes rail and shelving. Trap access to the roof void.

#### Bedroom 5 (south)

Positioned in the centre and front of the house, this single bedroom has a window which overlooks the main garden to the south. Radiator and high coved ceiling.

### Bathroom

White suite comprising P-shaped panelled bath with shower fittings to mixer tap and a curved, glazed shower screen; low-level, dual-flush WC and modern pedestal wash hand basin with lever, arched mixer tap. Part ceramic-tiled walls with mosaic tile borders, laminated oak-effect floor covering and window to the side elevation. Double doors to a full-height, built-in linen/store cupboard with shelving. Combined radiator and chrome towel rail.

### Ground Floor Annexe Wing

The accommodation of the annexe wing is contained partly within the main house structure and partly within a purpose-built extension. Access from the main house can be either via the dining room or the rear hallway where doors open into an:

#### Annexe Hallway open to a Bedsitting Room

All fitted with light oak, parquet-effect laminated floor covering and having a radiator, rear window and double-glazed French doors on the side elevation. Two ceiling light points. The remainder of the annexe is accessed through an:

#### En Suite Bathroom

A particularly spacious bathroom with a white suite comprising a double-ended, curved, panelled bath with mixer tap, a semi-pedestal wash hand basin with single lever cascade mixer tap, a low-level WC with dual-flush control and a walk-in easy-access shower area with wall-



mounted shower mixer unit, handset on flexible hose and drench head, together with glazed side screen. The bathroom has travertine-style floor tiling, ceramic tiled wall tiles with mosaic border and there is a skylight window to the side roof slope. LED wall mirror, extractor fan and window to the rear elevation. Combined radiator and chrome towel rail. Connecting door into the:

### Open Plan Living/Dining and Kitchen

An impressive, spacious room with a high vaulted ceiling and three exposed pine collar beams, two of them fitted with four spotlight-fittings. Ceramic tile floor throughout and a range of built-in kitchen units finished in woodgrain effect and gloss black with long metal handles. The units comprise base cupboards, wide drawer unit with deep pan drawers, integrated fridge/freezer, integrated dishwasher and work surfaces/upstands with inset oval shaped, stainless steel single drainer sink unit, having a single lever mixer tap.

Matching range of gloss black wall cupboards and two glazed cabinets. Built-in Cata electric oven incorporating grill and ceramic Cata hob with an angled stainless steel and black glass cooker hood over, together with decorative floral pattern glass splashback. Contemporary black glass electric fire, radiator, windows to the side elevation and rear elevation, together with a side part-glazed (double-glazed) door and full-height, double-glazed side panels to outside.

On the opposite side elevation there are double-glazed French doors opening onto the main patio and garden in front of the house. Wall-mounted consumer unit with MCB's. Connecting door as previously mentioned from the main house dining room.

### Outside

The house stands well back from Newbridge Lane within mature grounds with lawns, many established trees and a wealth of ornamental shrubs, bushes and planted borders. The main garden enjoys a sunny aspect on the south side of the building and beyond there is a hand-gate into the wooded paddock, which has a separate vehicular access on the western boundary. A quaint summer house requires some renovation.

**NB** The purchaser/s will have a right to access the property over the current driveway for a limited period as this will be retained by the sellers to access the retained barn. The buyer/s will be expected to obtain consent for and create their own separate access and driveway from the road. If it can be shown that permission to do so cannot be obtained, a right will be reserved over the area shaded pink on the plan below to lead this driveway from the initial section of the current drive, into the house grounds.

### Outbuildings

There is a brick-built outbuilding with concrete tiled roof comprising a **Single Garage** with double doors and single-glazed side window together with a good size **Store** adjacent with double doors and open at the rear to an area which might form a workshop if required with a walk-through opening to the courtyard at the rear of the house.

### Viewing:

Strictly by appointment through the agent.

### Location

The popular village of Covenham is separated into two areas corresponding to the Grade II Listed churches of St. Bartholomew and St. Mary, the latter located to the

south and all set in an area of attractive countryside just to the east of the Lincolnshire Wolds.

The village is set away from the A16 road though within easy reach and thereby ideal for commuting to the market town of Louth, approximately five miles to the south, or the large business centre of Grimsby which is about 11 miles to the north. Covenham has a Grade II Listed restaurant, The Millhouse and to the north of the village is the Covenham Reservoir which appeals to walkers and provides a venue for watersports.

Louth is a bustling market town with a range of individual shops, three markets each week and strong secondary schools including the King Edward VI grammar school, (each with specialist status). The town has a golf course, cinema, theatre, attractive parks, a recently completed sports and swimming complex and the Kenwick Park leisure centre on the outskirts.

### 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. Red-lined aerial images, 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 water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band G.



GROUND FLOOR 1830.35 sq. ft.

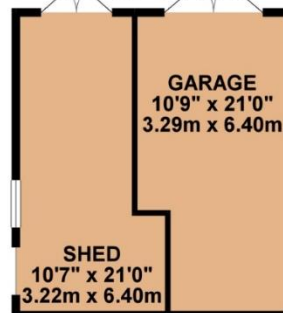
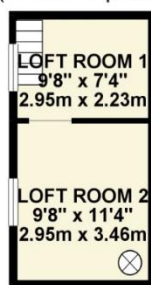
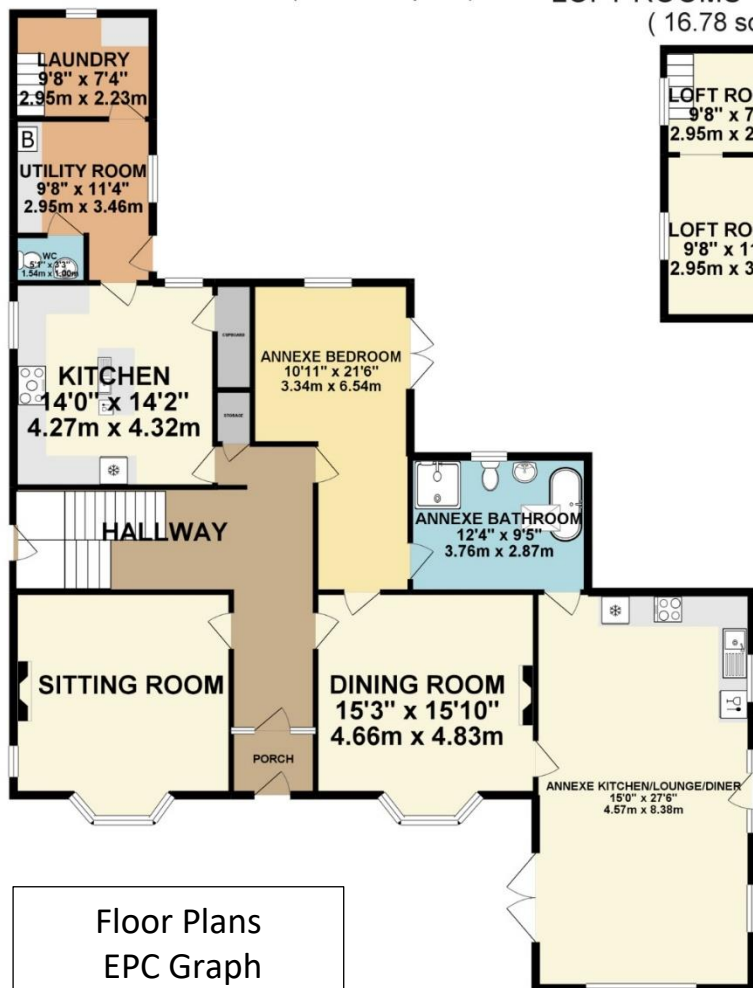
( 170.05 sq. m. )

LOFT ROOMS 180.65 sq. ft.

( 16.78 sq. m. )

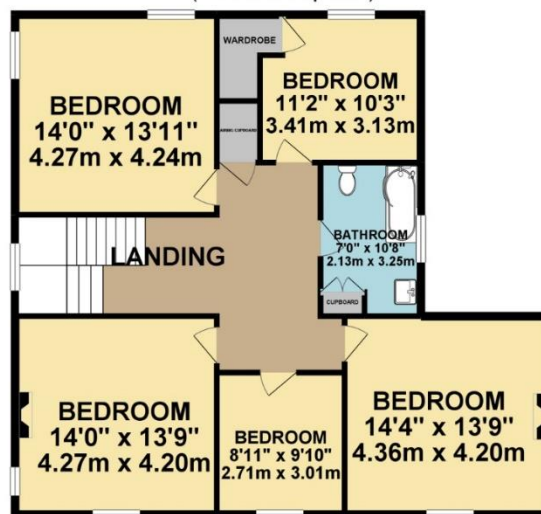
OUTBUILDINGS 399.53 sq. ft.

( 37.12 sq. m. )



1ST FLOOR 1102.87 sq. ft.

( 102.46 sq. m. )



TOTAL FLOOR AREA : 3513.39 sq. ft. ( 326.41 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.

Made with Metropix ©2021

Floor Plans  
EPC Graph  
and site plan  
showing  
approximate  
boundaries



EPC  
Graph  
To  
appear  
here

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

#### Important Notice

Messrs, Masons Chartered Surveyors 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, Chartered Surveyors 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.

M A S O N S

EST. 1850