



# Wayside House

Gayton le Marsh

**M A S O N S**  
— SINCE 1850 —



# Wayside House

Gayton le Marsh  
LN13 0NS

Two-bedroom property in a rural village location close to the coast

Extensively improved, extended, and modernised throughout

Large rear garden with generous outdoor space

Private and peaceful village setting

Separate utility room providing additional storage and appliance space

Large driveway offering extensive off-road parking

MOVEWITHMASONS.CO.UK  
01507 350500

A well-presented two-bedroom property situated in a rural village location close to the coast, offering an attractive balance of countryside living and coastal access. The property has been extensively improved, extended, and modernised to a high standard, providing well-proportioned and practical accommodation throughout.

Internally, the home features a modern kitchen, cloakroom, utility room, and a bright dining area, creating a functional and well-connected living space. The lounge benefits from a traditional brick open fireplace, adding character and a focal point to the main reception room.

Externally, the property offers a substantial driveway providing ample off-road parking and a large rear garden. Further benefits include oil-fired central heating, external electrics, an external hot water supply, a 7kW Hypervolt EV charging point, and an owned 4kW solar PV system on a south-facing roof. A Solar iBoost system utilises surplus solar energy to heat the hot water, improving efficiency and reducing running costs.



The property is entered via an entrance porch, which leads through to the spacious central hallway. Forming the heart of the home, the hallway is centred around the staircase and provides access to the principal ground floor accommodation, including the kitchen and dining room. Generously proportioned, it creates an immediate sense of space and ensures a practical flow throughout the property. A useful utility room is located off the hallway, providing additional storage and laundry facilities, together with a convenient ground floor WC. Enhancing the sense of continuity and space, attractive tiled flooring extends throughout the hallway, kitchen, and dining room, creating a cohesive finish and practical surface ideally suited to modern family living.



The dining room is a superb and versatile space, accessed directly from the spacious entrance hall and flowing seamlessly into the adjoining living areas. Generously proportioned, the room offers ample space for both formal dining and everyday family use, while large windows allow an abundance of natural light to fill the space throughout the day. A door provides convenient access to the rear garden, creating a strong connection between the indoor and outdoor spaces and enhancing the room's appeal for both entertaining and family living. Its flexible layout offers a range of potential uses to suit individual requirements.





The kitchen is fitted with a range of cream wall and base units, complemented by white tiled splashbacks that create a bright and classic finish. Offering ample storage and work surface space, the room has been designed with practicality in mind while maintaining a clean, contemporary appearance. A breakfast bar provides a useful area for casual dining and everyday use, whilst under-cabinet lighting adds a subtle feature, enhancing the atmosphere of the room and drawing attention to the quality tiled flooring that continues through the adjoining hallway and dining area. The kitchen also benefits from an open connection to the lounge, creating a sociable layout that is well suited to modern family living and entertaining.







The lounge is a comfortable and inviting reception room, finished with neutral décor and fitted carpeting that enhances the warm and welcoming atmosphere. A traditional open fireplace with an exposed brick surround provides an attractive focal point, adding character and charm to the space. Well-proportioned and versatile, the room offers ample space for a range of furniture arrangements and benefits from a natural connection to the kitchen, creating a practical flow between the principal living areas while remaining a cosy retreat for relaxation.





The staircase rises from the central hallway to the first-floor landing, with natural light creating a bright and airy feel that enhances the space. Attractive lighting features further complement the staircase, adding character and creating an inviting transition between the ground and first floors. The landing provides access to the first-floor accommodation and leads through to the principal bedroom, which is a generously proportioned double room offering ample space for freestanding furniture and enjoying a comfortable, spacious feel.



The second bedroom is a well-proportioned room that offers flexible accommodation, making it ideal as a guest bedroom, children's room, or home office. Benefiting from a fitted storage cupboard, the room makes excellent use of the available space while providing practical storage solutions. Well-presented throughout, it enjoys a bright and comfortable feel in keeping with the rest of the property.

The family bathroom has been modernised to provide a stylish and functional space, finished with a bright white suite and attractive contemporary fittings. Generously sized, the room features a large family bath with an overhead shower, offering practicality for both family living and guests. The sparkling white finish enhances the sense of light and space, creating a clean and well-maintained appearance throughout.



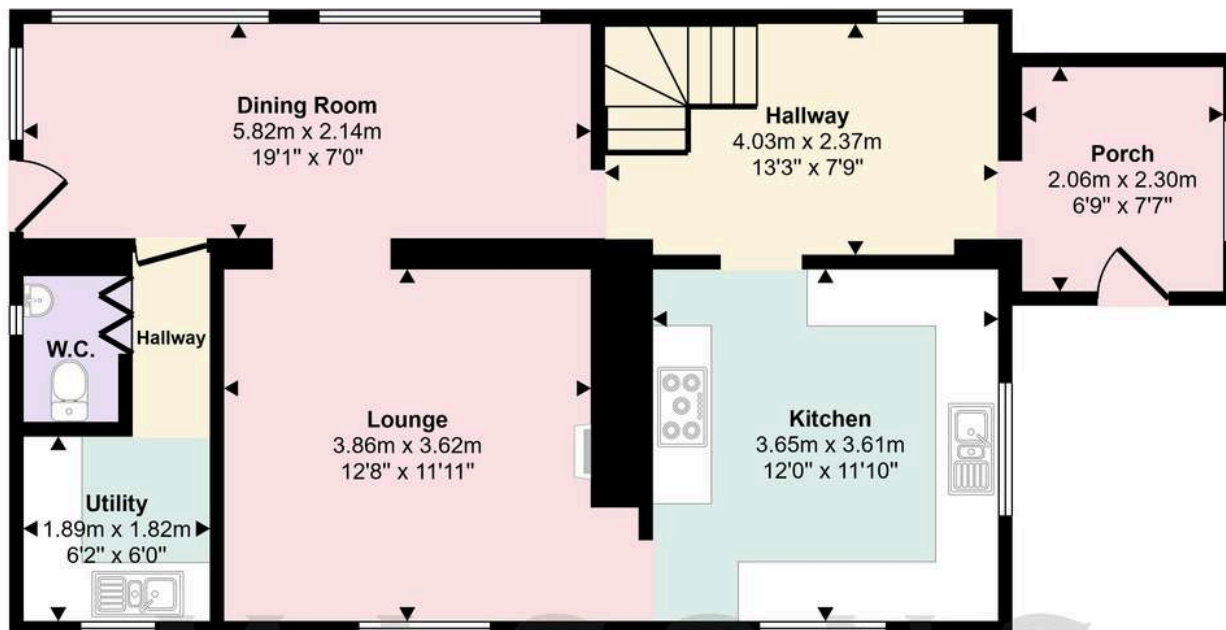


Externally, the property benefits from a generous rear garden, predominantly laid to lawn and offering a good level of outdoor space. A paved patio area is situated immediately to the rear of the property, providing a practical seating area with direct access from the house. The plot is well suited to a variety of uses and offers scope for further landscaping if desired. To the front and side, a substantial driveway provides ample off-road parking for multiple vehicles. The property also benefits from a detached shed, providing useful external storage.

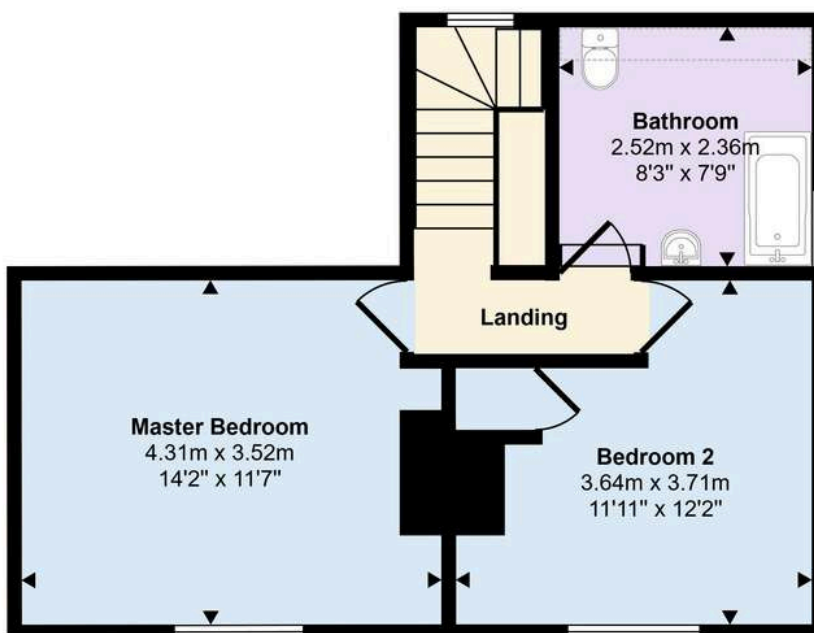




Approx Gross Internal Area  
105 sq m / 1134 sq ft



Ground Floor  
Approx 66 sq m / 712 sq ft



First Floor  
Approx 39 sq m / 422 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

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

## The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band B

### Services Connected

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.

### Tenure

Freehold

### Location

What3words: ///struggle.extent.hurray

### Directions

From our Louth office, proceed south-east along the A157 signposted Alford and Mablethorpe. Continue on the A157 through the villages of Little Cawthorpe, Legbourne and Withern. After passing through Withern, take the turning signposted Gayton le Marsh and continue into the village. Follow the road along Main Street, where the property will be found within the village. The location offers convenient access to the market towns of Louth and Alford, whilst also being within easy reach of the Lincolnshire coastline and the nearby seaside resorts of Mablethorpe and Sutton-on-Sea

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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

# M A S O N S

SINCE 1850

Cornmarket,  
Louth, Lincolnshire  
LN11 9QD

01507 350500



#### Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given 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 Masons Louth 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.