



Palma Nook

Grainthorpe

MASONS
Equestrian



Palma Nook

Grainthorpe
LN11 7JT

A characterful and much loved family home

4 bedrooms, 2 reception rooms and a
good-sized kitchen diner

An idyllic smallholding/equestrian home with
olde-world charm

3.9 acres (STS) of beautifully tended gardens and
level paddock land

Spacious attached triple garage (768 sqft) with
great extension/conversion potential (STP)

Pretty, traditional brick and pantile former stable
with conversion potential (STP)

Open fronted implement barn/horsebox/hay
store with space to accommodate more stabling if
required

Horticultural/tourism live/work potential (STP)

No onward chain

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This characterful country property dates back to the early 1800s and exudes charm, with delightful views towards the Wolds at the front and over it's own sheltered gardens and pasture land to the rear.

Palma Nook has been in the same ownership since 1985 and has been lovingly tended over the years to create a charming family home which can be used as a smallholding, an equestrian establishment or as part of a self sufficient lifestyle. The large triple garage/workshop (and former dairy) which is attached to the house has great potential for business use (STP), or could be incorporated into the house as a sizeable extension or equally for use as overflow/annexe/holiday/Air BnB accommodation (STP).

The further outbuildings provide stabling and storage space suitable for a variety of uses from machinery/implement storage to forage storage as well as further animal housing.

The beautiful grass pasture to the rear is bordered by hedging, belts of woodland and dykes and has been cared for and cut for hay each year, making it ideal to be fenced and subdivided for grazing or equally for use as amenity land and/or as a glamping/camping venture (STP).

Palma Nook is situated on the A1031 road which gives easy access to the miles of nearby beaches, ideal to support a touristic venture or equally to be enjoyed for riding and walking etc.



The gardens and grounds at Palma Nook are sheltered by clipped hedging and are lovingly planted with an array of pretty shrubs and trees.

To the rear of the house is a large concrete parking/turning/yard area which runs adjacent to the rear lawn and a pretty, paved dining/entertaining area which has a delightful fish pond with an electric pump and a pergola over, which is complete with a variety of fish.

The front gardens are sheltered and enclosed by hedging, with a path leading to the pretty front porch past a lawn planted with specimen trees and shrubs.





The porch has a pitched roof with windows to either side and a part glazed door. An inner door leads on to the central hallway which is flanked by the two reception rooms. The hallway has a built in airing cupboard and stairs rising to the first floor.

The spacious Kitchen Diner has views to the rear and side of the house. This room has a flowing feel owing to it connecting directly to the adjacent Study/Snug.



The U shaped kitchen area is fitted with a range of farmhouse style base and wall units housing a wall mounted electric oven and grill together with an LPG gas hob and a 1.5 bowl ceramic sink and drainer beneath the rear window, giving views of the rear gardens and paved patio/dining area. There is space and plumbing for an American Style fridge freezer also. To one end of the room is space for a dining table adjacent to the window giving views of the pretty side gardens as well as a wall mounted TV point.





The cosy Study/Snug has views to the front gardens and features a traditional brick faced fire surround with a log burning stove inset. This room makes a delightful second reception room or equally could be used as a home office if required.

Across the hallway from the Kitchen the sizeable Sitting Room is flooded with light from a wide front facing window. The room features an attractive stone effect fire surround with a gas fire inset. There is a chimney breast behind the fire for an open fire if required.



The ground floor bath and shower room is situated at the foot of the stairs. This neat and bright room has a window to the rear together with a tiled floor and part tiled walls. The room has a white suite with a basin, bath and a shower unit.

To the rear of the house is the Utility/Boot Room which has a useful door to the rear of the house leading to the rear yard and gardens. This room has a range of kitchen units with a work surface and





space and plumbing for a washing machine and a tumble drier. A window overlooks the rear gardens with a sink and drainer below.

The stairs rise from the central hallway to the first floor landing where doors lead to the four double bedrooms.

Two sizeable double bedrooms overlook the front of the house giving far reaching and attractive rural views towards the Wolds. Bedroom 1 has a pair of built-in wardrobes with a central drawer unit.

The rear two double bedrooms have delightful views over rear gardens and paddock land.

To the front of the house, between the two front bedrooms, is a WC with a basin and low level WC and a window to the front of the house. This room could potentially be incorporated into an En Suite or Jack and Jill shower room if required.





The attractive, level paddock land lies to the rear of the property and is bordered by a mixture of drainage ditches and hedging.

The present owners planted around 900 trees comprising a mix of Oak, Scots Pine, Hawthorne and Douglas Fir. These trees have now grown to create a most attractive woodland area close to the house, providing both interest and shelter, as well as encouraging wildlife and flora.

The land has great potential for a variety of uses to include being fenced and subdivided for equestrian use or equally for use as part of a smallholding/self sufficient lifestyle. The location of the property and its proximity to the coast also gives potential for a camping/glamping venture.

There is a footpath which traverses the paddock land towards the far northeastern boundary, furthest from the house and yard. The footpath is marked on the attached site plan for reference.



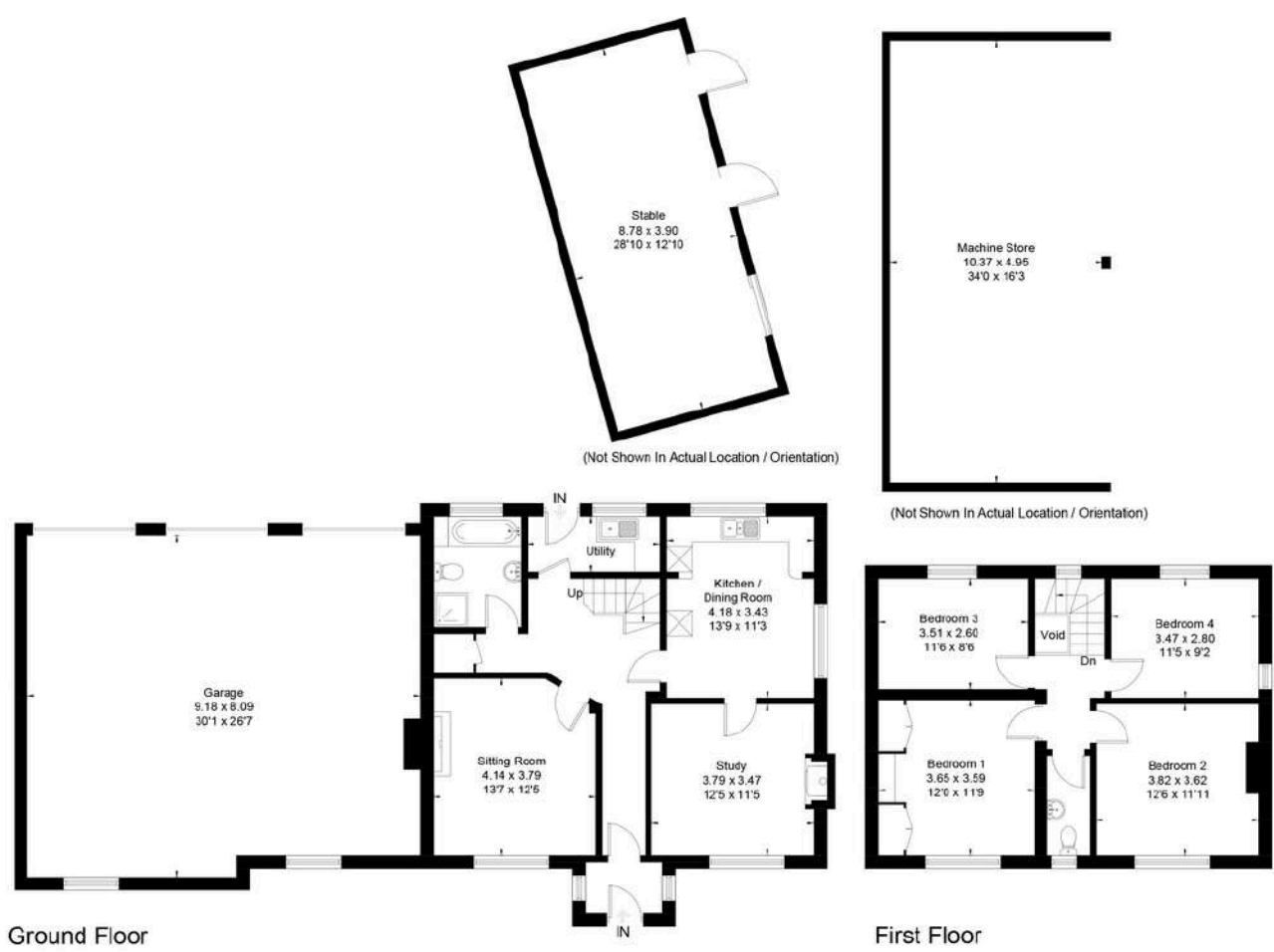
The property benefits from a variety of outbuildings to include the sizeable triple garage/workshop which offers great potential for both commercial/touristic/extension (STP). This space was formerly used as a dairy with a hay loft/grain store. It is presently used as a garage/workshop with 3 garage doors.

In addition is a useful open fronted implement/machinery shed which has a dog kennel adjacent. This building could be easily enclosed to create housing for livestock or stabling if required. A wide, steel gate with a personnel door encloses the concreted rear yard/parking area to create a secure space.

The pretty former stable block is located towards the front of the house on the driveway. This attractive building is of a traditional brick and pantile construction with two stable doors and a window. Presently used as a log store in one single space, this building could be subdivided to create two stables if required and equally has great potential for conversion to holiday/overflow accommodation (STP).



Approximate Floor Area = 130.7 sq m / 1407 sq ft
Outbuilding = 34.1 sq m / 367 sq ft
Garage = 71.4 sq m / 768 sq ft
Total = 236.2 sq m / 2542 sq ft (Excluding Machine Store / Void)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109062



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.

Site plan (for reference only)



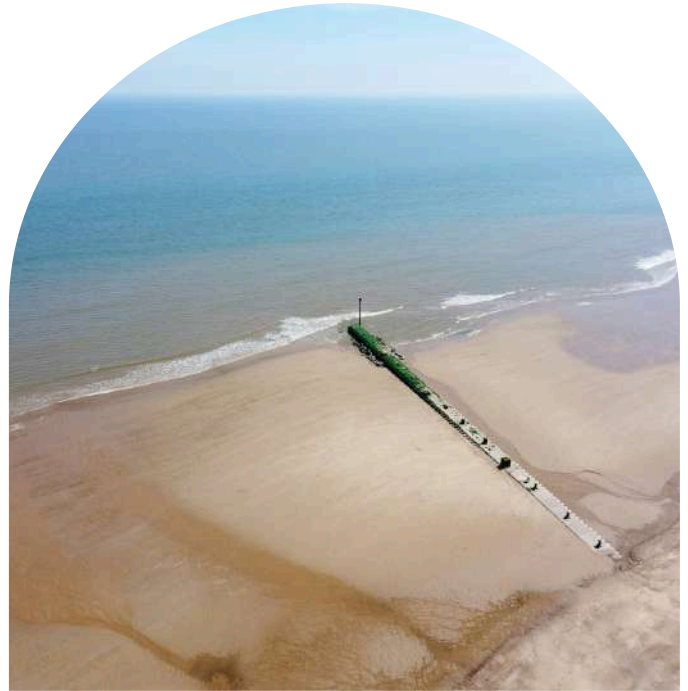
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Grainthorpe

Charm by the Coast

Grainthorpe is a charming country village nestled near the scenic Lincolnshire coast. The village is home to a junior school, a welcoming village hall, and a small local bakery renowned for its artisan bread. Grainthorpe boasts a vibrant community spirit, hosting annual events such as an Arts and Crafts Fair, a Tractor Rally, and a traditional May Day Celebration. For recreation, the village features playing fields with a tennis court, cricket pitch, and football pitch.

Steeped in history, Grainthorpe is recorded in the Domesday Book of 1086 as "Germundtorp," with 28 households. Its centrepiece is the Grade I Listed parish church of St. Clement, dating back to 1200, with subsequent alterations and restorations that reflect its rich history. The churchyard and other areas of the village connect to pathways that meander through the surrounding open countryside, offering peaceful walks and picturesque views.



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. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

We are advised that the property is connected to mains electricity and water, the property has private drainage but no utility searches have been carried out to confirm at this stage. The vendor informs us that there is a 3 phase electrical supply to the house in addition to the single phase domestic supply.

Tenure

Freehold

Location

What3words:///nurture.willpower.snapping

Directions

To drive to the property from Louth take the A16 towards Grimsby. Continue through Utterby and take the first right onto Pear Tree Lane, continue over the staggered crossroads onto Bull Bank and proceed to the T junction. At the junction turn right and continue through the village of Grainthorpe. Palma Nook is located on the left hand side around 0.25 miles from the edge of the main village.

Agent's Note

There is a footpath which crosses the paddock land close to the far north eastern boundary

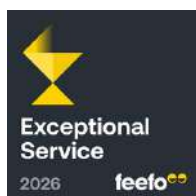
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