



Northholme Farmhouse, Northholme Cottage,  
Former Alvingham Farm Shop, Cafe and Land, Alvingham







# Northholme Farm

## North End, Alvingham, Nr Louth, LN11 0QH

A chance to live and work on a privately situated equestrian/hobby farm with a former Farm Shop and Cafe and great potential for further conversion of outbuildings for business, holiday or residential use (STP); all set within 7.7 acres (STS) with a 4/5 bedroom period farmhouse and a detached 3-bedroom cottage.

- Attractive 4/5 bedroom period farmhouse with 3 good reception rooms and a characterful Farmhouse Kitchen
- Peaceful rural setting, positioned well back from the village lane along a lengthy driveway
- Former Farm Shop and Cafe building with a butchery and numerous cold storage rooms with a spacious parking and turning area opposite
- A range of outbuildings suitable to be used in conjunction with hobby farming or equestrian use and/or with great potential to convert into holiday, business or residential accommodation (STP)
- Land extending to 7.7 acres (STS) to include 3 level grass paddocks
- A detached brick and pantile 3 bedroom cottage with a lawned garden and outbuildings, ideal to generate income as a rental property or equally for housing family or staff
- Ideally located for access to both the market town of Louth and the Coast

**Sole Agents:**  
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### Situation

This appealing rural setting is within easy commuting distance of Louth, the coast and the Humber bank. To drive to the property from Louth take Eastfield Road, turn left signposted Alvingham, at the t-junction turn right onto Alvingham road. Continue on this road until you reach the edge of the village, turn left onto North End – continue for around a mile where the drive to the property is on the right hand side next to the old Farm Shop sign.

The Georgian market town of Louth is only three miles away and boasts a bustling atmosphere with a full range of shopping and other facilities, plus it is renowned open air markets and regular farmers markets. Lincoln is just 30 miles to the west and boasts a variety of shopping, cultural and leisure activities in addition to its well respected University. Lincolnshire is renowned for the quality of its Grammar Schools and in addition there are a range of prep schools in the area and the Lincoln Minster School at Lincoln. The nearby primary school at North Cockerington is very highly regarded

### Sporting & Recreation

There are a wide variety of leisure activities available locally. There is National Hunt racing at Market Rasen Racecourse, and several well respected golf courses including Woodhall Spa, an 18 hole golf course at Louth and Kenwick Park which has a sport and fitness centre which is only about 4 miles from the property.

### Property

Northolme Farm provides an exciting opportunity for a buyer searching for a privately situated equestrian/hobby farm which has been successfully run as a Farm Shop and Café in the past and has great potential for the further conversion of outbuildings for business, holiday or residential use (STP). The property is seated in the middle of its 7.7 acres (STS) and benefits from a detached 3-bedroomed cottage in addition to its attractive 4/5 bedroom farmhouse. A lengthy driveway leads past the cottage and on to the farmhouse and yard where the driveway widens to a large gravelled parking/turning area which is ideal for customer parking should the former farm shop building be required for commercial use (STP). The farmhouse is set back and screened off from this area across an enclosed lawned garden and being seated to the middle of its 7.7 acre (STS) plot, it is protected on all sides and has an outlook across its own grass paddocks. The farm shop which is now closed was very popular and well reputed whilst it was in operation and therefore there is good precedent for a business of this type (STP) which could provide a supplementary income and possibly be used in conjunction with the pastoral production of the hobby farm, which lends itself to the small scale farming of sheep, pigs and cattle. The outbuilding have great potential for conversion to holiday cottages or residential accommodation (STP) or equally could be enjoyed as part of an equestrian/hobby farm.

### Northolme Farmhouse

This attractive period property has well-proportioned living space with 3 reception rooms and a farmhouse Kitchen.

**Accommodation** (Please refer to the enclosed floor plan which is for identification purposes and not to scale).

A glazed front door leads to;

#### Entrance Porch

With a tiled floor, walls to part height and glazed windows above. Glazed door to;

#### Entrance Hall

With stairs to the first floor, archway to the rear hallway and doors to;



### Sitting Room

A spacious and well-proportioned room featuring an attractive fireplace with a carved timber mantel over. The room has a window to the front gardens and a wide glazed doorway to;

### Conservatory

This neat conservatory has PVC glazed windows which overlook the garden and a polycarbonate roof.

### Dining Room/Lounge

This attractive beamed room has a double aspect to the front and the side and doors to both the kitchen and the entrance hall. The room features a large brick-faced feature fireplace which has a display alcove and a deep fire recess which is presently blocked. Situated adjacent to the kitchen this useful room could be used as a dining room or as a sitting room if required.

### Kitchen/Diner

This typical farmhouse kitchen is steeped in character with part panelled walls, beams and exposed brick walls. The L-shaped room neatly divides with a dining area to one end with a window seat and a side facing window and a raised kitchen area to the other end via a timber archway. The kitchen is fitted with a range of pine fronted units with tiled surfaces and the units house a number of integrated appliances to include an integrated dishwasher, refrigerator and space for an integrated freezer as well as a wall mounted double oven and an electric hob with a built in extractor fan over. The one and a half bowl sink and drainer is situated beneath a side facing window. A stable door leads to;

### Rear Lobby

Which is open to the rear patio and has a sliding door to;

### Utility Room

With a window to the rear patio, a large Belfast sink and space and plumbing for a washer and drier.

### Pantry

With a window to the rear and built-in shelving.

### Study/Bedroom 5

Accessed off the entrance hall this spacious room has a window to the side and would make a double bedroom if required.

### Cloak Room

With a part glazed door and a window to the rear patio and space for coat hanging and storage.

### WC

With a window to the rear patio, WC and basin.

Stairs rise from the entrance hall to the;

### First Floor Gallery Landing

With a window to the front of the house and doors to;

### Master Bedroom

A large room with views to the front and side over the paddock and garden. A range of fitted wardrobes and Welsh ceilings. The room has a door to;

### En Suite Bathroom

With a window overlooking the side paddock, this room is fitted with a basin with storage below, bidet, WC and steps up to a bath with a shower over. Built in airing cupboard.

### Bedroom 2

Another large double room with a double aspect, Welsh ceiling and a built in wardrobe.

### Bedroom 3

A large room divided into a dressing room area with a basin and built in

storage with an archway leading to a double bedroom area with a double aspect and views to the rear of the property.

### Bedroom 4

With a window to the rear, presently used as a study.

### Shower Room

A compact shower room with a window to the rear of the house, a WC with a concealed cistern and storage space to one side and a basin with storage below, together with a large corner shower unit with glazed doors and a wall mounted towel rail.

### Box Room

A useful storage space which could be converted into a shower room/WC if required.

### Outside

The house is set back across the front gardens which are enclosed by clipped hedges and mainly lawned with a path leading to the front door. A mature beech hedge separates the front and side gardens which is also lawned and sheltered by hedging and tree planting. This area of the garden is presided over by the **Pool House** which is now dilapidated and in need of some considerable structural and internal repair.

To the rear of the house is a sheltered, enclosed patio which is paved with a gateway leading to a lawned rear garden which overlooks the land to the rear of the property. A doorway leads off the patio to a lean-to **Boiler Room/Coal Store** which has a further door to the side driveway.

**The Land** (please refer to the site plan on the rear of the brochure)

The land is situated on four sides of the house and is divided into three level paddocks which are grassed with mixed fencing and some high hedging providing shelter.

**The Outbuildings** (See floor plan which is for identification purposes only and not to scale).

### The Café and Farm Shop

This L-shaped building is of mixed construction and was formerly used as a Farm Shop with a café adjacent; the Farm Shop was originally one of the first of its kind and was well reputed in the area for many years. The building is presently complete with all of its fitting which, if not sold before, could be bought by separate negotiation. The internal accommodation of the building is described as follows;

**The Café Wing** comprises a large **Café Room** with ample space for seating and display with windows and a glazed door overlooking the front courtyard. The room has an air conditioning unit and doors leading to;

### Kitchen Area

Fitted with a range of base units with a double stainless steel sink with drainer and a separate wash hand basin to one side, electric oven, fridge and a window to the rear.

### Cloak Room

With an inner lobby/waiting area and doors to a store room and a WC.

### The Farm Shop

Divided into a spacious shop/display area with a long range of built in storage units with surfaces over and an attractive beamed ceiling. The room has a door and a window overlooking the parking area. Further doors lead to the **cold store room** and a the **butchery and packing area** which is of mixed construction and has stainless steel work surface and basins as well as doors

to further walk-in cold storage rooms and a large walk in **cold store/meat hanging room**. Four external doors give access to the side and rear elevations for personnel and produce delivery.

### The Stable Yard

Situated close to the house and shop the L shaped yard is concreted and divided into a range of three large **interconnecting stables** with a tack/store room, with a **covered yard** adjacent providing four internal stables and space for further internal stabling/storage as required together with an adjacent block built **workshop/store** with double doors leading to the front and rear. These buildings have the potential to be converted for business/holiday or residential use (subject to planning).

### Agricultural Buildings

These block-built buildings are in need of some refurbishment but could easily be improved to provide housing for sheep, pigs, and/or cattle with existing concrete pads giving space and scope for further buildings if required. The buildings comprise the following;

### The Piggery (15 m x 18.5 m)

This building is of block construction under a corrugated roof with block walls along two sides.

### The Crew Yard (15 m x 17.2 m overall)

An airy block-built building with a corrugated roof and concrete floor. The building is divided into three main areas opening onto the rear paddock and is ideal for the housing of mixed stock or for the storage of implements.

### North Holme Cottage

This attractive brick and pantiled cottage is seated in lawned gardens just off the main drive. The house makes an ideal rental property or could provide housing for staff and/or family if required. The house is mainly double glazed and has oil fired central heating.

**Accommodation** (Please refer to the enclosed floor plan which is for identification purposes and not to scale).

### Lobby

With a window to the side and a part glazed door to;

### Entrance Hall

With doors to;





### Kitchen

With a double aspect to the front and side with a range of timber effect units with granite effect surfaces. The kitchen is fitted with an electric oven and hob with an extractor over, an integrated dishwasher, a stainless steel sink with a one and a half bowl basin and drainer and space for a fridge.

### Utility Room

This room houses the oil-fired boiler and a long timber work surface and space and plumbing for a washing machine and further white goods if required.

### WC

With a window to the rear and a low level WC.

### Sitting Room

A good sized double aspect room with attractive views over the paddocks towards the Wolds and a fireplace with an electric fire inset and a socket for a wall mounted television above. Stairs rise from the sitting room to the;

### First Floor Landing

With a window to the rear, a loft hatch and doors to;

### Bedroom 1

A double room with high Welsh ceilings, a window to the front and built in storage.

### Bedroom 2

With a window to the front of the house and spotlight ceiling lights.

### Bedroom 3/Study

A single room/study with a window to the side of the house.

### Bathroom

With steps up from the landing and a window to the rear the room is fitted with a bath and basin.

### Outside

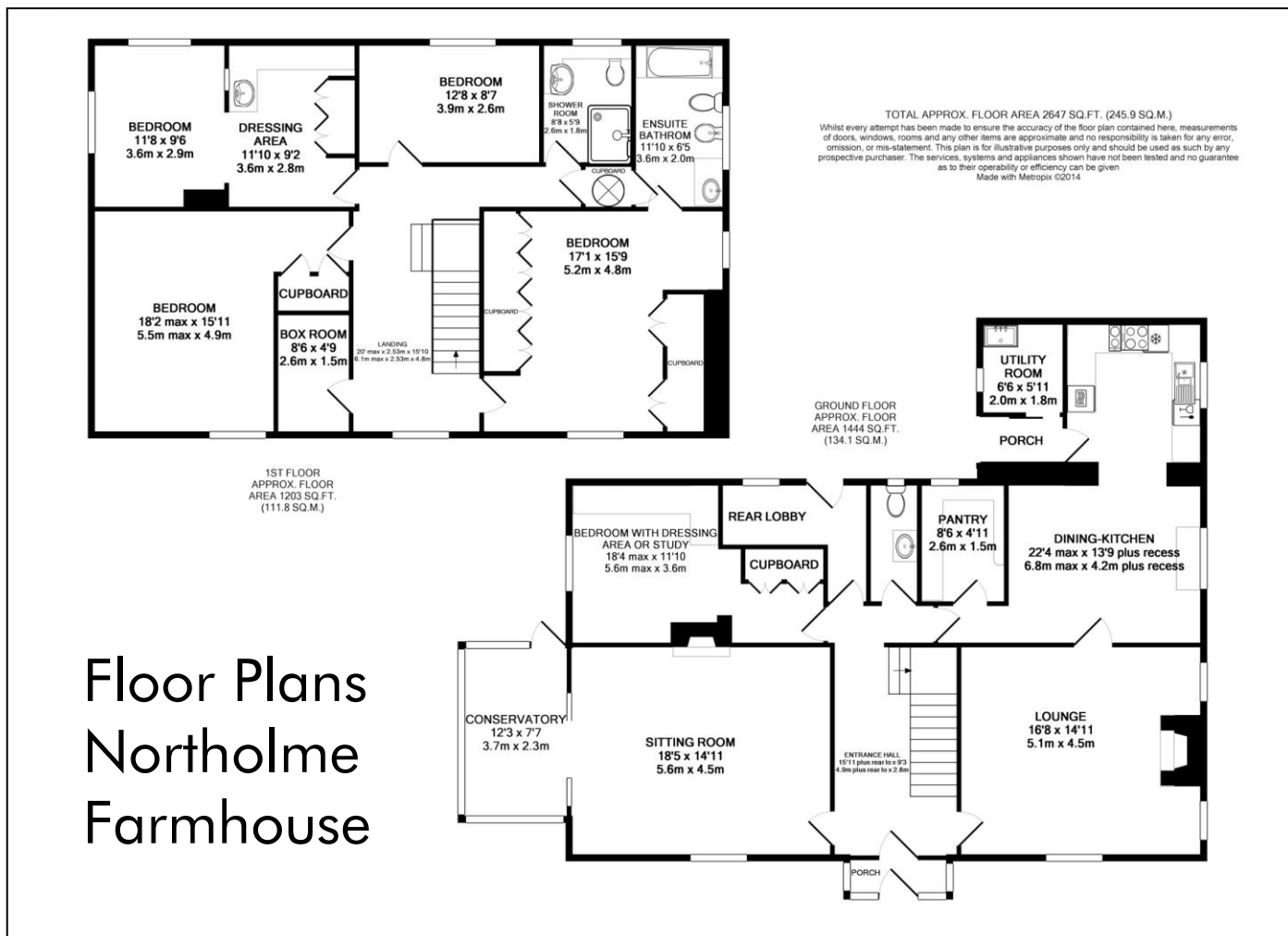
The good sized gardens are mainly lawned and benefit from a brick and pantile outhouse/log store with a range of breeze block dog kennels.

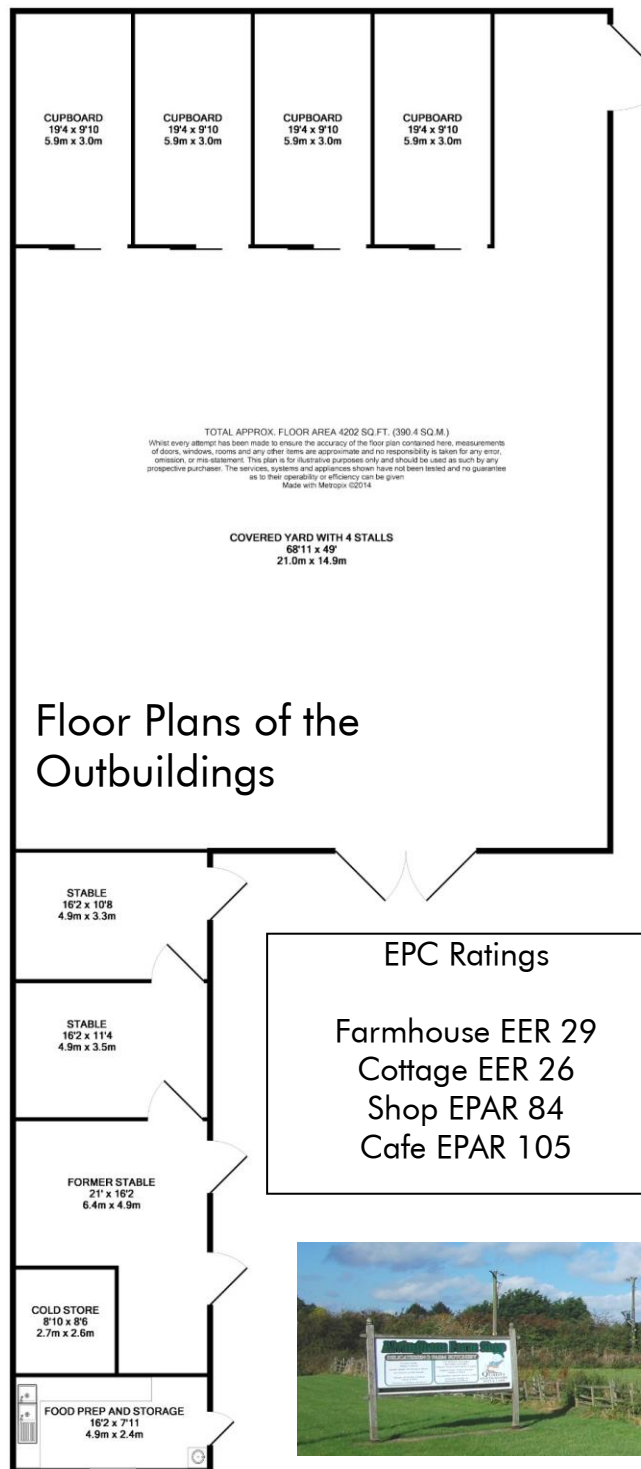
### Viewings

Strictly by appointment through the selling agent only.

### Important Information

No appliances have been tested by the agents. All fixtures, fittings, carpets and curtains are excluded from the sale unless otherwise stated in these particulars. The extent of the land is described in accordance with scaled plan measurement and should be verified against the deed plan at sale stage. It is understood that Northolme Farmhouse and Cottage have oil fired central heating and mains electricity, water and drainage and that the Farm Shop and Cafe have mains electricity and water with private drainage, but no utility searches have been carried out to verify at this stage. It is understood from the owner that the house and cottage are in council tax bands B and E respectively. Maps and plans shown are not to scale and for identification only. Please note that a footpath traverses the land.





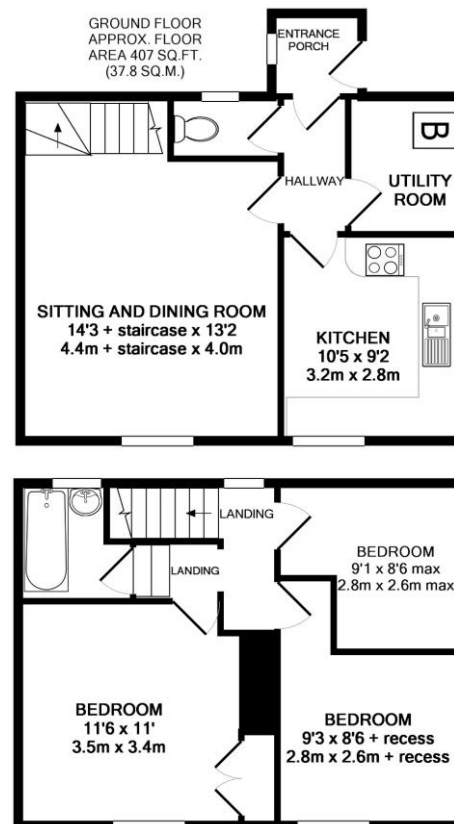
## Floor Plans of the Outbuildings

### EPC Ratings

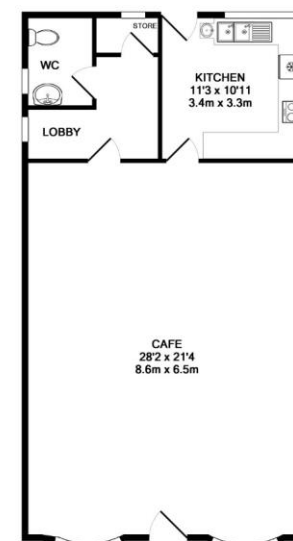
Farmhouse EER 29  
Cottage EER 26  
Shop EPAR 84  
Cafe EPAR 105



## Floor Plans of Northholme Cottage



**TOTAL APPROX. FLOOR AREA 784 SQ. FT. (72.8 SQ. M.)**  
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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### Further Farm Outbuildings

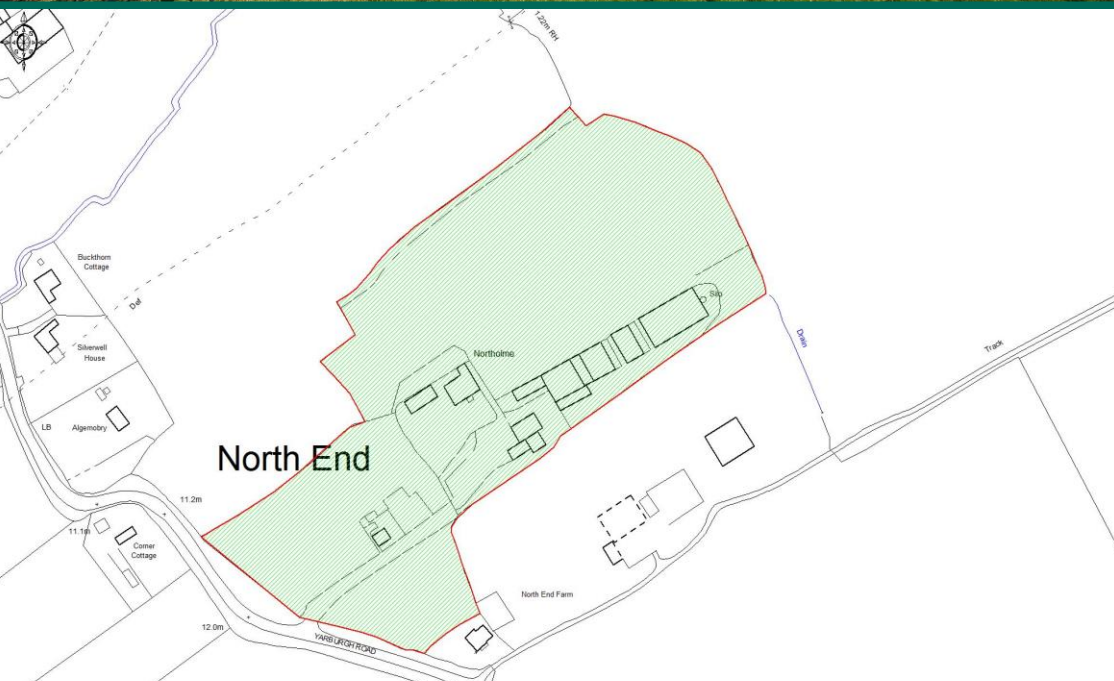
Former Piggery –  
15m x 8.5m

Covered Crew Yard  
–  
15m x 17.2m

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**TOTAL APPROX. FLOOR AREA 2837 SQ. FT. (263.6 SQ. M.)**  
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