



The Dairies

Whitegate Lane, Tinkle Street, Grimoldby,
LN11 8TF

MASONS
Equestrian



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Grimoldby,
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Charming four-bedroom cottage with period features and open fireplaces

6.57 acres (STS) of private grounds with paddocks, woodland, and gardens

L-shaped stable yard with four loose boxes, tack room, power and water

Secluded summer house nestled in woodland with views over the land

Ample parking, including second entrance for horseboxes or machinery

Potential for a self-sufficient lifestyle with space for animals and planting

Tucked away at the end of a quiet private lane and hidden from view, The Dairies offers a lifestyle many long for but few can find—total privacy, natural beauty, and the freedom to live self-sufficiently, with horses grazing just beyond your window. Set in 6.57 acres (STS) of glorious countryside, this charming four-bedroom cottage is nestled among wildflower meadows, hedged paddocks, and mature woodland. An idyllic wildlife haven, it's a property that exudes character and calm in equal measure, with all the elements of a well-considered equestrian set-up already in place.

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Inside, the home is full of character, with thick beams, cosy fireplaces and beautiful views at every turn. The main sitting room is a wonderful retreat, with a double aspect and an open fire set in a cast iron surround. Adjacent is the country-style breakfast kitchen, fitted with granite worktops, integrated appliances and a brick fireplace—perfect for relaxed mornings. A second reception room opens to the garden via French doors, ideal for entertaining or just soaking in the view with a coffee in hand.

A front porch and side lobby provide practical entrances, while the ground floor also includes a utility room and a light-filled bathroom. Two further bedrooms—one a good-sized double and the other ideal as a study or guest room—complete the versatile downstairs accommodation.

Upstairs, the main bedroom offers built-in storage, an airing cupboard, and a serene outlook across the gardens and land. The second bedroom, with its twin dormer windows and sloped ceiling, is another charming double with eaves storage, perfect for children or visiting guests.





“A beautiful home,
full of cosy
character”





The grounds at The Dairies are nothing short of magical, offering a rich blend of practicality, natural beauty and peaceful seclusion. From the moment you arrive, the approach sets the tone: a gravelled parking area fringed with mature shrub planting and a blossom-laden cherry tree opens onto a gently winding path, leading past a pretty lily pond to the side door of the house and beyond to the gardens.



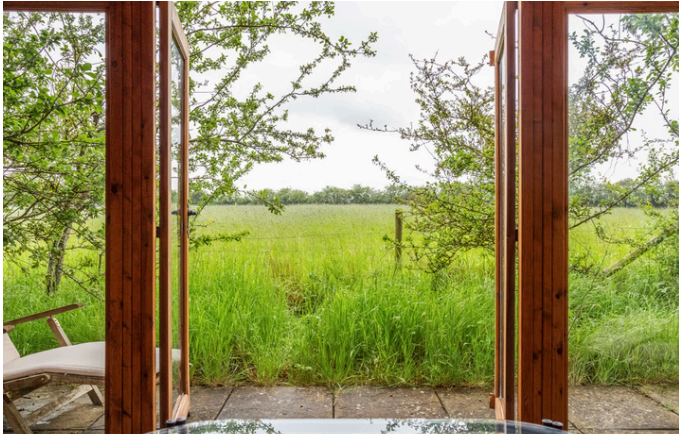
A private haven for gardeners and nature lovers alike, the gardens immediately surrounding the house are thoughtfully landscaped with an array of specimen trees and well-established fruit trees, including apple, plum, cherry, damson, pear, medlar and sloe. There's a real sense of abundance here, with space and potential to grow vegetables, keep animals, or simply sit and watch the seasons change.



The rear garden is enclosed and wonderfully private, featuring a paved terrace directly accessible from the house—an ideal space for al fresco dining, relaxed entertaining or morning coffees in the sun. From here, lawns stretch out towards a secluded wooded copse. A meandering, mown pathway draws you in beneath the canopy, where a charming timber summer house awaits. Tucked into the trees with glazed double doors and a paved terrace, it offers an enchanting spot to read, write, or enjoy quiet conversation while overlooking the open paddocks beyond.

The property also benefits from two timber garden sheds/implement stores, neatly positioned close to the house, and a useful second entrance accessed via a five-bar metal gate. This additional access point is ideal for horseboxes, trailers, and groundskeeping equipment, ensuring the day-to-day running of the smallholding remains efficient and separate from the main garden space.









The smart, L-shaped stable yard is situated just a short walk from the house and perfectly positioned to overlook the paddocks. With four timber loose boxes, a secure tack room, and a sheltered overhang, the yard is well-equipped and thoughtfully laid out. A concrete apron provides a clean, dry working area, while power and water supplies ensure the yard remains functional all year round.



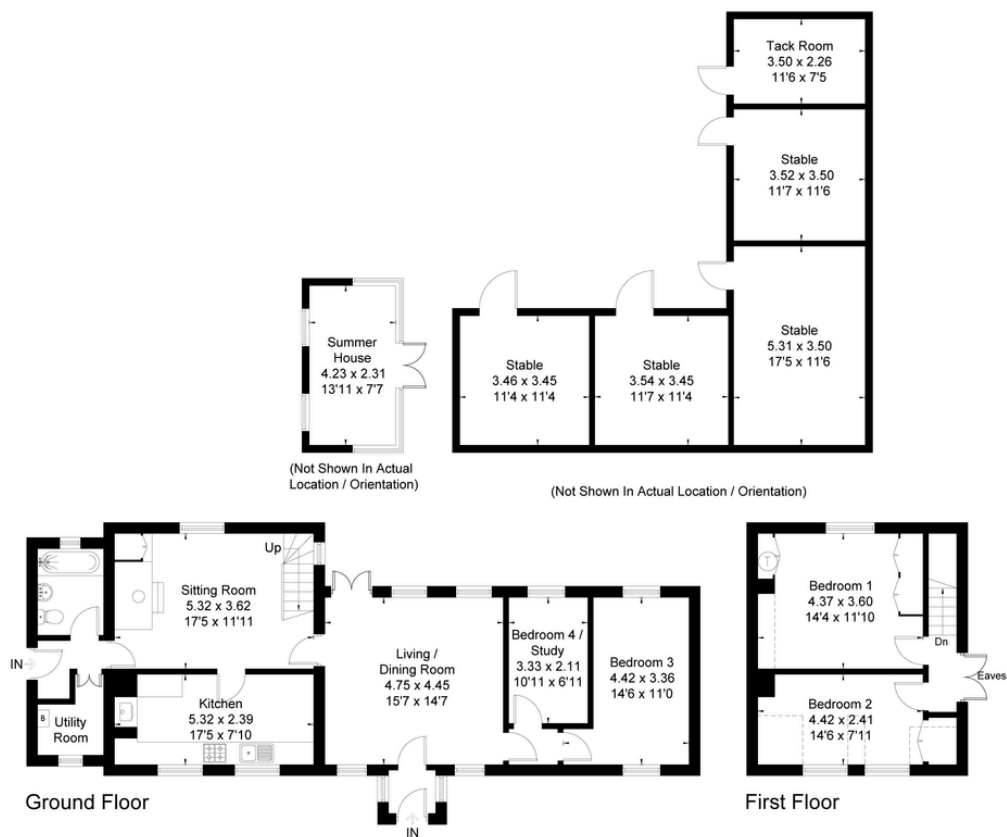
The land itself is divided into five paddocks, bordered by a mix of post and rail and post and electric fencing, and linked by timber gates for ease of movement. Sheltered on all sides by mature hedging, the paddocks feel both secure and private. There's ample space to introduce further divisions if needed, or to establish a manege (subject to planning permission), making this an adaptable and well-balanced setup for both private and professional equestrian use.







Approximate Floor Area = 123.0 sq m / 1324 sq ft
 Outbuildings = 72.6 sq m / 781 sq ft
 Total = 195.6 sq m / 2105 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.

Grimoldby

Village charm, countryside
freedom

Grimoldby is a charming and well-served village nestled within the gentle Lincolnshire landscape, just a few miles from the vibrant market town of Louth and within easy reach of the stunning coastline. Surrounded by open fields and big skies, it offers the best of both worlds: peaceful rural living with a strong sense of community and essential amenities close to hand. The village itself boasts a primary school, local shops, a well-regarded pub, and a GP surgery, while Louth—often referred to as the “capital of the Wolds”—provides a wealth of independent shops, markets, and eateries. For those seeking fresh sea air, the coast is just a short drive away, with long stretches of sandy beach and nature reserves to explore. Whether you're looking to raise a family, keep horses, or embrace a slower pace of life, Grimoldby offers the perfect place to put down roots.



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles).



	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property has oil fired central heating and is connected to mains electricity and water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///putty.optimally.clips

Directions

Travelling from Louth proceed out of town on Legbourne Road to the roundabout, take the first left towards Manby and Grimoldby. Continue for around 2 miles to the traffic lights. Turn left onto Tinkle Street. Continue along the street and around the S bends. Whitegate Lane is on the left hand side around 100 yards from the S bends. Proceed onto Whitegate Lane where The Dairies is situated after around 50 yards on the left hand side.

Agent's Note

The Dairies has a share in the ownership of its frontage onto Whitegate Lane and has a prescriptive right of way over the remainder of the lane to allow access to the property. Further details available on request.

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.

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