



# Wyggeston Barns

Great Carlton

**M A S O N S**  
— Celebrating 175 Years —



# Wyggeston Barns

Chapel Lane, Great Carlton,  
LN11 8JR



Full planning permission granted

CGI imagery shows artists impression

Grounds extending into paddock to provide  
a total area of 4.4 acres (sts)

Well thought out open plan living

Amount of bedrooms/bathrooms

Large proposed formal gardens and sunny  
internal courtyard with terrace

An exceptional opportunity to create a stunning countryside home in a highly sought-after village. Wyggeston Barns is a captivating barn conversion project, set in a peaceful no-through lane, with breathtaking open views and a total of 4.4 acres (STS) of formal gardens and parkland. With full planning permission granted, this impressive property is set to offer a substantial four-bedroom residence with four reception rooms, spanning 4,500 sq. ft., alongside an adjoining one-bedroom annex (840 sq. ft.) – an ideal setup for multi-generational living. Externally, the driveway leads to ample parking and a sheltered internal courtyard, while gated access to the grass paddock beyond presents an excellent opportunity for equestrian or horticultural use.

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Positioned within a quiet lane, Wyggeston Barns benefits from uninterrupted rural views in all directions. The proposed layout has been carefully designed to maximize the natural setting, ensuring that the home blends seamlessly with its surroundings. Accessed directly from Chapel Lane, the driveway will lead to the rear of the property. The conversion incorporates both single and two-storey elements, thoughtfully designed to retain the character of the original barns while delivering modern living spaces.

At one end of the barn, the former cart shed, partially converted into an office, will be transformed into an impressive open-plan kitchen and dining area. Apart from the stores and workshops (retained for use by Wyggeston House), the remainder of the structure will be converted into a stunning four-bedroom home. The southern single-storey section, connected to the main barn via a covered passageway, will be converted into a fully self-contained one-bedroom annex.

Beyond the barns, gated access leads into the extensive parkland, offering exceptional potential for recreational, equestrian, or horticultural purposes (subject to any necessary consents). A newly established boundary on the southeastern side of the paddock will require the buyer to install Lincolnshire post-and-rail fencing within six months of completion.







Designed for contemporary living, the proposed layout covers an impressive 5,340 sq. ft. of versatile space. The entrance hall, complete with a utility room and turned staircase, leads into a spacious open-plan kitchen, dining, and living area, featuring fully glazed rear aspects to capture the stunning views.



A formal lounge with a fully glazed side aspect and external terrace access offers an elegant entertaining space. A further large reception room, ideal for dining or additional seating, flows seamlessly into a study, providing a tranquil workspace. The master bedroom suite boasts a generous dressing room, an en-suite bathroom, and double doors opening onto a private terrace. Upstairs, a spacious landing leads to three well-proportioned double bedrooms, one benefiting from an en-suite shower room and walk-in wardrobe, while a stylish family bathroom completes the first floor.

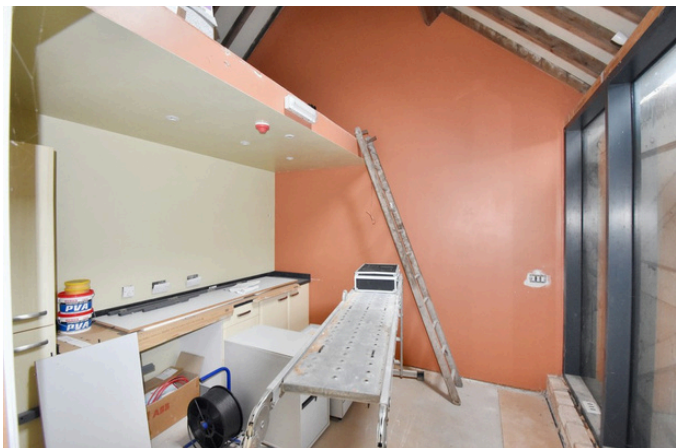


The one-bedroom annex, connected to the main barn via a covered passageway, features an open-plan living, kitchen, and dining area with a striking glazed wall, a central hallway, a four-piece bathroom, and a well-sized double bedroom. Adjacent to the annex is a practical garden store.

Externally, the sheltered courtyard provides a suntrap for outdoor dining and relaxation, complemented by paved patios, a landscaped formal garden, and gated access to the paddock.



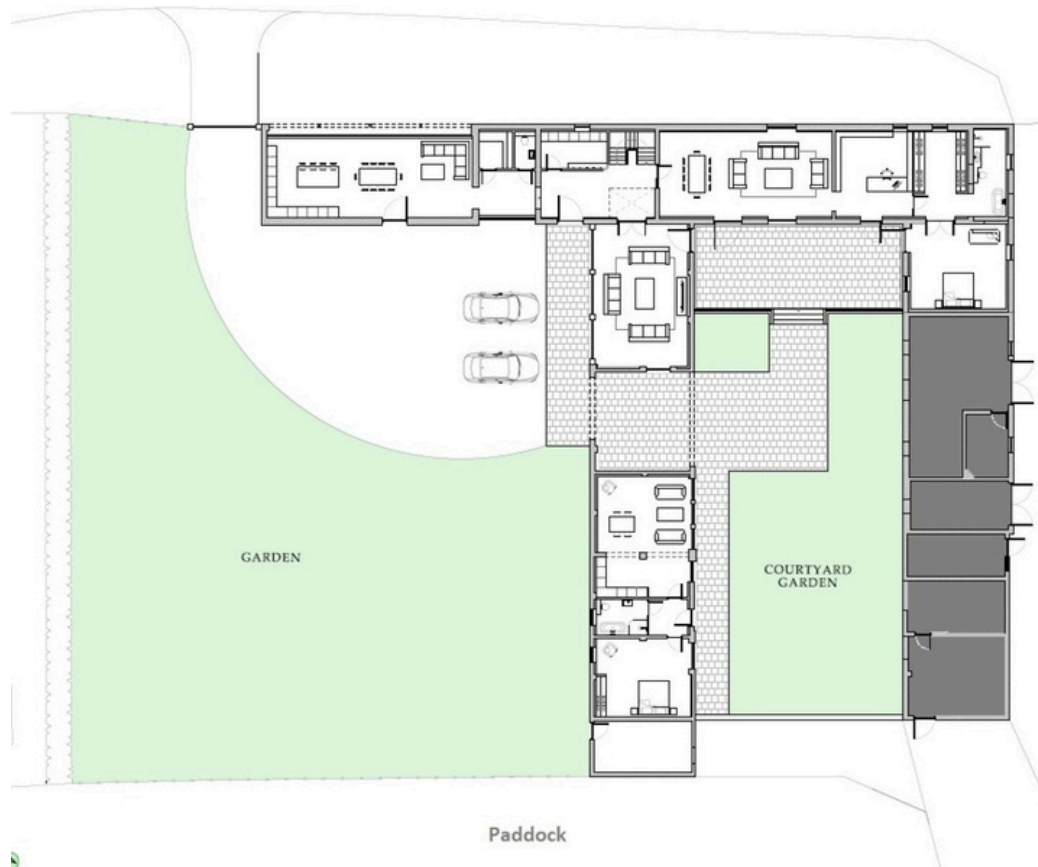












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real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

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



# Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 35 miles away, and Grimsby, just 24 miles to the north.







### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Currently not recorded for council tax; business rates apply to the partially converted office, which will be voided upon development commencement.

### Services Connected

The barn has separate electricity connection to the partially converted office area which will need extending accordingly to the accommodation. Waste connection is present. The dwelling will require a new water connection - applicants should satisfy themselves as to the precise position and accessibility of these services.

### Tenure

The land is offered for sale freehold with vacant possession on completion.

### Directions

From Louth take the B1200 towards Legbourne, take the second exit at the roundabout and follow the A157 through Legbourne. After leaving the village, look for and take the first left turning to Little Carlton, follow the lane to the eventual T-junction and turn right. Continue to Great Carlton and at the crossroads in the village centre, carry straight on and the barns will be found on the right.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.



Sporting & Mineral Rights  
Included in the sale where owned.

Wayleaves, Easements & Rights of Way:  
The land is sold subject to all existing rights, whether mentioned or not.

Overage Clause:  
A 40% uplift payment applies should planning be granted for additional residential dwellings within 25 years.

Planning & Permissions  
Full planning permission was granted under application number N/063/02285/23 by East Lindsey District Council on 29th January 2024. Full details are available for download via the planning portal or upon request from the selling agent. Buyers are advised to review the planning decision notice and all associated documentation before submitting an offer.



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EST. 1850

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