

# Swinton House

Theddlethorpe

**M A S O N S**

— Celebrating 175 Years —





# Swinton House

Saltfleet Road, Theddlethorpe  
LN12 1NS

Detached farmhouse with land and outbuildings

In need of renovation/modernisation but with great potential

Grounds totalling 17.75 acres (STS) including pasture land and gardens

Large portal framed agricultural outbuilding and brick built barn

4 bedrooms, wet room, 3 reception rooms, kitchen and rear porch

Oil central heating system and partial double glazing

Potential for equestrian, hobby farm, horticultural or leisure use (STP)

Coastal village setting near to the beach with resorts to the south

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A great opportunity to acquire a four bedroom farm house set in grounds of 17.75 acres (sts). The property is in need of a full scheme of renovations but offers great potential and benefits from a good range of outbuildings including brick barns and a steel portal framed agricultural building. The land extends to the rear and side and is set to permanent pasture creating equestrian, leisure and horticultural opportunities (stp).



This attractive detached farmhouse is estimated to date back at least to Victorian times and possibly beyond, with brick external walls under a double pitched tiled roof. To the rear is a detached brick and clay tiled barn with potential for conversion into an annexe, holiday let or home office accommodation, (STP). To the rear of this is a large, versatile, steel portal-framed agricultural building and the land extends beyond and to the sides. The land is let on a seasonal grazing license from 1st April 2025 to 30th September 2025.





A part-glazed front door opens into an L-shaped **entrance hall** with coat hooks and a ledged door to a good-sized under stairs cupboard. The staircase has side handrails and leads up to the first floor.

4-panel doors on each side of the hall open into the two front reception rooms, which comprise a **sitting room** with a sealed ceramic-tiled fireplace and store cupboards on either side of the chimney breast, while to the other side of the hallway, there is a **snug** with a ceramic tiled fireplace (sealed). Each of these reception rooms has a large, double-glazed window on the front elevation.

From the rear of the hall, there is a ledged door with latch handle into a **lounge** – a good size with a tiled fireplace and hearth having an open grate, a single-glazed oriel bow window on the rear elevation and double-glazed window to the side elevation. Latch doors open into the kitchen adjacent and a rear porch which has single-glazed, multi-pane windows, a quarry-tiled floor and a part-glazed (double-glazed) door to outside. Ample space for a dining table by the adjoining kitchen

The **kitchen** has a range of base and wall units, including drawers, work surfaces and a white double-drainer, stainless steel sink unit. There is an electric cooker point and space with plumbing for a washing machine. Single-glazed, multi-pane window to the side and rear elevations. Diffused strip light.







**Landing** with ledged doors on either side to the two front bedrooms and a walk-through square opening to an inner landing with ledged doors off to the third and fourth bedrooms and the bathroom.

**Bedroom 1** is at the front of the property and a double room with an arched alcove by the chimney breast and a large, double-glazed window on the front elevation. Trap access to the front roof void. The **second bedroom** is also a good-sized double bedroom with a double-glazed window on the front elevation and a ledged door to an over-stairs wardrobe with rail and hooks. **Bedroom 3** is positioned at the rear of the house with a double-glazed window on the side elevation and is again, a good-sized double bedroom. **Bedroom four** is a small bedroom which has been partitioned from the inner landing and the double door airing cupboard is in this room, containing a foam-lagged hot water cylinder with immersion heater, linen shelves and cold water storage and expansion cisterns above. Window on the rear elevation.



The **wet room** is also located at the rear of the house with a double-glazed side window and comprises a large walk-in shower area with textured anti-slip floor having a floor drain, a Triton electric shower unit with handset, a white pedestal wash hand basin with lever taps and a white, low-level WC. There is also a fold-down seat with arms.





The house stands back from the road behind a front garden which is mainly laid to lawn with a variety of established ornamental trees, shrubs and bushes, all set behind a front boundary hedge. To one side there is a metal-framed greenhouse and the garden continues around the side of the house with a further metal-framed greenhouse, oil tank on raised plinth with boiler house adjacent housing grant boiler and a hedged pathway from the drive. Further lawned garden on the opposite side of the house with a wall and walk-through arch to the rear. To the side of the front garden there is a tarmac-paved driveway which leads around to a rear garden with lawn, parking area by the barn and access from here through a metal field gate to the larger agricultural outbuilding and yard. Close to the house there is a brick and slate small outbuilding which contains a low-level WC.











Detached two-storey brick and clay, double Roman-tiled barn with single-storey side wing. This barn provides an open-fronted small garage, a former stable at the side which would make a good workshop, two further former stables and a loft to the two-storey section. There is an old, part derelict timber and corrugated lean-to store at the rear of this building, whilst beyond is a substantial steel portal framed agricultural outbuilding measuring 33mx18m (110ftx60ft) with corrugated roofing, part corrugated side and rear sections and concrete block-built base walls to each side. This is open at front and rear for access to the front yard and out into the fields at the rear. A further timber and corrugated building ideally needs to be demolished/replaced and to the side of the field gate entrance to the rear outbuilding, there is an old timber railway unit used as a garden shed.



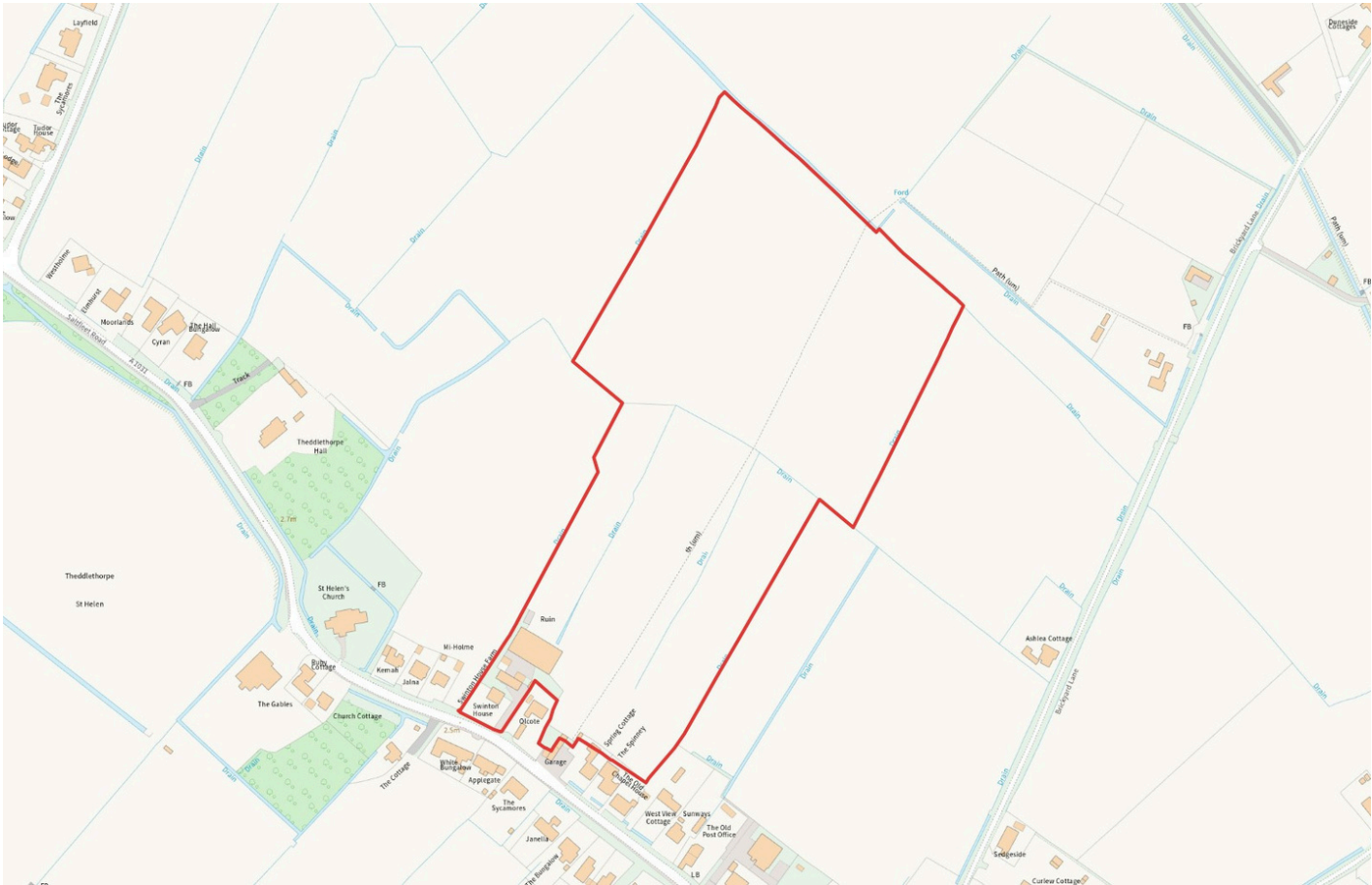




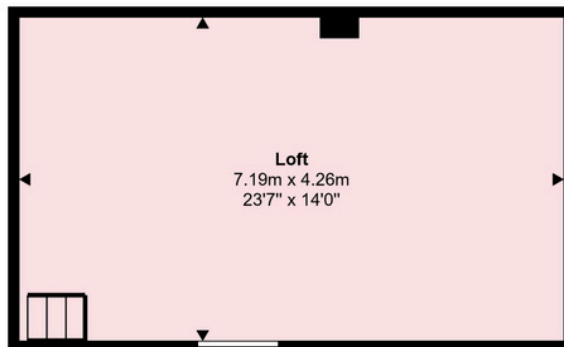
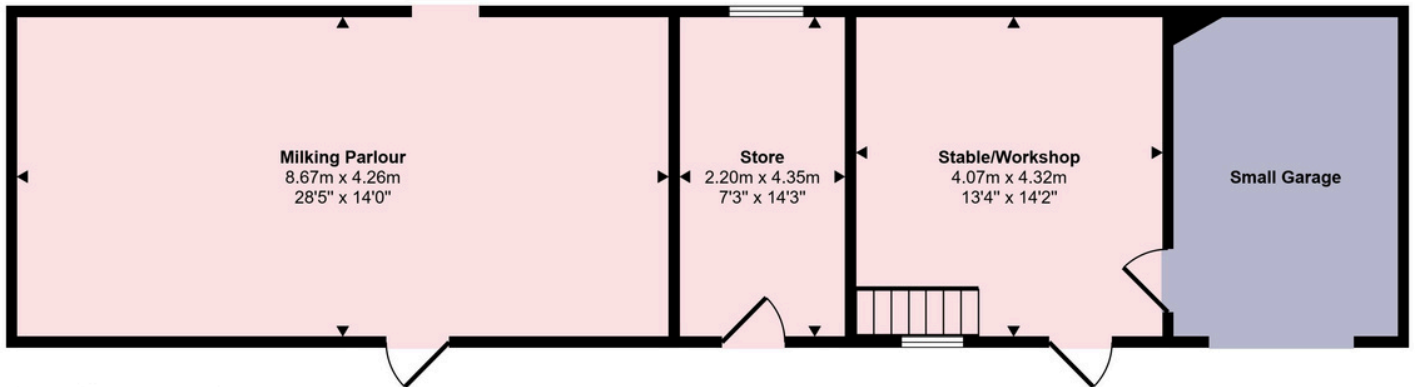
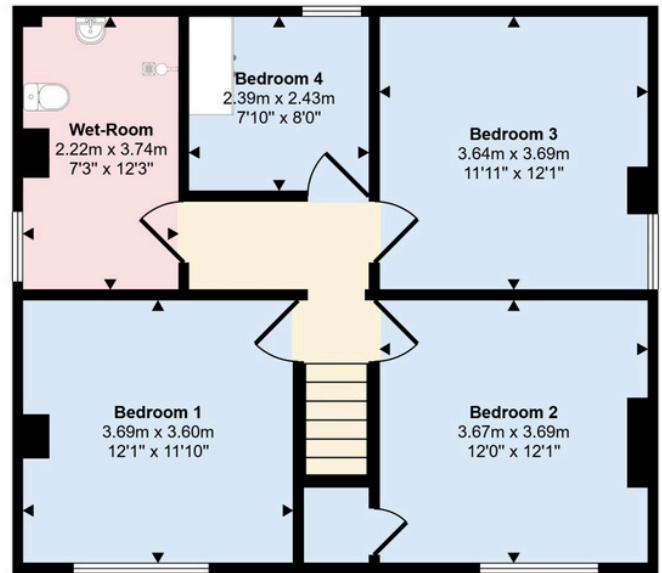
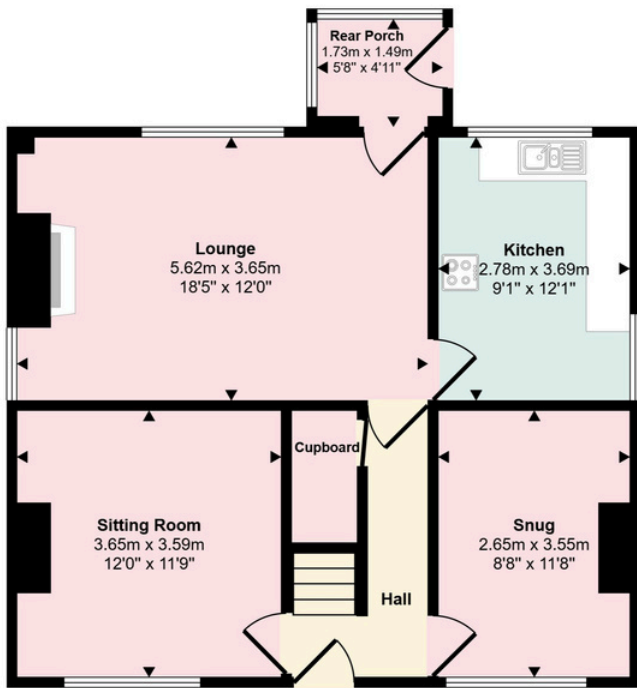
Beyond the house and outbuildings, the property has the benefit of extensive grounds comprising pasture land and in total, the area of the house, garden and land is in the region of 17.75 acres (STS) The land is let on a seasonal grazing license from 1st April 2025 to 30th September 2025.











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.



# Theddlethorpe

Charm by the Coast

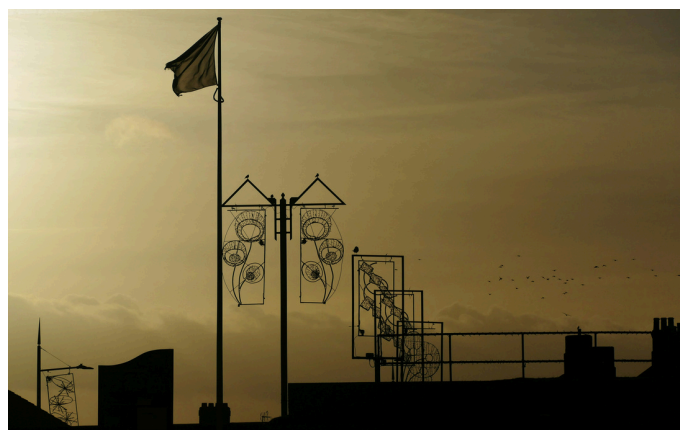
Theddlethorpe is a country village positioned in the coastal area of Lincolnshire and approximately three miles to the north of the main nearby shopping centre, Mablethorpe. There are market towns in Louth (12 miles) and Alford (10 miles) while the main business centres are in Lincoln and Grimsby. The village contains a variety of individual properties and a primary school, together with the attractive thatched pub – The King's Head. The village of Theddlethorpe St. Helen takes its name from the Church of St. Helens which dates from the 14th and 15th centuries.

The coastal area has a variety of attractions including miles of nature reserves, sandy beaches, holiday resorts, bridleways and other rural pursuits whilst the market towns provide shopping facilities, schooling and recreational amenities. The area is rich in flora and fauna and is a well-known and popular location for nature lovers and offers ideal hacking for horse riding and recreational activities.



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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
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 is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Location

What3words: ///haystack.bluff.princes

### Directions

Proceed away from Louth on Legbourne Road and at the roundabout, take the first exit along the B1200. Follow the road for several miles, continuing straight ahead at the Manby Middlegate traffic lights, and then continue for several miles to the far side of Saltfleetby. Take the right turning opposite The Prussian Queen along Mill Lane, follow the road, going around the left bend and then at the junction turn right along the A1031 coast road. Follow the road into Theddlethorpe village and a short distance after passing the church on the left, Swinton House will be found on the left side.

### Agent's Note

The land is let on a seasonal grazing license from 1st April 2025 to 30th September 2025.

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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