



Montana

Fotherby, LN11 0TX



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A bright and deceptively spacious 4 bedroom dormer bungalow, with annexe, extending to 3542 sqft

Attractive, mature grounds and paddocks extending to 3.4 acres (STS)

Three sizeable reception rooms to include a spacious conservatory with log burner

Two ground floor en suite double bedrooms

Large double garage with an outside WC and extension potential (STP)

Block and brick built stable block comprising 4 stables and a tack room/feed room

Separate hay barn/store and an open fronted field shelter

Ground floor home office

Double glazing throughout

First floor 1 bedroom annexe with Air BnB/holiday potential (STP)

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Montana has been lovingly held in the same family since it was built in the 1960s. This characterful and sizeable dormer bungalow is flooded with light and is nestled in its mature grounds, which feature beautiful specimen trees. Situated off a quiet lane with access to miles of quiet hacking and bridleways, the house overlooks its paddock land and has views of Fotherby church spire.

The flowing accommodation is deceptively spacious with a large farmhouse style kitchen/diner which is open to an adjacent conservatory with log burner. There are 2 further reception rooms to include a lounge and a sizeable double aspect sitting room, with a pretty bay window overlooking the gardens. The main house boasts 4 double bedrooms, two of which are on the ground floor and have sizeable en suites. There is a home office on the ground floor, ideal for working from home.

The large double garage is a useful space for storage and houses an outside WC with hot and cold water. The garage also has extension potential if required (STP). The first floor 1 bedroom annexe provides overflow accommodation and has the potential for Air BNB/holiday accommodation (STP). This space could be incorporated into the garage space below making a much larger annexe if required (STP).

The stable yard has been thoughtfully planned and is ideally situated adjacent to the house. There is a small sand covered turnout area, a separate hay store and the yard is gated and fenced; in all making this a neat and well arranged equestrian establishment.

The property is approached off Ings Lane on to a sweeping in-out driveway with a sizeable parking area. A set of timber gates lead off this area on to the stable yard. The gardens lie to the side and front of the house and have been lovingly designed and tended to create a peaceful and sheltered space overlooking the paddocks on one side and featuring a pretty brick lined culvert which runs along the lane-side boundary. The gardens comprise sweeping lawns set with mature tree and shrub planting together with a paved wraparound terrace which culminates in a large paved patio accessible from the conservatory.









A wide part glazed front door leads from a pretty covered porch at the front of the house into the generous central hallway, which has wood flooring and a staircase to the first floor. The hallway is flooded with light and has doors leading to the ground floor bedrooms, office, WC, sitting room and kitchen.

The sitting room is a delightful space with a window to the side of the house and a wide bay window overlooking the front gardens. A wall mounted electric feature fireplace adds further character to what is a fantastic family/entertaining room.

The kitchen/diner is a sizeable room in itself, made even more spacious and flowing by being semi-open to the adjacent conservatory. There is ample space for a dining table and the kitchen is fitted with an attractive range of farmhouse style units. There is a ceramic 1.5 bowl sink and drainer beneath a window which overlooks the rear driveway, in addition is a Range Cooker with an extractor fan over, together with an integrated fridge and dishwasher. To one side of the kitchen is also space and plumbing for an American style fridge freezer.

The large conservatory overlooks the paddocks and has french doors to the patio area, ideal for dining/entertaining. The conservatory also has a log burning stove making it good for year round use.







There is a cosy lounge which is also accessed off the kitchen. This room features a recessed electric imitation log burning stove and windows to the side and rear of the house.



The useful home office is located just off the hallway with a window to the rear of the house. The ground floor WC is adjacent, also with a window to the rear.

Of great use to all equestrian/rural homes, the property benefits from a boot room/utility with an external door to the side terrace. The room has space and plumbing for a washing machine, a stainless steel sink and drainer and a work surface with wall mounted cupboards over.



The main bedroom is situated on the ground floor, just off the entrance hall. This delightful and sizeable double room features a bay window overlooking the front gardens and large en suite bath and shower room. The en suite is fitted with a bath, a corner shower unit, a WC and a bank of built in wardrobes and drawer units.





The adjacent second double bedroom has a window to the rear as well as a good sized en suite shower room with a WC, vanity unit, shower cubicle and a useful walk-in storage cupboard with hanging and shelving.

The first floor houses the 3rd and 4th double bedrooms which both have attractive sloping ceilings, dormer windows and eaves storage. The third bedroom leads to an adjacent space, ideal for a nursery or study/lounge area for a teenager/dependant.

The family bathroom is also located on this floor with a window to the rear of the house. The room is fitted with a corner shower, WC and a vanity unit with basin.



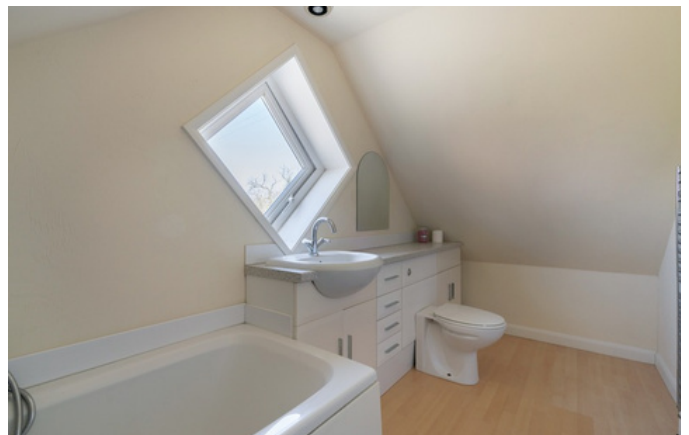
The first floor one bedroom annexe has an open and airy feel. With its own separate oil fired boiler and independent external access, the space is ideal for overflow accommodation and has the potential to be used for Air BnB/holiday cottage accommodation if desired (STP).



The annexe is built into the eaves with sloping ceilings and roof lights giving attractive views across the land and beyond. The space comprises an open plan living room with a kitchenette to one end, comprising a stainless sink and drainer together with kitchen units for storage and space for a fridge. There is a good sized bathroom with a bath, WC and basin with vanity unit. The double bedroom has roof lights, a recessed hanging/storage area and a door to walk-in eaves storage.



The neat, concreted stable yard is fenced with post and rail and is gated to the driveway and paddocks. The stable block is of brick and block construction with a corrugated roof and concrete base. Three of the four loose boxes have rubber flooring, internal windows connecting each stable and stable doors over looking the rear paddock. The fourth stable is slightly smaller and is presently used as a workshop with shelving. It has a stable door looking onto the yard and side paddock. There is a good sized and space within the stable block which has a lockable up and over door, ideal for use as a tack and feed room.



In addition to the stable block there is a separate hay shed/store and an open fronted field shelter in the side paddock.



The level grass paddocks are fenced with post and rail and there is gated access to the lane from the rear paddock, allowing easy access for extra grounds keeping materials/leading out manure etc. In addition to the grass paddocks is a useful sand covered post and railed turnout area. In all making this a well arranged equestrian establishment which could equally be used as a smallholding and/or as part of a self sufficient lifestyle.





Approximate Floor Area = 329.1 sq m / 3542 sq ft
 Garage = 66.4 sq m / 715 sq ft
 Outbuilding = 90.2 sq m / 971 sq ft
 Total = 485.7 sq m / 5228 sq ft



Ground Floor

(Not Shown In Actual Location / Orientation)

First Floor



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 #106481

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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



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Fotherby

A pretty, rural village close to Louth



Fotherby is ideally located close to Louth whilst being surrounded by open farmland and with views of the Wolds.

The village boasts the distinctive church of St Mary which is Grade 2 Listed and was rebuilt by the renowned Architect James Fowler in 1863.

There are 6 attractive Alms Houses which were also built by James Fowler and Church Lane has a tiny Grade 2 Listed Sunday School dating back to when Queen Victoria came to the throne

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 (26 miles) and Grimsby (16 miles).





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 and water. The property has oil fired central heating to the house and the annexe (each with a separate boiler) and private drainage. No utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words:///after.fluctuate.violinist

Directions

To travel to the property from Louth, proceed away from the town on the A16 towards Grimsby. Continue for around 2.5 miles to the village of Fotherby. On entering the village take a right hand turn onto Ings Lane. Proceed for around 200 yards where Montana will be found on the right hand side.

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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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