



## SPACIOUS 4 BEDROOM FAMILY HOUSE WITH OUTBUILDINGS SET IN 8.3 ACRES

POPLAR LODGE  
KEELING STREET, NORTH SOMERCOTES, LOUTH, LN11 7QU





# SPACIOUS 4 BEDROOM FAMILY HOUSE WITH EXCELLENT RANGE OF OUTBUILDINGS SET IN ABOUT 8.3 ACRES

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Reception room ♦ kitchen breakfast room ♦ garden room  
dining room ♦ 4 bedrooms ♦ 2 bathrooms ♦ double garage  
3 stables ♦ outbuildings ♦ agricultural barn ♦ gardens &  
grounds about 8.3 acres ♦ further land by separate negotiation  
♦ solar panels with an income ♦ EPC rating = C

## Situation

North Somercotes is a popular coastal village midway between Mablethorpe and Cleethorpes with a range of local facilities including shops, pubs, restaurants and a respected Primary school. Nearby Donna Nook Nature Reserve is a haven for grey seals to give birth to their pups every year. The pretty market town of Louth is just 11 miles away and has a two good golf courses and a Grammar school. Grimsby is approximately 17 miles away.

## Description

Poplar Lodge is an impressive four bedroom family house laid out over two floors and set back from the road in this popular coastal village. The property enjoys an excellent range of outbuildings which complement the 8.3 acres of grounds and is ideally situated for access to a wide range of local facilities.





In more detail the accommodation comprises porch, WC, dining room with fitted cupboards and kitchen breakfast room with a good range of fitted wall and base units and windows overlooking the garden. The double aspect reception room has exposed brickwork, a log burner and double doors opening onto the garden. There is a garden room which also opens onto the garden and a utility room with door to the integral double garage. The master bedroom has a dressing room and there is a second bedroom and a luxuriously appointed bathroom. The first floor has two further bedrooms and a family bathroom.

Poplar Lodge sits well back from the road and is approached via a tarmac driveway with an excellent range of single storey outbuildings along one side which include a stable, stores and a workshop. The driveway widens and is flanked by a line of trees and lawns. There is hard standing for several vehicles and further gardens laid to lawn including an attractive courtyard with a paved barbeque terrace and two more stables.

Behind these is a superb 72' x 59' agricultural barn which is currently used for storage but would make a superb American style crew yard or even an indoor arena. The paddocks are fenced. Finally the house is fitted with solar panels that generate an annual income.

**Services** Mains water and electricity, private drainage. Oil-fired central heating

**Local Authority** East Lindsey District Council. Council Tax Band G

**Energy Performance** A copy of the full Energy Performance Certificate is available upon request.

**Viewing** Strictly by appointment with Savills.





## FLOORPLANS

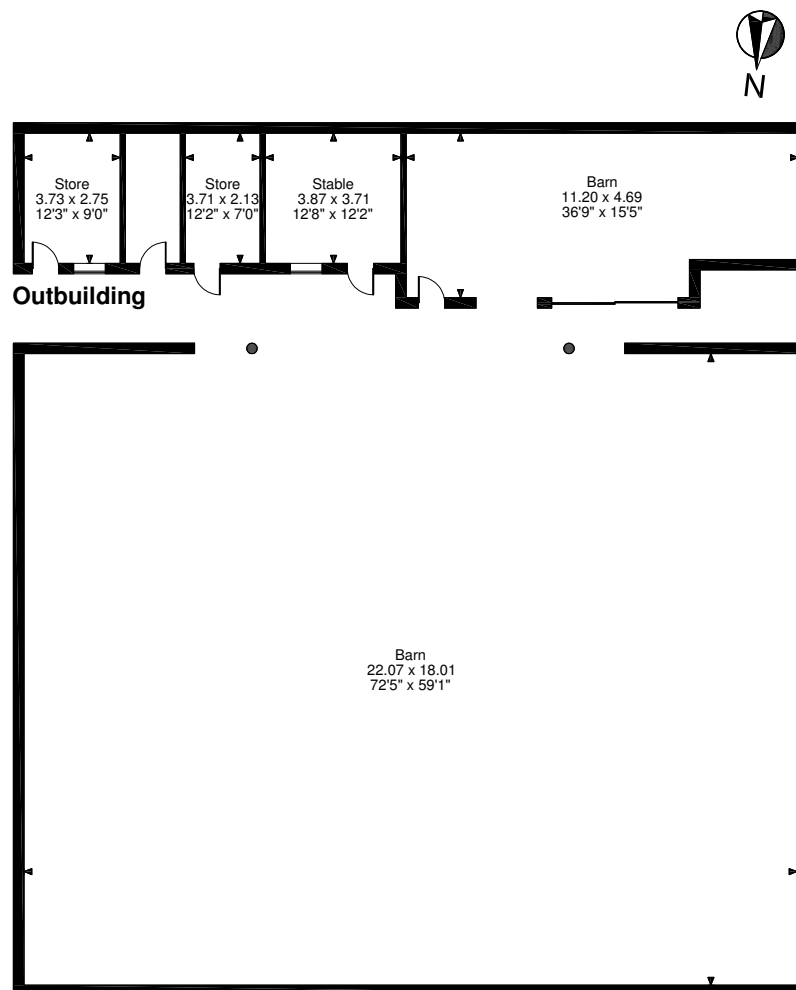
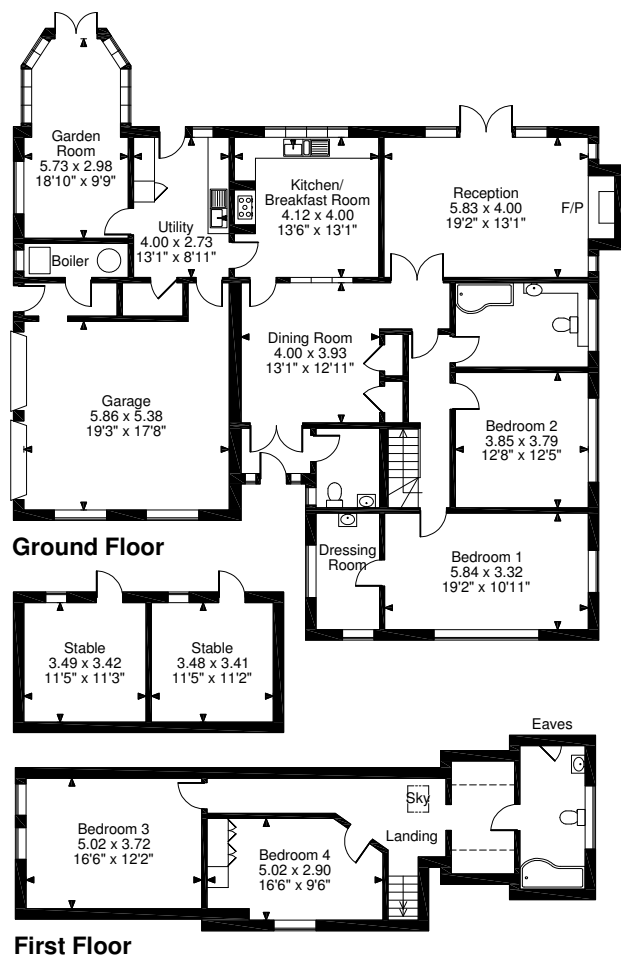
Main House gross internal area = 2,325 sq ft / 216 sq m

Garage gross internal area = 420 sq ft / 39 sq m

Stables gross internal area = 416 sq ft / 39 sq m

Barns gross internal area = 4,807 sq ft / 447 sq m

Stores gross internal area = 269 sq ft / 25 sq m



Savills Lincoln  
lincoln@savills.com  
01522 508908

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	79
England, Scotland & Wales		
EU Directive 2002/91/EC		