



Perkins George Mawer & Co.



Cawkwell House, Louth, Lincolnshire Wolds, LN11 9SG
Guide price £800,000



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Believed to have been constructed in the Regency era, the sale of Cawkwell House provides a truly rare and remarkable opportunity to acquire a charming Grade II Listed residence nestled within well maintained grounds of over 6.5 acres.

The sale combines superb grounds and mature woodland, all surrounding the residence, which is further complimented by the ornamental man made spring-fed lake, stabling and coach house. If required further land is available for purchase or rent by private arrangement.

A truly superb setting with the most enviable views over the lake and out onto rolling countryside across each elevation. Viewing is most highly recommended.

Constructed in stock brick, rendered with colour washed dressings and supporting a slated roof, Cawkwell House has been a much loved home by the same family for over 60 years and is highly recommended to prospective purchasers who seek an unique country seat within outstanding countryside yet lying close to a variety of local amenities.

The property is just 6 miles from the historic market towns of Louth to the east and 7 miles from Horncastle to the west.



General Remarks

Internally the living accommodation is enjoyed across two floors, complimented by endless noteworthy original features such as ornate working fireplaces, decorative moulded cornices, two separate staircases and shutters to the main windows.

With rooms of generous proportions, the accommodation briefly comprises three large reception rooms, six bedrooms, three bathrooms, dining kitchen with large adjoining working kitchen, pantry and wash room opening onto enclosed rear courtyard which is framed by a variety of useful outbuildings to include: Potting Shed, Store, Freezer Room, Coal Store, Open Store, Gardeners WC

There is also a detached Coach House with Granary/Storage above, covered hardstanding area, feed store, tack room and six stables offering conversion potential subject to necessary consents or ideal for full utilisation for equestrian purposes.

The formal gardens wrap-around the property to the north and easterly elevations which offer mature gardens comprising well stocked flower and shrub borders and extensive lawned areas which can be enjoyed from the Timber Summer House.

Areas of adjoining grassland are available by separate negotiation.

The Lake is believed to total approx. 2 acres, a phenomenal man made, spring fed ornamental feature which has various bridges over for ease of pedestrian access and enjoyment, further complimented by the wide walkway around the lake in its entirety; a perfect pathway for a leisurely stroll on a summers evening.

History

The name Cawkwell is derived from the Saxon words for a chalk well. The hamlet has a significant spring, the largest in the area and in the latter part of the 19th century this was used to supply piped water to West Ashby, Horncastle and Woodhall Spa by the Horncastle Water Company.

The deserted medieval village was first mentioned in 1512. it was still documented in the 1870s but the only signs visible now are from aerial photographs of the site and a few old gravestones in the woods where the church of St. Perer stood, but these are mostly overgrown.

At the time of the Conquest, there were two estates at Cawkwell. One comprised of 24 households on Saxon lands, led by Store; the other on Danish owned land. The chief Dane was Chetel. The Saxons were known as villeins and hoodlums.

by 1578, both estates of Cawkwell belongs to Bryan Eland of Yorkshire. The farming acreage was more than 700 acres. The land for the most part was furze and heath.

Cawkwell passed through several hands before being bought by the Duke of Newcastle in 1707. The Newcastle family sold to the Yarboroughs in the 1760s and then to the Fourth Duke of Portland in 1842.

In 1791, the land was described as; a handmade road, very stony and chalky, through a high, bleak country with very steep hills. All the country about is fit for and dedicated to coursing.

A Newcastle survey of 1780, presented when the sale of Cawkwell was anticipated, concluded: the situation is very fine: fit for a hunting seat, having large downs on the north and east and spacious fields in the south and west.

Cawkwell was near the northern limit of the Brocklesby Hunt Country, which may have proved an incentive to the Yarboroughs to use the house as a hunting seat. The South Wold Hunt was founded in 1823 to take over this part of their tenure.

Situation and Sporting Information

The property lies on the south side of the A153, 6 miles from the market town of Louth, 7 miles from Horncastle and 23 miles from the City of Lincoln.

Several coastal towns lie within a 20 mile distance with excellent golf courses at Sandilands (18 miles) and championship course at Woodhall Spa (14 miles). Hunting is enjoyed with the Southwold and the adjacent Hunts of the Blankney, Brocklesby and Burton and excellent National Hunt Racing at Market Rasen (16 miles).

Entrance Hall

4.68 x 2.18 then 5.42 x 2.77 (15'4" x 7'2" then 17'9" x 9'1")

Doors to the principal reception rooms, leading onto main Hall with feature winding staircase to first floor, two enclosed radiators, access to the Cellars and Cloakroom

Dining Room

6.70 x 4.68 (22'0" x 15'4")

With feature white mottled 'Wedgwood' style fireplace, south facing bay window, two west facing windows

Drawing Room

6.62 x 4.60 (21'9" x 15'1")

With Lincrusta oak effect walls coverings, most decorative mahogany surround tile fireplace, 4 built in cupboards, one with built in safe.

Sitting Room

5.25m x 3.19m (17'3" x 10'6")

With feature fireplace and oak surround, north bay window, two west facing windows

Cloakroom

(2.71 x 1.98) (8'11" x 6'6")

With WC and wash hand basin

Internal Lobby

Internal Lobby area with various Butlers Pantry leading on from

Butler's Pantry

2.62 x 1.56 (8'7" x 5'1")

With shelving, built in cupboard and sink unit

Living Kitchen

5.25 x 4.85 (17'3" x 15'11")

With green 'Nobel' oil fired range including four ovens, two hob tops, 4 ring electric hob, a feature native tiled backed inglenook with oak beam over. North facing window, two built in cupboards, door to, fitted units with sink unit

Boiler Room/Store

2.78 x 2.77 (9'1" x 9'1")

Comprising oil fired central heating boiler



Back Kitchen

5.18 x 4.22 (17'0" x 13'10")

An ideal working/preparation area. With sink unit, doors to back staircase and to Rear Hallway leading onto

Washroom / Store

8.20 x 1.92 (26'11" x 6'4")

Pantry

2.76 x 1.82 (9'1" x 6'0")

Rear Hall

2.79 x 1.50 (9'2" x 4'11")

Opening onto the southern Court Yard, the second staircase to the first floor and an open additional Pantry

Court Yard

11.58 x 4.65 (38'0" x 15'3")

Cobbled enclosed Courtyard with access to a variety of useful outhouses, to include:

Open Store

Coal Store 11'10" x 6'3"

Freezer Room 11'10" x 10'3"

Open Porch 13'10" x 6'2"

Store 8'4" x 6'2"

Potting Shed 11'9" x 9'6"

Gardeners WC with additional store area leading off from the WC

Cellar

2.68 x 2.24 plus 2.26 x 2.24 (8'10" x 7'4" plus 7'5" x 7'4")

Accessed underneath the main staircase, split into two sections

Galleried Landing

Split level staircase with access to the Bath and Shower Room, with the winding staircase leading onto an attractive spacious Landing with arched ceiling and encased radiators, with doors to all principal first floor rooms

Dressing Room

2.50 x 2.21 (8'2" x 7'3")

Bedroom Two

5.33 x 4.68 (17'6" x 15'4")

With original fireplace, 2 west facing windows, north window, built in cupboards, with door to

Ensuite

Compact en-suite comprising wash hand basin and WC

Bedroom Five

4.21 x 2.77 (13'10" x 9'1")

Bedroom Six

5.25 x 3.58 (17'3" x 11'9")

With door to

Ensuite

3.16 x 2.76 (10'4" x 9'1")

Accessed via steps, with bath, wash hand basin and WC, door to rear staircase and inner hall providing access to

Box Room

4.05 x 2.77 (13'3" x 9'1")

Door to

WC

With handbasin and WC, steps up leading to the Inner Hall and Landing

The Courtyard Outbuildings

Situated to the east of the residence, constructed in brick with pantiled roofs to include:

Stable 1/Garage Store 20'8" x 12'4"

Stable 2/Garage Store 20'8" x 12'3"

Stable 3 20'8" x 11'10"

Stable 4 20'8" x 12'2"

Stable 5 12'2" x 10'5"

Stable 6 12'2" x 10'8"

Covered Hard Standing 30'7" x 8'4" All situated in front of the Tack Room, Coach House and Feed Store

Tack Room 17'7" x 8'5"

Coach House 17'7" x 13'4"

Feed Store 17'3" x 8'2"

First Floor Granary 30'7" x 26'8" an opportunity considered ideal for conversion and utilisation, subject to necessary planning consents.

The Grounds

The elevated mature grounds are an outstanding feature of the residence which enjoys 3 separate vehicular accesses on to the A153 through mature woodland including mixed hardwoods, mainly Sycamore and Beech together with several specimen Cedar and Pine. Raised lawns to the west and south are bounded by well stock borders of Spring time bulbs, shrubs and perennials further complimented by a Timber Summer House.

The ornamental lake constructed in 1979 is spring fed, enjoys a water feature and small overflow waterfall and is surrounded by a lawned walkway. The lake believed to total about 2 acres is stocked with coarse fish and is regularly visited by a selection of wildfowl.

House and Grounds

In all over 6.5 Acres

Listed Building

In 1987 Cawkwell House was listed as a building of Special Architectural and Historic Interest under the Town and Country Planning Act 1971.

Tenure

Freehold. Vacant possession to be given on completion

Services

Mains water and electricity are connected. Spring water serves the lake and formerly the residence. Domestic drainage is to a private system. Partial central heating via oil fired boiler. A recent upgraded EPC is attached to these particulars.

Outgoings

The present amount payable for the year ending 31st March 2020 to East Lindsey District Council as assessed on Band G is the sum of £2,823.73

Fixtures and Fittings

Only those items described within these sales particulars are included within the sale.

Viewing Arrangements

Strictly accompanied, prior arranged viewings through the Selling Agents at their Market Rasen office. Tel: 01673 843011

Opening Hours are Monday to Friday : 9 am to 5.15 pm - Saturday 9 am to 12.00 pm

Websites

You will find a further selection of our properties if you log onto www.perkinsgeorgemawer.co.uk, www.rightmove.co.uk, www.primelocation.com, www.zoopla.co.uk, www.uklandandfarms.co.uk



Energy Performance Certificate



Cawkwell House, Cawkwell, LOUTH, LN11 9SG

Dwelling type: Detached house
Date of assessment: 29 May 2019
Date of certificate: 11 June 2019

Reference number: 0633-2881-7152-9321-0775
Type of assessment: RdSAP, existing dwelling
Total floor area: 373 m²

Use this document to:

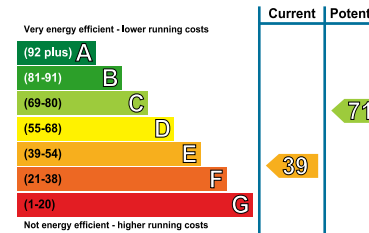
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 11,085
Over 3 years you could save	£ 5,169

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 432 over 3 years	£ 441 over 3 years	
Heating	£ 10,227 over 3 years	£ 5,214 over 3 years	
Hot Water	£ 426 over 3 years	£ 261 over 3 years	
Totals	£ 11,085	£ 5,916	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



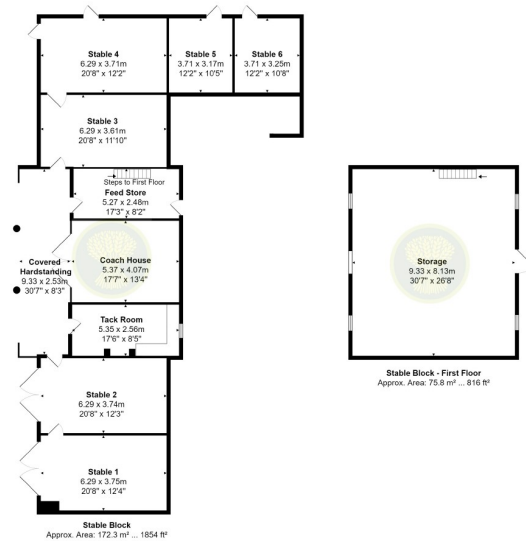
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 234
2 Room-in-roof insulation	£1,500 - £2,700	£ 495
3 Internal or external wall insulation	£4,000 - £14,000	£ 2,547

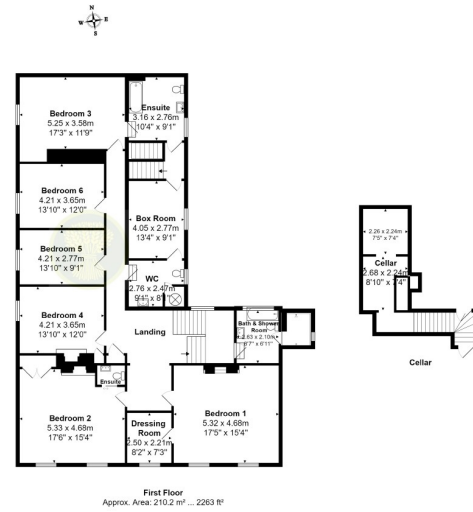
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



This is not intended as a Sight Plan

Links2Links floor plans are for guide use only and should not be relied upon for decision making information or dimensions and layout accuracy.



Approx. Total Area: 430.0 m² ... 4628 ft² (excluding Cellar, Courtyard, Outbuildings and Stable Block)



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