ARGYLE
ESTATE AGENTS







The Orchard Buttgate, Grainthorpe, LN11 7HR
£395,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

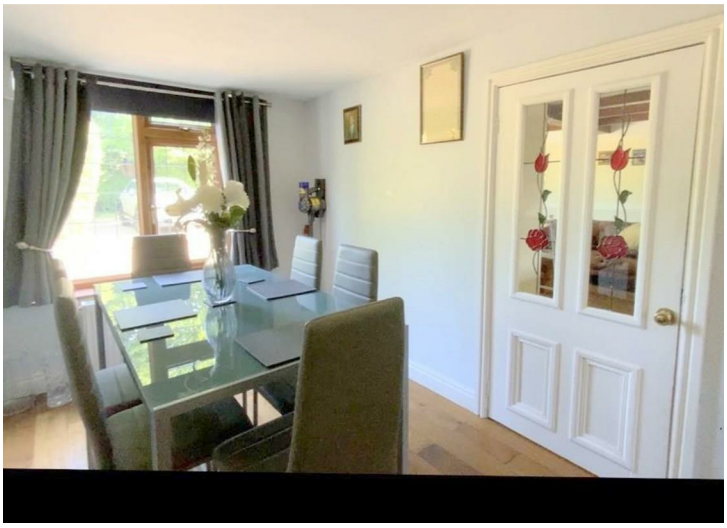
Key Features:

- Characterful Detached Period Home
- Desirable Village Setting
- Approximately 0.38 Acre Plot
- Spacious & Versatile Family Accommodation
- Three/Four Bedrooms
- Open Plan Living/Dining Kitchen
- Separate Lounge
- Cloakroom/Utility
- Principal Bedroom with Dressing Room & En Suite
- Ample Parking & Substantial Detached Garage..... CHAIN FREE



Occupying approximately 0.38 acres with beautifully established grounds and a private, secluded setting, The Orchard is a truly unique detached period property, offering a rare opportunity to acquire a characterful country home. Combining traditional features with versatile accommodation, this distinctive property provides a wonderful blend of charm, space and individuality.
Located in the highly regarded village of Grainthorpe, the property is set just off a private lane and is ideally placed for access to the Lincolnshire coast, scenic countryside walks, and the nearby market town of Louth.
Approached through the extensive lawned gardens, the main entrance is via a conservatory, which leads into the central entrance hall. To one side is a spacious lounge with an open fireplace, while the opposite side opens into an impressive living/dining kitchen.
Fitted in a traditional style including granite worktops, a breakfast bar, range cooker, integrated fridge/freezer and dishwasher, it also features a brick fireplace with a log burner, creating a warm and inviting space.
A separate dining room offers flexibility as a fourth bedroom if required. Beyond is a practical cloakroom/utility incorporating a vanity unit, WC and space for laundry appliances.
The first floor offers a spacious principal bedroom suite complete with a shower room and dressing room. There are two further generous double bedrooms, both served by a well-appointed bathroom featuring a freestanding slipper bath and a separate shower enclosure.
Outside, the grounds are a particular feature of the property, predominantly laid to lawn and incorporating a wide variety of mature fruit trees, creating a private and picturesque setting. Ample parking is available within the grounds, together with a substantial detached garage extending to approximately 37ft in length, offering excellent versatility for vehicle storage, a workshop, hobbies or potential home business use.
Offered with no forward chain











LOUNGE
21'5" x 12'1" (6.53m x 3.68m)

LIVING/DINING KITCHEN
21'7"x 16'6" (6.60x 5.04)

DINING ROOM/BEDROOM 4
11'8" x 7'6" (3.57 x 2.30)

CLOAKROOM/UTILITY
7'6" x 5'4" (2.29 x 1.65)

CONSERVATORY
9'4" x 9'1" (2.85 x 2.77)

FIRST FLOOR

BEDROOM 1
13'10" x 13'0" (4.24 x 3.98)

EN-SUITE SHOWER ROOM
7'6" x 4'3" (2.31 x 1.31)

DRESSING ROOM
12'6" x 7'8" (3.82 x 2.35)

BEDROOM 2
12'1" x 11'3" (3.70 x 3.45)

BEDROOM 3
13'2" x 7'10" (4.03 x 2.39)

BATHROOM
9'8" x 9'7" (2.97 x 2.94)

GARAGE
37'4" x 17'4" (11.40 x 5.30)

TENURE
FREEHOLD

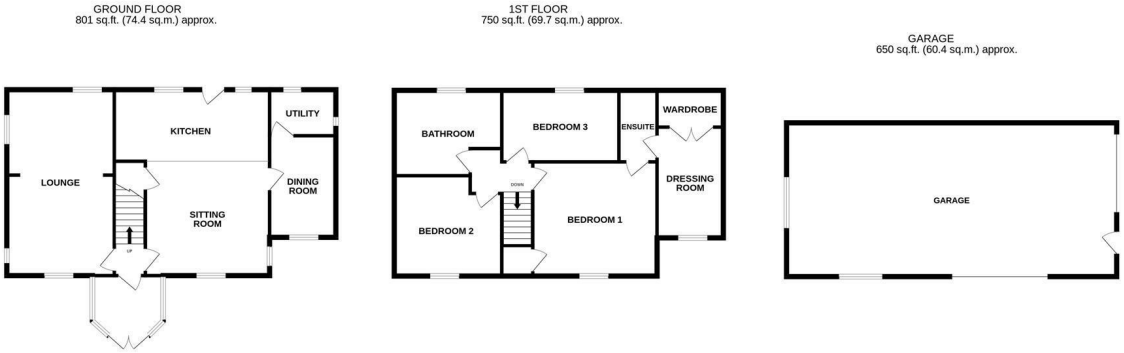
COUNCIL TAX BAND
C





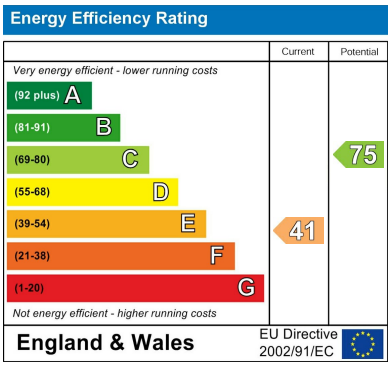






TOTAL FLOOR AREA : 2201 sq.ft. (204.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirrmed by a solicitor.
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

rightmove find your happy
OnTheMarket.com
Find us on facebook
twitter
The Property Ombudsman
naea | propertymark PROTECTED