



The Mill

Fulstow

M A S O N S

— SINCE 1850 —

The Mill

Fulstow,
LN11 0XU



Detached 4-bedroom Victorian home set in
approx. 3.5 acres (STS)

Three large reception rooms including a vast
games room

Farmhouse-style kitchen with adjoining
conservatory/utility room

Mature front and rear gardens with hedged
boundaries

Approx. 3-acre paddock ideal for equestrian,
leisure or horticultural use

60ft x 55ft steel-framed agricultural barn with
concrete floors and electricity

Historic brick-built mill building with
potential for conversion

Set within 3.5 acres (STS) of sweeping Lincolnshire countryside, The Mill is a substantial and versatile country home offering space, seclusion and an array of possibilities. With four bedrooms, three generous reception rooms, a large agricultural barn and the historic mill itself, this property presents a compelling opportunity for family living, equestrian use, lifestyle business ventures, or even future development (subject to consents). Located on the peaceful outskirts of Fulstow with far-reaching views over open fields toward both the Wolds and the coast, this is rural living with exciting potential.

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Dating back to Victorian times and extended over the years, The Mill blends period charm with practical modern touches. The exterior features a rendered finish with Tudor-style detailing beneath a pitched tile roof, while uPVC double-glazed windows and oil-fired central heating offer efficiency throughout.

Inside, a wide entrance hall leads to a series of bright and spacious rooms. The farmhouse-style kitchen is fitted with timber-fronted units, built-in appliances and space for casual dining. It flows into a rear conservatory/utility with glazed walls and ample room for laundry appliances, boot storage and everyday chores. A ground-floor WC is neatly tucked at the end.

The formal dining room at the front enjoys a wide bay window and classic detailing, while the lounge, also front-facing, features a timber-surround fireplace and a bay that fills the space with natural light. To the rear, a vast games room offers incredible versatility—currently housing a full-size snooker table (not included in sale), it would make a superb home office, gym, cinema room, or annexe conversion (STP). It has garden access via sliding doors and connects to the sun room.

Upstairs, the first-floor landing leads to four bedrooms: three generous doubles and a smaller fourth bedroom/nursery. The principal bedroom features built-in wardrobes and views over the Wolds. A family bathroom with panelled bath, WC, and integrated storage completes the floor.







The house sits in mature gardens to both front and rear, with large lawns bordered by hedging and established shrubs. The tarmac drive leads to ample parking and turning space beside the home. Beyond the house lies a well-maintained paddock of approx. 3 acres—flat, grassed and bordered by a mix of hedges and open fencing, ideal for equestrian use, hobby farming, or leisure. The land is directly accessible from both the yard and barn.

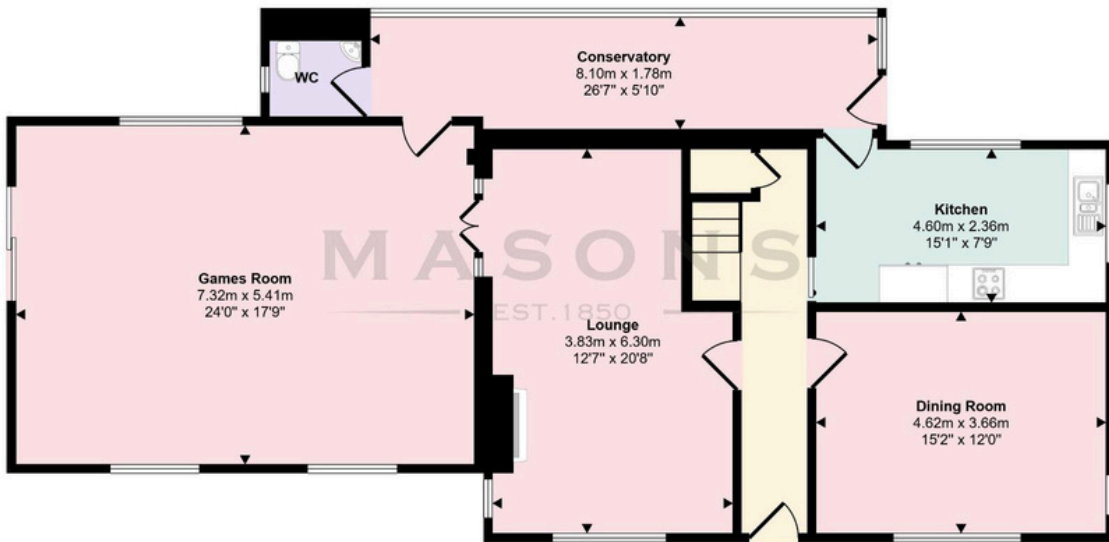


The agricultural barn is a vast steel-framed structure with timber infills and concrete flooring, measuring approx. 60ft x 55ft. It is divided into enclosed and open-fronted sections, making it ideal for vehicle storage, stables, workshops or conversion to stabling, tack rooms or hay stores. It includes power and a turning yard to the front.

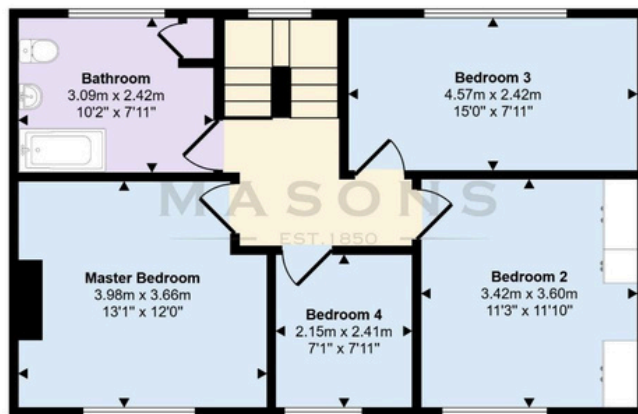
The old mill building stands to the rear—weathered but full of character. The top section has been removed and roofed in corrugated sheeting, while inside, the original grain silo remains in place. With concrete flooring and solid brick walls, it offers exciting potential for conversion into a holiday let, office, or studio space (STP)







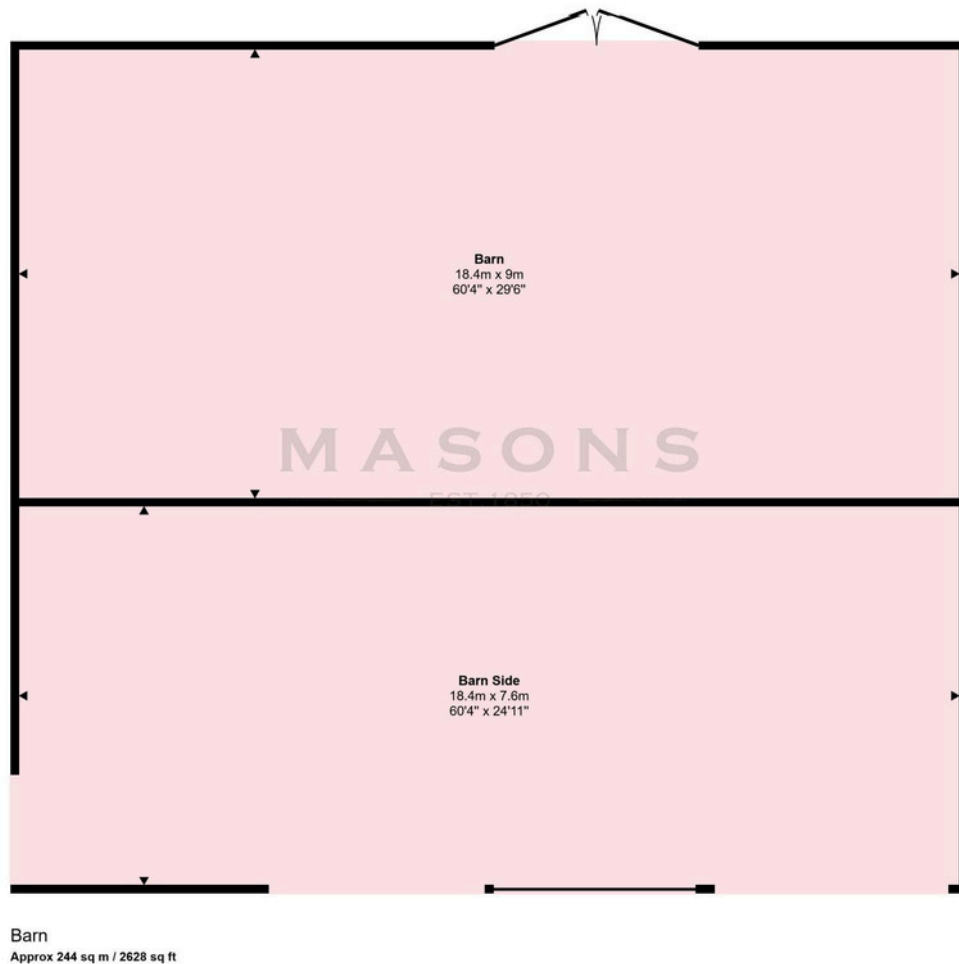
Ground Floor
Approx 121 sq m / 1302 sq ft



First Floor
Approx 61 sq m / 656 sq ft

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.



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Fulstow

History and Charm Combined



Fulstow is positioned away from, yet convenient for, the A16 road and stands between the market town of Louth to the south and the larger business centre of Grimsby to the north. The village stands on the Greenwich Meridian line, being the only English village where this crosses the village centre and is referred to in the 1086 Domesday Survey as Fugelstow. The Grade II Listed church originates from the early 13th century and is dedicated to St. Lawrence. A village hall was built in 1986 and the village primary school dates back to the opening date in 1863. The Cross Keys public house stands in the village centre.

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 (35 miles) and Grimsby (24 miles).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

We are advised that the property is connected to mains electricity, water and drainage with oil-fired central heating but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Directions

From Louth, travel north on the A16 road passing the village of Fotherby. Continue to the far side of Utterby, carry straight on at the staggered crossroads then take the right turn signposted to Fulstow. Follow the lane to the village centre and at the staggered crossroads, turn right and continue south, making your way out of the village into the countryside and the property will be found around a quarter of a mile along, on the left.

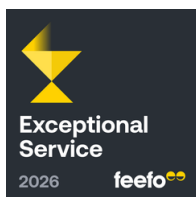
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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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Cornmarket,
Louth, Lincolnshire
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