

Belleau Bridge House

Belleau

MASONS Equestrian

Belleau Bridge House

Belleau
LN13 0BP



A 5 bedroom period home

Stunning setting sheltered with woodland

2.2 acres (STS) of gardens and paddock land

Rambling and carefully curated cottage gardens, coutyard garden and sweeping lawns

Beautiful barn with planning permission to convert into a 3 bedroom residence (planning application no. N/014/00809/22)

High ceilings, stripped pine doors, original timber and quarry tiled flooring

Open fireplaces, multi fuel stoves, oil fired aga with additional electric hob

Designer kitchen and en suite bath/shower room by Peter Jackson

Chain-free

MOVEWITHMASONS.CO.UK
01507 350500

Nestled in a leafy vale, Belleau Bridge House resides behind a tall Beech hedge through which a pretty iron gate leads into an oasis of rambling cottage gardens with a path leading up to the house, whose characterful facade is climbed by honeysuckle and roses. Belleau, a name transcribed from the words 'beautiful water' is a relatively unknown gem of a hamlet characterised by spring-fed lakes, trees and meandering country lanes. Belleau Bridge House exudes traditional character and its mature plot with a circular in/out driveway is flanked with majestic Beech trees and sweeping lawns. The beautiful grounds are befitting of this sizeable (3011 sqft) 5 bedroom home which is rich in period features.

The front porch is surrounded by honeysuckle, wisteria and rosemary and leads through an archway to an elegant hallway complete with its original quarry tiled floor and wide, sweeping staircase to the first floor Landing. A pretty feature window gives glimpses to the rear of the house whilst the hallway is flanked by the two main reception spaces in a traditional layout. The front of the house is characterised with high ceilings and the impressive open plan Kitchen/Living/Dining space maintains a traditional feel, whilst having the open flow and convenience of a more modern lifestyle.

The kitchen is fitted a beautifully crafted range of painted timber units by Peter Jackson and is complete with a large four door Aga with two hotplates and an electric hob (The Aga can be used to heat the water and also a towel rail in the en suite bathroom). This desirable rural feature is framed with a chimney style mantel with concealed lighting. The range of units includes a central island unit with feature lighting over and space for seating, together with a ceramic double sink with views of the cottage gardens. The kitchen has granite surfaces and space and plumbing for a dishwasher and an American Style fridge/freezer together with a walk-in larder cupboard.



A wide opening and a small step leads to the adjacent Living/Dining area which flows beautifully from the kitchen with the clever addition of a window seat in the kitchen making a sociable and flowing link to this delightful space which is characterised by high celings with timber beams whilst the eye is drawn to the impressive Inglenook style open fireplace to the far end of the room.













The fireplace has a pretty built in cupboard to one side with a concealed TV point. A pair of large windows overlook the courtyard gardens to the side which could be altered to create French Doors to further connect this flowing, social space to the gardens.



A beautiful set of stripped pine double doors lead from the Living/Dining space to the adjacent office. This bright and characterful panelled room overlooks the rear gardens as well as having a feature window to the hallway.

The sizeable Living Room is seated to the front of the house, also enjoying the fantastic ceiling height whilst having views of the cottage gardens, pretty coving and a Multifuel stove.



To the rear of the house, accessed from the Kitchen/Dining space is a rear hallway which leads to a neat WC with built in cupboards and on to the rear Snug and Utility. The cosy snug has a chimney breast with an electric feature stove inset and views to the rear gardens.



The useful panelled Utility Room has a doorway linking it to the courtyard garden and is practically fitted with a range of kitchen surfaces and storage units, a Butlers' sink, an electric oven and hob as well as space and plumbing for a washing machine and tumble drier. A door leads to an adjacent boiler room which houses the oil fired boiler as well as having built in shelving for further storage.





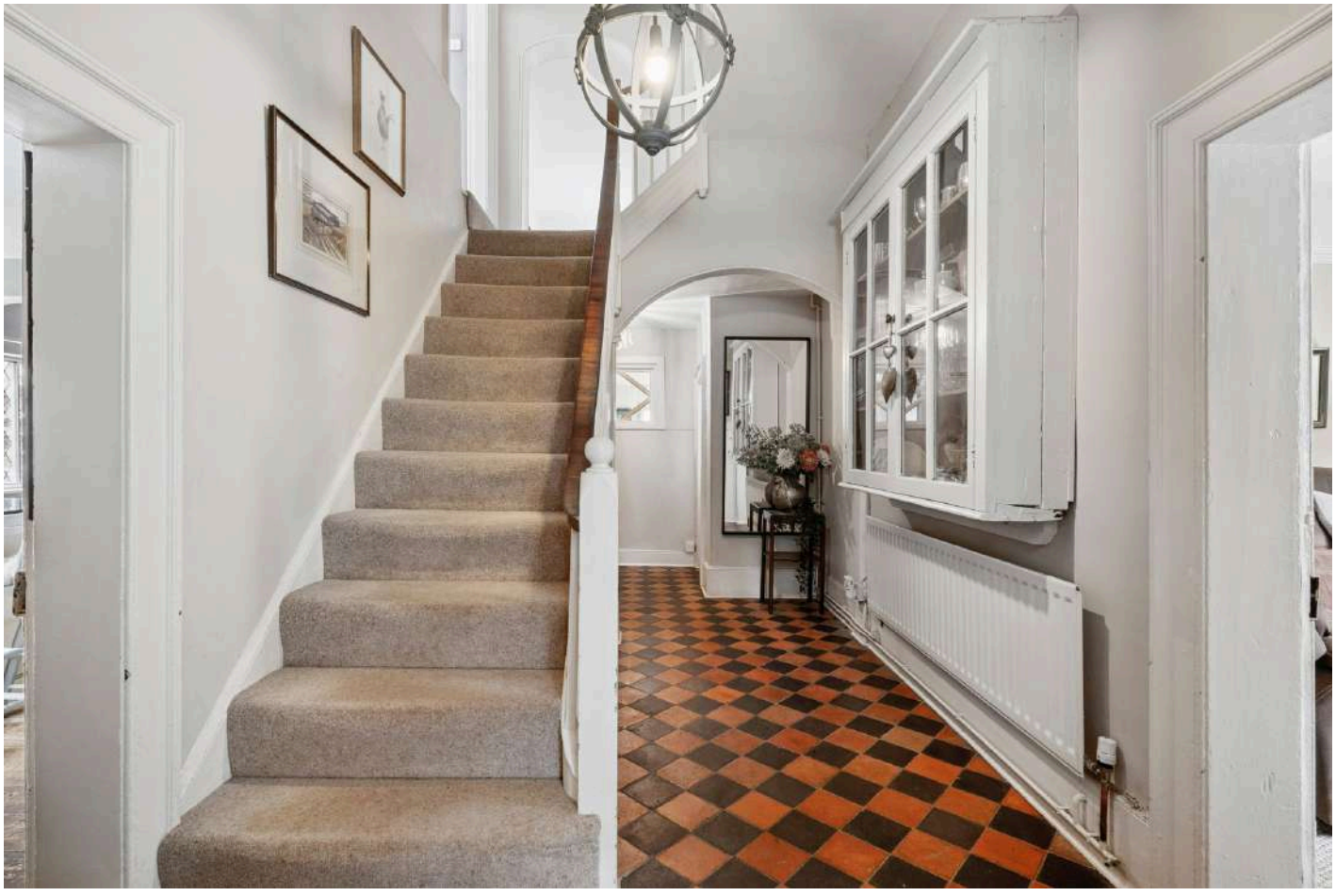




To the other side of the house, close to the garage a door leads in to a side porch and on through a glazed door to a useful part-panelled room, which is presently used as a gym, but which also has great potential for use as a sizeable Boot Room. The room has plumbing connected for a sink if one is required to be fitted. A door leads on to the central Hallway.



The beautifully crafted staircase rises from the central hallway to the impressive, split-level landing. This sizeable space has pretty sloping ceilings and windows overlooking the rear gardens.











The impressive and sizeable master bedroom suite has a wonderful ceiling height and is flooded with light from its double aspect which has beautiful views of the surrounding wooded countryside. There is ample space for freestanding storage as well as a pretty arched recess with a built in cupboard and shelving over.

A doorway leads to the adjacent en suite bath and shower room which has been thoughtfully planned and fitted with a quality suite designed and fitted by Peter Jackson. The room has a window to the side of the house and benefits from a range of built in wardrobe and drawer storage as well as a vanity unit with double sinks together with a bath, walk in shower with Aquilisa power shower and a WC.

The second bedroom also is situated to the front of the house with delightful views and generous ceiling heights. This large double bedroom features a fireplace recess and a pretty french style built-in wardrobe.



The third bedroom adjacent is presently used as a dressing room but would equally make a delightful nursery or single bedroom if desired.

The third and fourth bedrooms are situated to the rear of the house and both feature pretty cast iron fireplaces and build-in storage. The family shower room has a large walk-in shower and a contemporary style vanity unit. A door leads to a walk in linen room with a hot water cylinder and shelving. There is a separate WC adjacent with a window to the rear of the house









To the front of the house the carefully curated cottage gardens are approached through an attractive cast iron gate leading through the high beech hedge. A pathway leads to the house, flanked by border planting and lawns which are bordered by abundant cottage style borders. To the side of the house a gateway leads through a brick wall to the courtyard garden which makes an excellent entertaining space situated adjacent to the kitchen and accessible from the house via the rear utility. This sizeable courtyard is sheltered and has roses climbing the brick walls.



The rear and side gardens feature mature trees to include Beech and Copper Beech as well as an orchard area with apple, cherry and plum trees overlooking the large rear lawn which is sheltered with high clipped hedging and which has space to build a tennis court or could be subdivided to provide a garden and parking for the barn if it were to be developed. The most attractive barn has planning permission under planning class Q to convert into a residential 3 bedroom dwelling, please refer to ELDC planning application number N/014/00809/22.














ANDREW CLOVER
PLANNING
AND DESIGN
22622-03

The paddock area to the east of the house is not presently fenced and is accessed via a right of way over a track belonging to the neighbouring landowner. This pretty grass area is ideal for dog walking and enjoying the abundant nature in the vicinity and could equally be fenced for equestrian use or for housing livestock.



The sweeping in/out driveway gives an impressive approach to the property arriving at a part walled parking area to the side of the house adjacent to a useful open fronted garage with electricvity connected and lighting.
















Outbuilding with planning
Grass paddock land
Circular driveway
Character farmhouse
Peaceful and picturesque rural outlook
Pretty and sheltered cottage style gardens
Access to woodland walks

Approximate Floor Area = 279.7 sq m / 3011 sq ft (Excluding Barn)



Drawn for illustration and identification purposes only by @fourwalls-group.com #110536



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.

Belleau

A leafy spring-fed vale



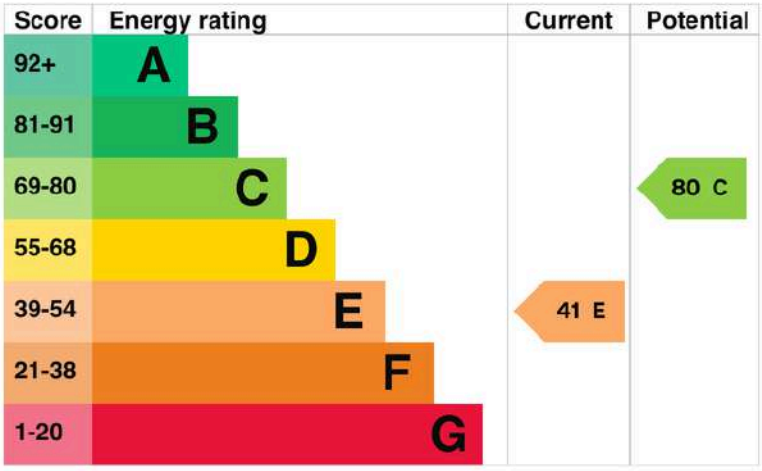
Set on the edge of the Lincolnshire Wolds, Belleau is a charming hamlet in the East Lindsey district, surrounded by the gently rolling countryside for which this part of Lincolnshire is so well regarded. Ideally positioned approximately 7 miles (11 km) south-east of Louth, and 4 miles (6 km) north-west of Alford, it offers a peaceful rural setting within easy reach of both market towns.

The hamlet takes its name from the natural springs that rise in the area and has a fascinating history. Its Grade II listed parish church, dedicated to St John the Baptist, is a notable local landmark, while nearby lie the remains of an old manor house, once home to the Earls of Lindsay. Belleau also has historical connections with the Pilgrim Fathers and the early political history of America.

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.







Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

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

Tenure

Freehold

Location

What3words: ///squashes.wipe.passions

Directions

From Louth take the A16 towards Skegness, proceed through Burwell and Swaby. Take the second turening signposted to South Thoresby. Continue through South Thoresby and take the next left signposted to Belleau. Belleau Bridge House will be found on the right hand side after around 200 yards.

Agent's Note

Belleau Bridge House benefits of an agreed right of access over the track which runs alongside the paddock. The neighbouring landowners have a right to utilise the original septic tank (separate to the sewerage treatment plant) at Belleau Bridge House until December 2026.

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.

MASONS

SINCE 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500

Exceptional Service 2026 feefo

RICS Regulated by RICS

Platinum Trusted Service Award 2026 feefo

Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:
(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property;
(iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.