



Highfield Farm

East Keal

M A S O N S
— SINCE 1850 —



Highfield Farm

East Keal, PE23 4HA

Detached farmhouse dating from around 1850

Stunning 360° far-reaching countryside views

Private 0.68 acre plot with no near neighbours

Three bedrooms with flexible third bedroom/dressing room

Two reception rooms and spacious kitchen

Detached garage/studio with excellent potential

Extensive parking

Only 3.2 miles from Spilsby market town or 1 mile to village shop

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A rare opportunity to acquire a charming detached farmhouse dating from around 1850, occupying a wonderfully private and peaceful rural setting with far-reaching 360-degree countryside views. Set within approximately 0.68 acres (STS), the property enjoys a genuine sense of space and seclusion, with no immediate near neighbours, yet remains conveniently positioned just 1 mile from the local village shop and approximately 3.2 miles from the historic and well-serviced market town of Spilsby. Offering three bedrooms, two reception rooms and a versatile arrangement of accommodation, the property provides an excellent opportunity for those seeking a rural lifestyle with scope to further update and potentially develop the accommodation, subject to the necessary consents.

The current vendor has undertaken a number of high-quality improvements, including the installation of new double-glazed windows and doors in both timber and uPVC, roof repairs and new patio doors to the detached garage/studio. The farmhouse also benefits from oil-fired central heating and a wood burner with HETAS certification.





Ground Floor

The accommodation retains considerable character and charm, with the spacious lounge providing a particularly welcoming reception room featuring two front-facing windows and a wood burner set within an attractive fireplace surround. The separate dining room offers a comfortable space for family dining and entertaining, while the dual-aspect kitchen is fitted with solid wood-fronted units, wooden worktops, a ceramic sink and space for cooking appliances. A useful pantry provides additional storage and houses the oil-fired boiler. Beyond the kitchen is a generous utility/store room with sink and plumbing for a washing machine, together with an inner hall and a ground floor bathroom. Two attached brick-built store rooms provide further useful storage and could offer potential for alternative uses, subject to any required permissions.







First Floor

The first floor provides two well-proportioned double bedrooms, including a particularly spacious principal bedroom enjoying two front-facing windows, wooden flooring and loft access. There is also a smaller third bedroom which could equally lend itself to use as a dressing room, nursery, study or hobby room, giving the property useful flexibility to suit individual requirements. An additional WC with wash hand basin serves the first floor. The overall arrangement offers scope for the incoming purchaser to consider further improvements and alterations to create a home tailored to their needs, subject to the necessary consents.









Outside

The property's exceptional setting is undoubtedly one of its greatest attractions. Approached via a substantial driveway, there is extensive off-road parking for multiple vehicles, with ample space for a caravan, motorhome or other recreational vehicles if required. The house is surrounded by approximately 0.68 acres (STS) of private gardens, extending to the front, side and rear and enclosed by established hedging and walls. The gardens combine generous areas of lawn with mature shrubs, bushes and trees, creating a wonderfully private environment from which to enjoy the surrounding countryside.

At the far end of the garden are useful outbuildings, while adjacent to the house is a substantial detached garage/studio with a vehicular door and new patio/French doors opening towards the garden. This versatile building offers excellent potential as a workshop, studio, home office or leisure space, subject to requirements. The combination of the extensive grounds, detached outbuilding, parking and rural position provides considerable versatility and scope for further development, making this a particularly appealing proposition for those looking for a property with both character and potential, while remaining within easy reach of Spilsby's shops, schools and amenities.

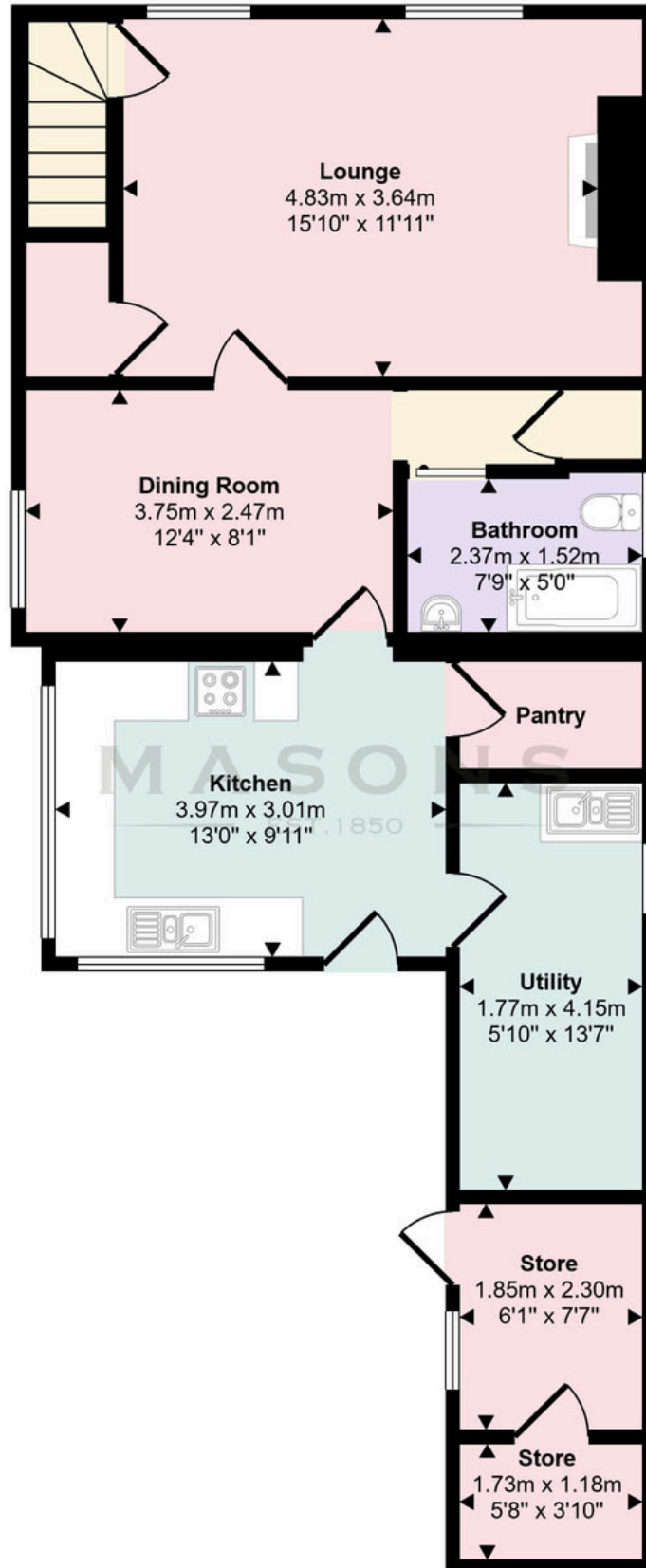












Ground Floor

Approx 69 sq m / 748 sq ft

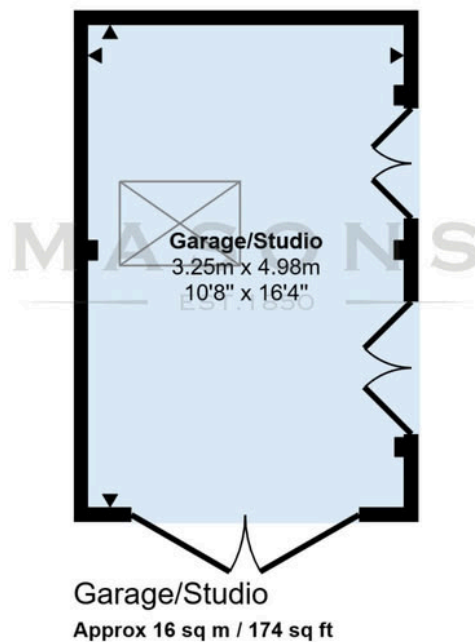
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.



First Floor

Approx 40 sq m / 427 sq ft



Garage/Studio

Approx 16 sq m / 174 sq ft

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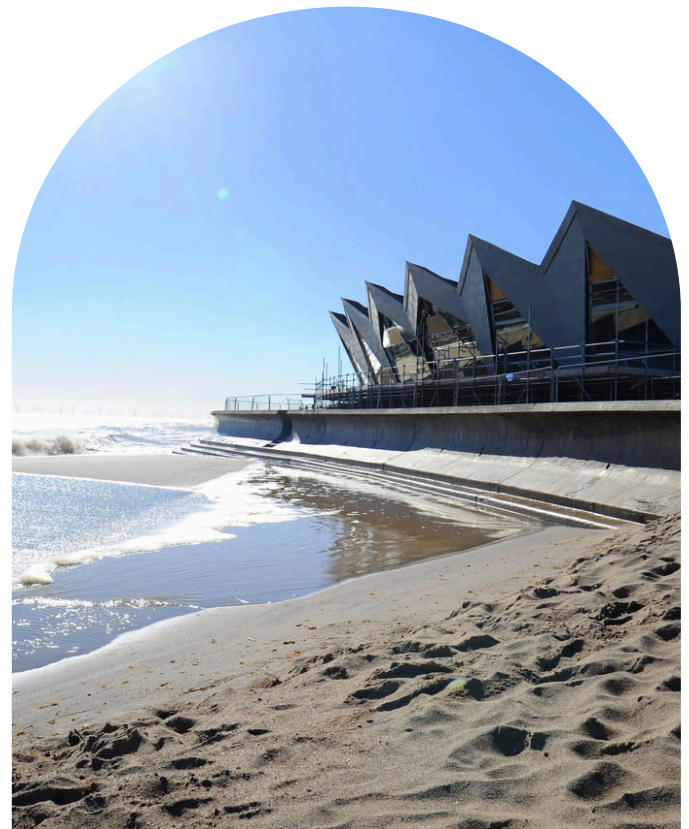
East Keal

Spilsby

The property sits close to the lively village of East Keal just a short walk to the village shop and St. Helen's Church. Less than 3 miles from Spilsby to the northeast whilst Boston is 14 miles south and Lincoln about 30 miles west. The Lincolnshire Wolds, an Area of Outstanding Natural Beauty, is just north of Spilsby and the beautiful sands along the Lincolnshire coast are less than a half hour drive. The seaside resort of Skegness is about a 14 mile drive east, around 20 minutes away.

As well as the Wolds and the coast, there is plenty to see and do in the area, for example, only a few minutes away is English Heritage's Bolingbroke Castle, a ruined 13th-century castle and birthplace of Henry IV, with expansive grounds open to the public, whilst Snipe Dales (less than 10 mins) is a nature reserve and country park with wonderful views of the Wolds, a lovely place to walk along marked trails through woods and meadows and many fishing lakes nearby.

More attractions are within a 20 minute drive such as the National Trust's Gunby Hall and Tattershall Castle, an award winning The Ark Wildlife and Dinosaur Park in Stickney, The Battle of Britain Memorial Museum in Conningsby, not to mention the very attractive little town of Woodhall Spa, an old Edwardian resort with 2 world renowned golf courses, being the home of England Golf.



The Lincolnshire Wolds and The Coast

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.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

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

Tenure

Freehold

Location

What3words: ///pitch.clashing.crossing

Directions

From East Keal village shop travel east on the A16 for a short distance and take the first left onto the country lane. Travel along here until the T-Junction with Old Bolingbroke road and turn right. Travel a short distance and the property will be found on the right.

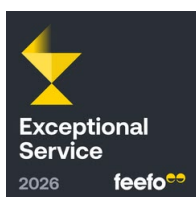
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