



5.14 Acres The Priory, Grundys Lane

| Minting, Horncastle | LN9 5SB

Offers In The Region Of £650,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,
Agricultural & Fine Art Auctioneers.

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**** OVER 5 ACRES ** PLANNING FOR ADDITIONAL DWELLING **** Grade II Listed Detached Cottage which offers an opportunity for Rural Living being situated on the edge of Minting. Set in around 5.14 acres which is made up of Woodland, an Orchard, Large Carp Pond and Formal Gardens with Ornamental Pond. A peaceful village which is located approximately half way between Horncastle and Wragby, it had a community Village Hall and the St Andrews Church with associated activities and groups. Anyone needing further shopping and leisure will need to pop into Wragby around six miles or Horncastle which is seven miles distance, the latter having a Grammar Secondary School.

An opportunity has arisen to complete and further enhance this beautiful home which is steeped in history and even to be believed to be on the site of the original Priory for the Benedictine Monks and dating back to 1213. Anyone who has the desire to be 'At One with Nature' should look no further, it was the reason the current owners chose this cherished home. Anyone looking to improve this home should also take into account that there is a Building Plot with Outline Planning for a Five Bedroom Detached home which could be sold at a later date to help with renovation costs. Improvements made include much Re-Wiring, and Replacement Yorkshire Sliding Sash Windows, Electric Gates and Under-Floor Heating in the Boot Room and Kitchen/Breakfast Room, together with sympathetic modernisation including a Murdoch Troon Bespoke, Hand-Made Kitchen. Inside the accommodation comprises: Side Boot Room/Entrance, Ground Floor Wet Room, Kitchen/Breakfast Room, Two Receptions with Log Burners, Two First Floor Bedrooms, Bathroom and Store/Laundry Room. Outside is simply stunning and as well as the aforementioned, there is also a Large Barn with Triple Open Fronted Car/Tractor/ Wood Storage and a Double Opening Enclosed Barn, an Outside Office and Parking for numerous cars around the pretty turning circle.

- Grade II Listed Detached Cottage
- Woodlands, Land, Carp Pond
- Rural Lifestyle Opportunity
- Renovation Work to Finish
- Set in 5.14 Acres
- Outline Planning on a Plot
- Edge of Village Setting
- Two Receptions & Two Bedrooms

Side Entrance/Boot Room

7'7 x 7'2 (2.31m x 2.18m)

Approached via wooden stable door. Window to side.. White panel effect door to Wet Room and doorway to Kitchen/Breakfast Room.





Wet Room

Walk-in shower. White set of Low Level W.C. and Wash Hand Basin. Window to side. Tiled to full height and tiled floor with mosaic effect borders and shower area floor. Heated towel rail.

Murdoch Troon fitted Kitchen/Breakfast Room

14'3 x 12'0 (4.34m x 3.66m)

Handmade 'bespoke' fitted base units, matching 'Dresser' style unit with double opening glazed display cabinets. Matching larder unit. Central island with twin enamel sink. Inglenook with beam over and space for range. Window to front. Double radiator. Beamed ceiling. Open to:-

Dining Room/Snug

14'3 x 13'7 (4.34m x 4.14m)

Flagstone floor. Built-in range in inglenook with beam over and brick surround. Beamed ceiling. Window to front. Stairs to First Floor. Double radiator. Doorway to Front Entrance Hall.

Front Entrance Hall

Braced wooden entrance door. Stripped wood door to Living Room.

Living Room

13'10 x 13'8 (4.22m x 4.17m)

Log burner. Double radiator. Window to front..

First Floor Landing

Wooden stripped doors off.

Bedroom One

14'3 x 14'3 (4.34m x 4.34m)

Exposed floorboards. Window to front. Double radiator. Latched door to:-

Bathroom

14'1 x 8'4 (4.29m x 2.54m)

Panelled bath with telephone style mixer/shower tap attachment. Pedestal wash basin. Low Level W.C. Tiled splashbacks. Double radiator. Window to front. Latched door to:-

Store/Laundry Room

6'4 x 12'4 plus recess (1.93m x 3.76m plus recess)



Bedroom Two

14'5 x 14'7 (4.39m x 4.45m)

Built-in cupboard. Cast iron fireplace. Partially vaulted ceiling. Radiator. Window to front.

Front Garden

Approached via electric gates. Mainly laid to lawn. Wooden Summer house. Ornamental pond.

Outside Office

Electric

Rear Garden

Vegetable plot. Driveway with turning circle having central flower bed. Access to:-

Tractor Barn/Car Ports/Wood-Store

22'6 x 16'8 (6.86m x 5.08m)

Three open fronted Car Ports or Wood-Store with Electric.

Barn/Garaging

35'4 x 17'11 (10.77m x 5.46m)

Double sliding doors. Light and electric.

Land, Grounds & Building Plot

Including Woodland, Orchard, Carp Lake and Grassed areas PLUS Building Plot with Outline Planning for Five Bedroom Detached Property.

Additional Information

Services: Mains Electric, Mains Water and Drains. Oil and Electric Heating plus Log Burners

Tenure: Freehold

Council Tax Band: C - East Lindsey

EPC Rating: Exempt due to being Grade II Listed

Outline Planning Permission for erection of 1 x Five Bedroom

Dwelling: Application Number: S/122/01978/21

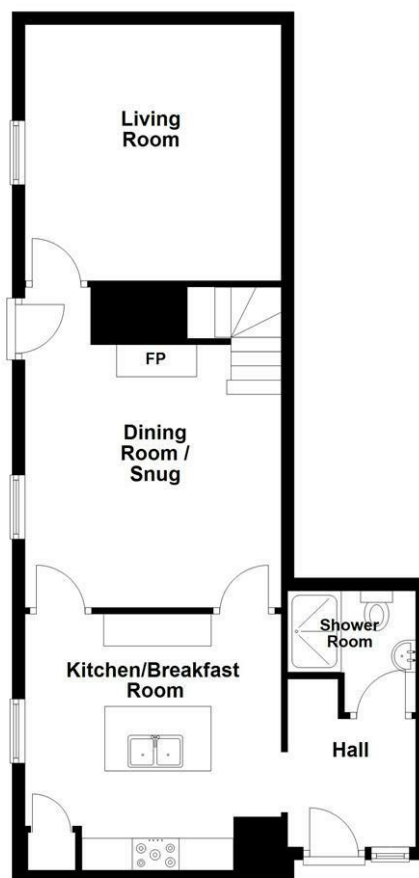




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Ground Floor

Approx. 83.0 sq. metres (893.3 sq. feet)



First Floor

Approx. 51.0 sq. metres (548.9 sq. feet)



Total area: approx. 134.0 sq. metres (1442.2 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
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Agents Note:

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