

The Old Post Office Chapel Lane Ludborough Grimsby
DN36 5SJ

Offers Over £590,000

Jo Walker

ESTATE AGENTS

A DISTINCTIVE VILLAGE HOME, BEAUTIFULLY TRANSFORMED FOR MODERN LIVING

Set within the delightful Lincolnshire village of Ludborough, The Old Post Office is an exceptional and truly individual detached family home, where fascinating village heritage meets beautifully considered contemporary living. Dating back to the early 1900s, the property originally served as the village sub post office and is understood to have been the last remaining sub-post office in Ludborough. Its history is wonderfully preserved by an original Royal Mail wall-mounted post box, which proudly displayed to the front of the property, providing a charming and distinctive feature that sets this home apart. Occupying a peaceful position towards the end of Chapel Lane, the property enjoys a wonderful village setting, surrounded by the attractive Lincolnshire countryside, whilst remaining conveniently placed for the historic market town of Louth. Offering an excellent selection of independent shops, cafés, restaurants and everyday amenities, Louth also provides access to well-regarded schooling, including the highly regarded King Edward VI Grammar School. The location perfectly combines the appeal of village living with the convenience of nearby town amenities.

Having undergone a substantial programme of improvement and enlargement by the present owners, including an impressive double-storey extension, the property now offers approximately 2,393 sq ft of beautifully presented accommodation. The result is a home of considerable character and quality, where traditional features sit effortlessly alongside contemporary finishes, generous proportions and a thoughtfully designed layout. Equally suited to everyday family life and entertaining, the accommodation offers a wonderful sense of space, natural light and versatility throughout.







A welcoming reception hallway provides an elegant introduction to the home, immediately showcasing the attention to detail evident throughout. Attractive tiled flooring is complemented by the original staircase, featuring returned carpeted treads and a beautiful Victorian-style column radiator, creating a lovely blend of period character and timeless appeal. The hallway provides access to the principal ground floor accommodation, setting the tone for the quality and individuality that continues throughout the property.

Undoubtedly one of the standout features of this exceptional home is the impressive open-plan living kitchen, a beautifully designed space where quality craftsmanship, considered detailing and everyday practicality come together. Finished to a particularly high specification, the bespoke hand-painted cabinetry is presented in a sophisticated combination of Little Greene Limestone and Chocolate, complemented by elegant quartz work surfaces and an impressive central peninsular island. Incorporating a second sink and boiling hot water tap, the island provides both an excellent preparation area and a natural gathering point for family and friends. A comprehensive range of integrated appliances includes twin ovens, dishwasher, fridge freezer and wine fridge, whilst the beautifully designed bar and breakfast cupboards feature matching doors that open to reveal further storage and a cleverly concealed utility room. This thoughtful arrangement provides excellent functionality whilst maintaining the clean, streamlined appearance of the kitchen. The kitchen flows seamlessly into the adjoining lounge, creating a wonderful sociable living environment. Bi-fold doors open directly onto the rear garden, allowing the outside to become an extension of the living space during the warmer months, whilst a striking floor-to-ceiling picture window draws in natural light and provides an attractive outlook. A multi-fuel stove creates a cosy focal point, ensuring the room is equally inviting throughout the colder seasons. This is a particularly special space, perfectly designed for relaxed family living, entertaining and enjoying time together.

Further double doors lead into the delightful dining room, which enjoys an open connection with the adjoining lounge, creating a wonderful sense of flow between the reception spaces. Rich in character and offering a charming country retreat atmosphere, the room features attractive decorative wall panelling, fitted built-in storage and a further multi-fuel stove, providing an inviting focal point. The combination of traditional detailing and practical built-in features creates a warm and welcoming setting, ideal for family dining, entertaining guests or simply enjoying a more relaxed evening at home.






















IAN & MICHAELA
THE OLD POST OFFICE


SNACKS
BREAKFAST






HOME


HOME











The impressive first floor continues the feeling of space and individuality, with a particularly attractive gallery-style landing featuring dual-aspect windows that allow natural light to flood the area. The landing creates an interesting arrangement, providing access to two separate wings of the property and offering excellent flexibility for modern family requirements. One area could, if desired, be adapted to create a dedicated dressing room serving two of the bedrooms, presenting an exciting opportunity for a purchaser to tailor the accommodation to their own needs.

The principal bedroom is a lovely retreat, enjoying a pleasant outlook across the rear garden and providing a peaceful space away from the main living areas. Well proportioned and complemented by fitted wardrobes, the bedroom benefits from its own en-suite shower room, creating a comfortable and private principal suite.

There are four further bedrooms, comprising three generous double rooms and a fifth bedroom offering excellent flexibility as a nursery, occasional guest bedroom or dedicated home office. Fitted wardrobes feature within two of the additional double bedrooms, providing useful built-in storage whilst maintaining the generous proportions of the rooms. Completing the first-floor accommodation is a beautifully appointed family bathroom, fitted with a quality contemporary suite and a generous walk-in shower, providing a stylish and practical space for family use.







































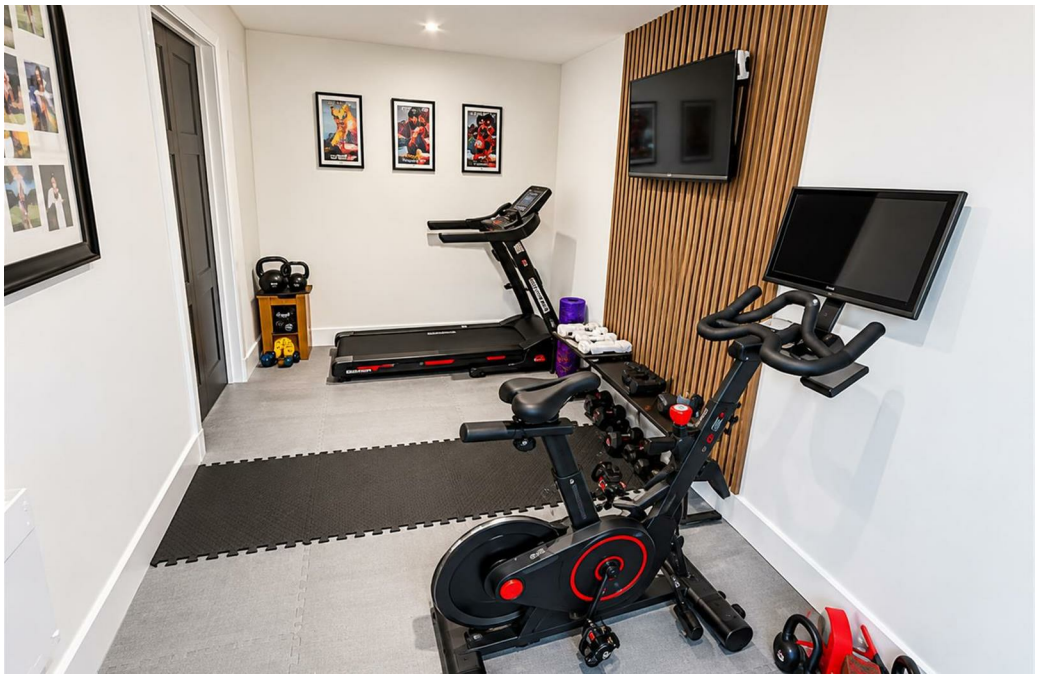




The property is approached via an attractive in-and-out gravel driveway, creating an impressive first arrival whilst providing generous off-road parking. Double wooden gates open to a further driveway, leading to the detached brick-built garage, which benefits from an electric door and provides excellent storage and parking facilities. A particularly useful addition can be found to the rear of the garage, where a separate entrance leads into a versatile additional room, presently utilised as a gym. Complete with a feature media wall and electric heater, this is an excellent additional space which could equally lend itself to a home office, hobby room, studio or private workspace, offering considerable flexibility beyond the main house. The beautifully landscaped rear garden is a real highlight, enjoying a desirable southerly aspect and a wonderful outlook towards the surrounding countryside. Carefully designed by the present owners, the garden offers an attractive combination of lawn, mature planting and established borders, creating a delightful setting throughout the seasons. A series of paved patio areas and raised decking provide a choice of spaces for outdoor dining and relaxation, whilst the covered pergola creates a particularly inviting sheltered seating area. With both lighting and electricity installed, it provides the perfect setting for entertaining friends and family, even as the evening draws in. The garden is further complemented by a timber garden shed or playhouse/Den, together with a dedicated hardstanding area, providing useful additional storage and versatility. Whether enjoying the sunshine, relaxing beneath the covered pergola or entertaining on the patio, the southerly aspect and carefully considered landscaping make this a wonderful outdoor environment.

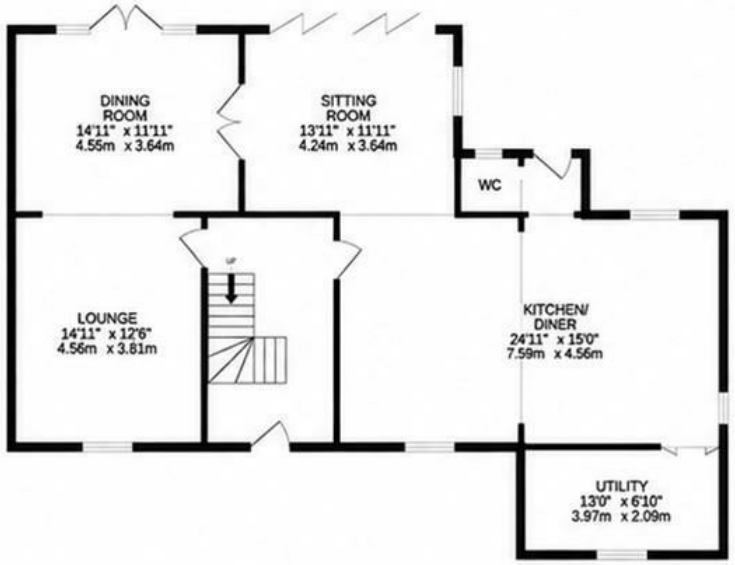
The Old Post Office is a home of genuine individuality, offering a fascinating connection to Ludborough's village history alongside an exceptional standard of modern family living. From the original Royal Mail post box and welcoming reception hallway to the beautifully appointed living kitchen, characterful reception rooms and impressive gallery landing, every part of the property has its own appeal.



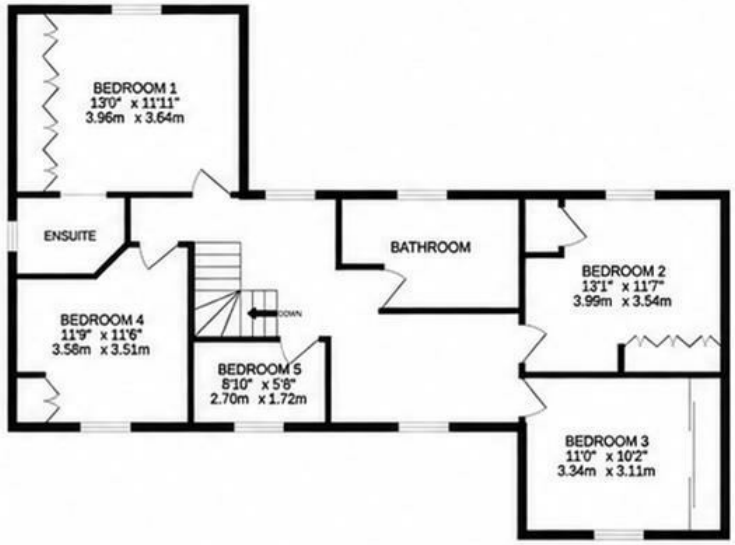




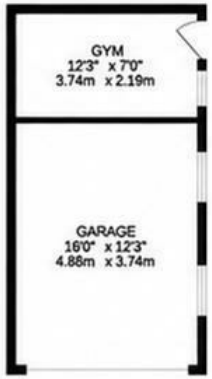
GROUND FLOOR
1353 sq.ft. (125.7 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.5 sq.m.) approx.

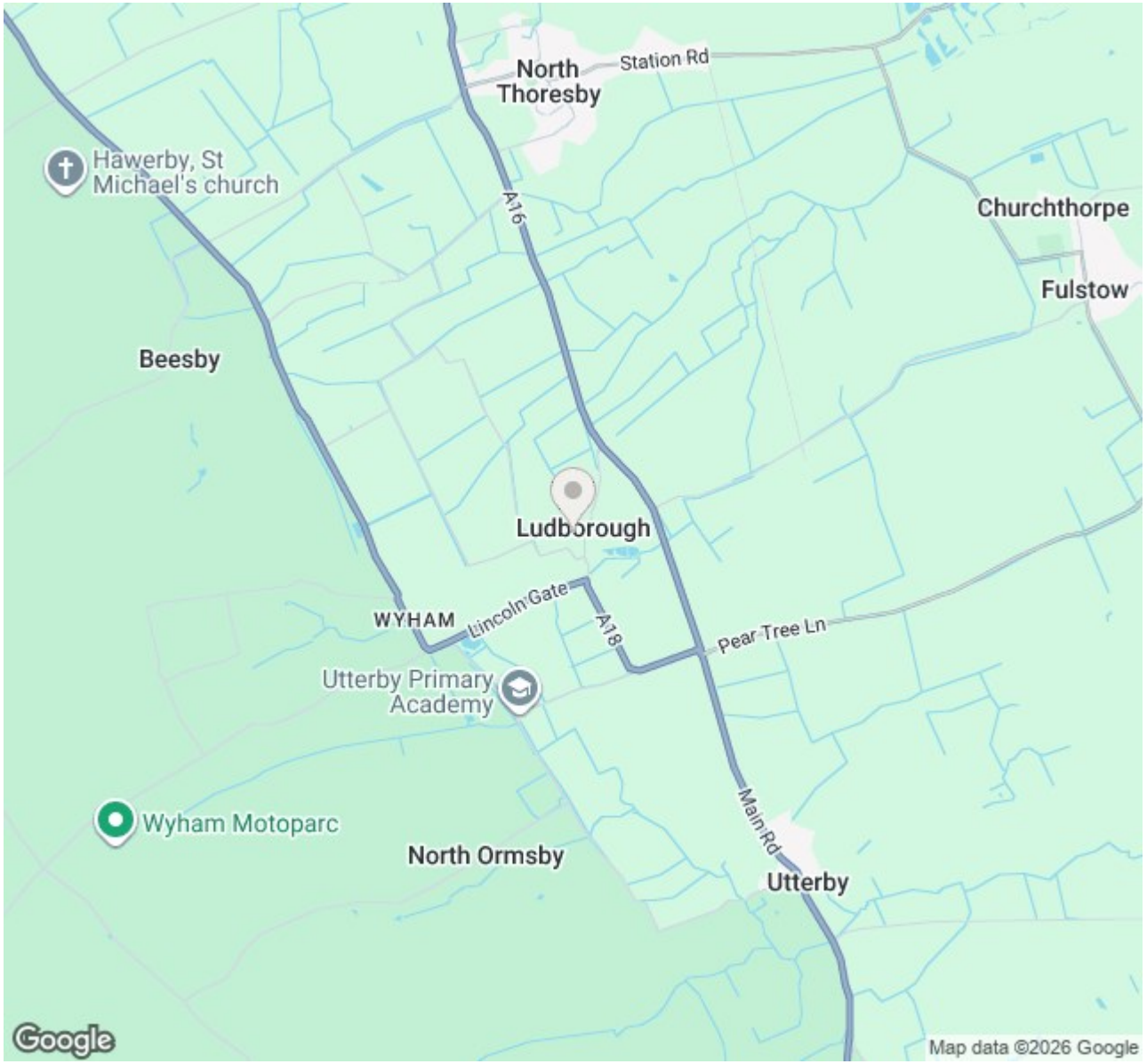


GARAGE
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 2393 sq.ft. (222.3 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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