



**EASTFIELD HOUSE, MANBY ROAD, STEWTON**  
£2,000,000

**Carter Jonas**

# **EASTFIELD HOUSE, MANBY ROAD, STEWTON, LN11 8XG**



**A SUBSTANTIAL GEORGIAN COUNTRY HOUSE WITH ANNEXE AND ESTABLISHED HOLIDAY-LETTING BUSINESS, EXTENDING TO APPROXIMATELY 6,900 SQ FT IN TOTAL AND SET WITHIN AROUND THREE ACRES ON THE EDGE OF THE LINCOLNSHIRE WOLDS.**



A substantial Georgian country house with annexe, established holiday-letting business, paddock and stabling, extending to approximately 6,916 sq ft in total and set within around three acres on the edge of the Lincolnshire Wolds.

Eastfield House is an impressive and highly versatile period property offering a rare combination of a substantial principal residence, a self-contained annexe and a proven holiday-letting business, all set in generous grounds in a peaceful rural position just outside the market town of Louth.

The principal house extends to approximately 3,859 sq ft and provides elegant and well-balanced accommodation arranged over two floors. The ground floor centres around a large open-plan kitchen and dining room, supported by four separate reception spaces including two conservatories, creating excellent flexibility for both family living and entertaining. The layout retains strong period proportions while benefiting from extensive modernisation and good natural light throughout.

The first floor offers five well-proportioned bedrooms, including a principal bedroom with en-suite facilities, along with a family bathroom. Many rooms enjoy open views across the gardens and surrounding countryside.

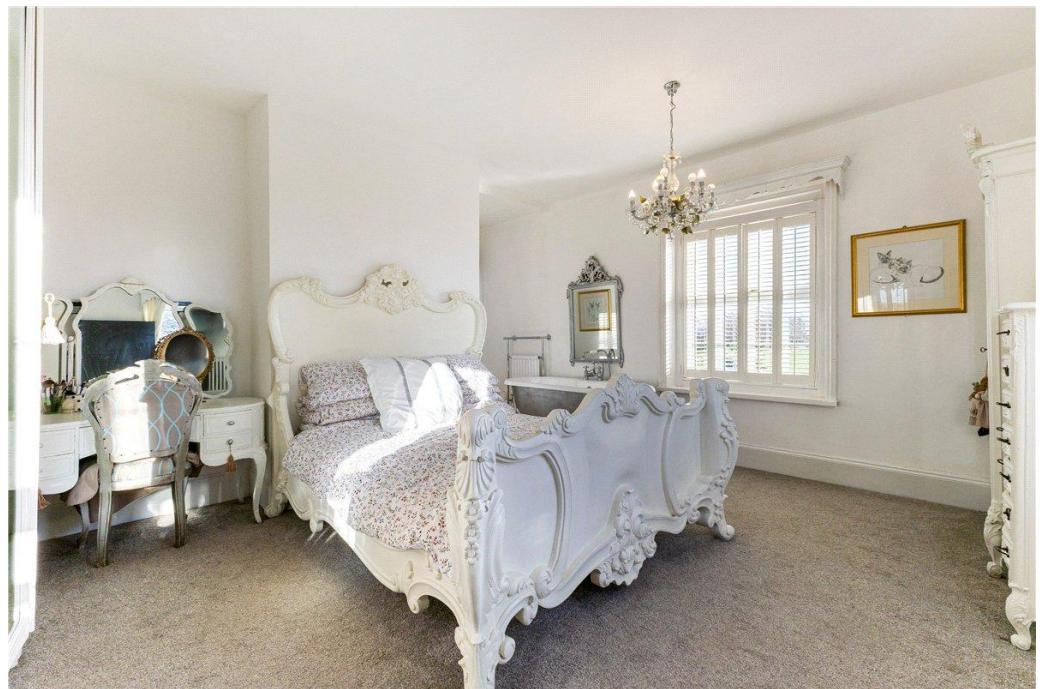
Adjoining the main house is a fully self-contained two-bedroom annexe, extending to approximately 760 sq ft. With its own kitchen, living space and bathroom, it is ideal for multi-generational living, guest accommodation or on-site management of the holiday business, while remaining discreetly connected to the main house.

**TENURE** Freehold

**LOCAL AUTHORITY** East Lindsey District Council

**COUNCIL TAX BAND** F

**EPC BAND** D



Set slightly apart from the house is a terrace of three purpose-built holiday cottages, extending to approximately 2,530 sq ft in total. Each cottage provides three bedrooms and multiple bathrooms at ground-floor level, with a spacious open-plan kitchen, dining and living area on the first floor, designed to maximise views over the surrounding countryside. The cottages are currently operated as a successful holiday-letting business, and the sale includes fixtures, fittings and inventory to allow continuity of operation if desired.

The property sits within approximately three acres of grounds, approached via a long private gravel driveway. The land includes formal gardens, extensive parking areas, a fenced paddock suitable for equestrian or smallholding use, and a stable blocks providing a total of four stables, extending to approximately 527 sq ft overall.

A particular feature of the property is the outdoor leisure area serving the holiday cottages, which includes a heated swimming pool and a walled barbecue and seating area, enhancing the appeal of the business to guests.

Eastfield House occupies a convenient yet unspoilt position on the edge of the Lincolnshire Wolds Area of Outstanding Natural Beauty. Louth lies around two miles away and offers a wide range of shops, schools and services, while the Lincolnshire coast and wider road network are easily accessible.

This is a rare opportunity to acquire a substantial country house with genuine income potential, equally suited to lifestyle buyers, those seeking a home with business, or purchasers requiring flexible multi-generational accommodation.

Further business information is available to genuinely interested parties following inspection.



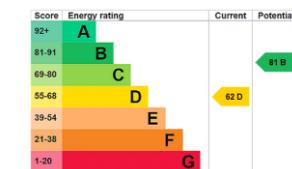


Manby Road, Stewton Louth, LN11  
 Approximate Area = 3859 sq ft / 358.5 sq m  
 Cottages = 2530 sq ft / 235.1 sq m  
 Stables = 527 sq ft / 49.0 sq m  
 Total = 6916 sq ft / 642.6 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. [#101741](http://fourwalls-group.com)



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Classification L2 - Business Data

#### IMPORTANT INFORMATION

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