CHOICE PROPERTIES

Estate Agents

Silverwell Cottage, Yarburgh Road, Louth, LN11 0QG

Offers Over £300,000



Choice Properties are delighted to offer for sale this property, situated in the sought-after village of Alvingham, boasting great panoramic views across the surrounding countryside. Benefitting from oil-fired central heating, generous gardens and a detached outdoor entertainment room, the property offers a wealth of potential for a variety of buyers. With full planning permission to create a substantial four-bedroom detached residence, alongside outline permission for two additional dwellings, this is an exciting opportunity for those looking to make the most of the site's possibilities.

The Property Ombudsman
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Offering versatile accommodation with a range of desirable features, including a converted outdoor entertainment room, generous gardens and significant development potential, the property benefits from oil-fired central heating and comprises:-

Entrance Hallway
3'12" x 10'1"
The entrance hall is accessed via a composite front door with a double-glazed panel and features laminate wood-effect flooring, spotlighting and a radiator. The space also benefits from a smoke alarm, a portable programmer with thermostat and access to the roof space.

Kitchen
11'11" x 10'10"
The kitchen is fitted with modern wall and base cupboards, complemented by wood-effect worktops and tiled splashbacks. A ceramic sink with drainer and mixer taps is fitted alongside an integrated electric oven, induction hob and extractor hood. There is space for a washing machine and fridge freezer, with additional features including a radiator, coved ceiling and recessed spotlights which continue through to the dining area. A uPVC double-glazed window provides natural light, while an archway leads through to the dining room.

Dining Room
7'2" x 10'10"
The dining room features neutral walls, wood-effect laminate flooring, a coved ceiling and a radiator, with a uPVC double-glazed window providing natural light.

Living Room
12'10" x 15'10"
The living room features wood-effect laminate flooring, a coved ceiling and a multi-fuel stove set on a slate hearth. uPVC double-glazed windows to the front and rear elevations provide natural light, while uPVC double-glazed patio doors open onto a raised decked seating area. A radiator completes the room.

Bathroom
8'4" x 7'5"
The bathroom comprises a modern four-piece suite, including a panelled bath, vanity wash basin, close-coupled W.C. and shower cubicle with wall mixer tap. The room features mermaid panelled walls, tiled flooring, spotlights and a chrome heated towel rail. A uPVC double-glazed window provides natural light, while a fitted storage cupboard houses the central heating control panel.

Bedroom 2
12'2" x 11'2"
Bedroom two features wood-effect laminate flooring, a coved ceiling, radiator and a uPVC double-glazed window.

Bedroom 1
12'3" x 11'2"
Bedroom one benefits from wood-effect laminate flooring, a coved ceiling, radiator and a uPVC double-glazed window.

Entertainment Room
15'0" x 17'2"
A large, detached brick-built outbuilding converted into an outdoor entertainment room, featuring a fitted bar, power and lighting, beneath a pitched tiled roof.

Gardens
The gardens surrounding the property are predominantly laid to lawn, with timber decking, gravel beds, established shrubs, semi-mature trees and fruit trees. There is also a summerhouse, two large timber sheds, one with an external electrical power point, and a cold water tap. The property further benefits from an external Grant oil-fired central heating boiler and a storage tank.

Driveway
Concrete driveway with ample parking.

Extra Information
The site offers significant development potential, with planning consent already in place for a range of residential options. Full planning permission was granted on 12/02/2026 (Ref: 03789/25/FUL) to extend and alter the existing property, creating a substantial four-bedroom detached home. Outline permissions also allow for the construction of two additional properties within the plot: a two-bedroom dwelling (Ref: 03148/25/OUT), approved on 25/11/2025, and a three-bedroom dwelling (Ref: 02360/25/OUT), approved on 17/07/2025.

With these permissions secured, the property may appeal to developers seeking an established scheme, investors exploring the site's potential, or buyers wishing to create a larger home with scope for additional development. Full details of the approvals and supporting documentation can be found on the East Lindsey District Council planning portal.

Alvingham
Situated in the sought-after village of Alvingham, the property enjoys a peaceful rural setting with open countryside and scenic walks close by. The village offers a village hall hosting a variety of classes and social events throughout the year, alongside a farm shop selling locally sourced produce. Nearby schools include North Cockerington Church of England Primary School, with further primary and secondary education available in Louth. The popular market town of Louth is approximately three miles away, offering an excellent selection of independent shops, cafés, restaurants, supermarkets, leisure facilities and regular markets. Combining village life with access to local amenities, schools and the surrounding Lincolnshire countryside, Alvingham provides an appealing location for a range of buyers.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Viewing Arrangements
Viewings by appointment through Choice Properties, Louth, Tel

Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Making An Offer
If you are interested in making an offer on this gorgeous property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations, we will ask you to provide us with formal ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer, and the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction for you.

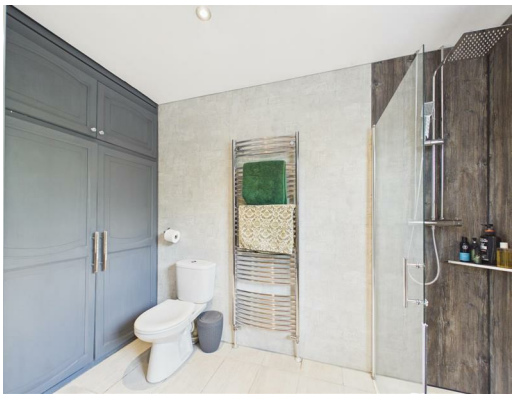
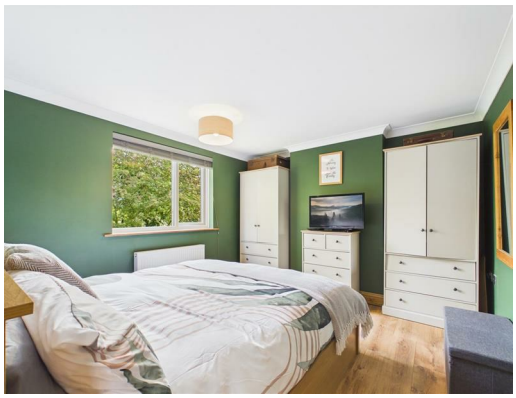
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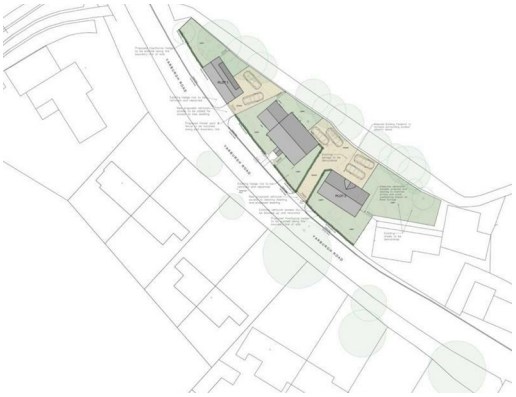




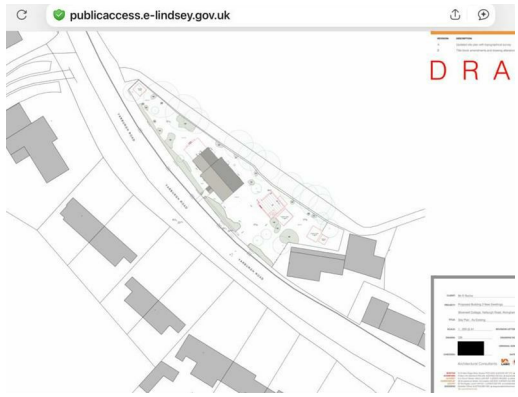


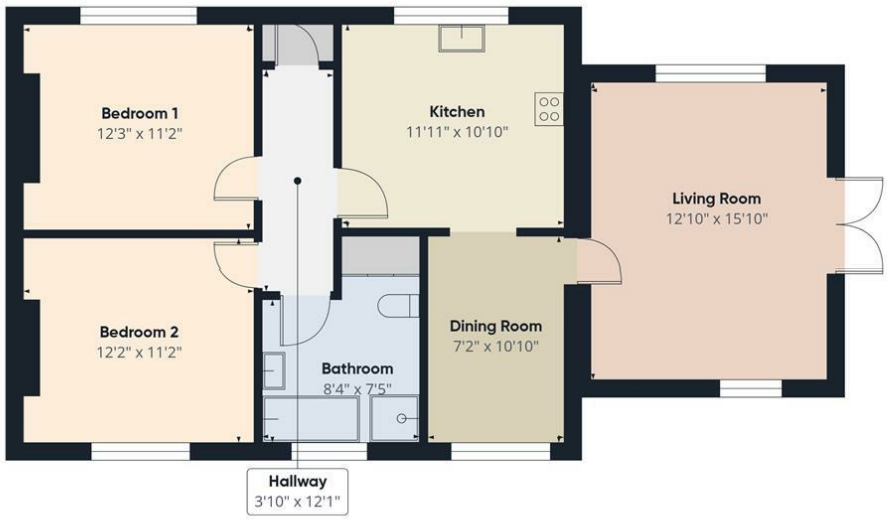







Mon 18 May
DOWLMAN
Silverwell Cottage, Yarburgh Road, Alvingham, Louth, LN11 0QG
Revision A - 05-12-2025
8.2m
9.5m
10.1m
Silverwell Cottage
Rose Cottage
Smithy
Forge Cottage
Yarburgh Road
created on edozo
Pinned Scale - 1:1,250


publicaccess.e-lindsey.gov.uk
D R A



Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

1080 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Please use the postcode LN11 0QG, this will bring you to Yarburgh Road. If you are coming from Louth, the property will be on your left.

