



Rowgate House

Scamblesby

M A S O N S
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Rowgate House

Rowgate Hill, Scamblesby,
LN11 9XU



Four-bedroom family home with over 4.8 acres of land (STS)

Striking oak-framed extension with stunning countryside views

Elegant kitchen/diner with Aga and bespoke shaker cabinetry

Three reception rooms, plus study, utility, and garden room

Extensive outbuildings including 60ft x 40ft barn and garage

Mature paddocks and orchard, perfect for equestrian or leisure use (STP)

Nestled along a peaceful country lane in the Lincolnshire Wolds Area of Outstanding Natural Beauty, this exceptional four-bedroom home occupies a picturesque 4.8-acre plot (STS) with sweeping views of rolling countryside in every direction. Recently extended and exquisitely refurbished, the property blends modern design with rural charm, offering versatile living spaces, immaculate gardens, and outstanding equestrian or leisure potential. With its striking oak-framed entrance and floor-to-ceiling windows, this is a home of both character and comfort — designed for modern family life, creative pursuits, or tranquil retreats in nature.

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A generous and welcoming entrance foyer, flooded with light from bespoke oak-framed glazing, leads into the ground floor which flows naturally between elegant reception rooms and practical spaces, including a sleek shower room and dedicated study. The lounge is warm and inviting, centred around a multi-fuel burner set within a stone surround, while the large sun room – with its vaulted ceiling and panoramic glazing – offers the perfect year-round space to enjoy the south-facing garden and uninterrupted Wolds views.



The smart, sage-green shaker kitchen is the heart of the home – fitted with oak worktops, built-in appliances, and a statement oil-fired Aga. It opens into a spacious dining area, ideal for lively gatherings or quiet breakfasts with views to the front. A well-equipped utility and additional reception room, which could serve as a ground-floor bedroom or snug, add further flexibility for family living or multigenerational needs.







Upstairs, the master suite is a true showstopper. Designed as part of the recent extension, it features soaring ceilings, dual-aspect oak-framed windows framing magnificent countryside views, a fitted dressing room, and a luxurious en suite. Three further double bedrooms – all with built-in wardrobes – are beautifully presented and share a large, contemporary family bathroom with both a walk-in shower and a separate bath. Every room enjoys an outlook across the landscaped grounds or surrounding fields, offering peace and privacy at every turn.







The grounds are a seamless extension of the home's lifestyle offering. A sweeping driveway leads to a detached brick-built garage, while the mature gardens wrap elegantly around the house. Manicured lawns, vibrant planted borders, and multiple patio spaces create a tranquil setting for alfresco dining, play, or contemplation. Tucked into the corner is a fully insulated and professionally constructed garden room – perfect as a summerhouse, studio, or home office – overlooking the orchard and landscaped beds.



Beyond the formal gardens lies a superb 60ft x 40ft agricultural barn, ideal for conversion to equestrian use or as a base for a creative or operational business. The adjacent paddocks roll gently down to a meandering beck, divided by mature hedgerows and offering an idyllic environment for horses, smallholding, or leisure ventures (STP).

This is a rare opportunity to own a thoughtfully designed rural home with unmatched flexibility and a deep connection to the surrounding landscape.







“ —
Designed for modern
life, rooted in
timeless countryside.
— ”







Garden Room
Approx 11 sq m / 119 sq ft



Garage
Approx 29 sq m / 307 sq ft

Ground Floor
Approx 153 sq m / 1649 sq ft



First Floor
Approx 83 sq m / 895 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.

Scamblesby

Country charm in an Area of Outstanding Natural Beauty.



Scamblesby is a sought-after village nestled in the heart of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty. Perfectly placed for access to the historic market towns of Louth, Horncastle, and Market Rasen (all within 14 miles), it also offers an easy commute to Lincoln and the coast, both around 23 miles away. The village itself boasts a highly regarded primary school, a welcoming church, popular riding school, and a vibrant community hub at the village hall. Surrounded by scenic countryside, Scamblesby enjoys direct access to The Viking Way — ideal for walkers, cyclists, and equestrian enthusiasts — with the thrill of Cadwell Park motor racing circuit just minutes away.

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. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

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

Tenure

Freehold

Location

What3words: ///fuel.congratulations.bonfires

Directions

From Louth take the A153 towards Horncastle and travel a good distance, passing Cadwell Park motor racing track on your left. Continue down Cawkwell Hill and take the first left turning into Scamblesby village. Travel past The Green Man public house and take the left turning at the primary school. Travel a distance through the village following the road around to the left onto Chapel Lane. Follow the road for around half a mile out of the village and Rowgate House will be found on the right-hand side.

Agent's Note

In accordance with the Estate Agents Act of 1979 we advise that this property is being marketed for sellers who are connected with an employee of Masons (Louth) Ltd.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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