



Willow Tree Farm, Brickyard Lane  
Sutton-on-Sea, Mablethorpe, Lincolnshire, LN12 2RN

£725,000

## 5 Bedroom Detached House

- Freehold
- Established Leisure Park
- 5 bedroom bungalow
- Self Catering Holiday Cottage
- Outbuildings
- Well stocked fishing lake
- Caravan pitches
- Land & Lakes 3.984 acres (1.612 ha)
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for Willow Tree Farm, Brickyard Lane, Sutton-on-Sea, Mablethorpe, Lincolnshire, LN12 2RN](#)



## Overview

An excellent opportunity to purchase Willow Tree Farm which is an Adult Only Touring Caravan Site & Fishery - a peaceful, family-run site. The owners are looking to retire. It is located one mile from the small, unspoilt Lincolnshire village of Sutton on Sea which has won the prestigious Blue Flag Award for its beautiful, sandy beach. The site has both hard-standing and grass pitches available, all with electric hook-ups, and easy access to the toilet and shower block. There is a well-stocked fishing lake boasts a variety of carp including Common, Mirror, Crucian, and Grass, as well as Tench, Perch, and Gudgeon, amongst others.

There is also a separate Motor Caravanners Certified Location which is Adult only. The property comprises a 5 bedroom bungalow, Guest house, lakes and a site area of 3.984 acres (1.612 ha)



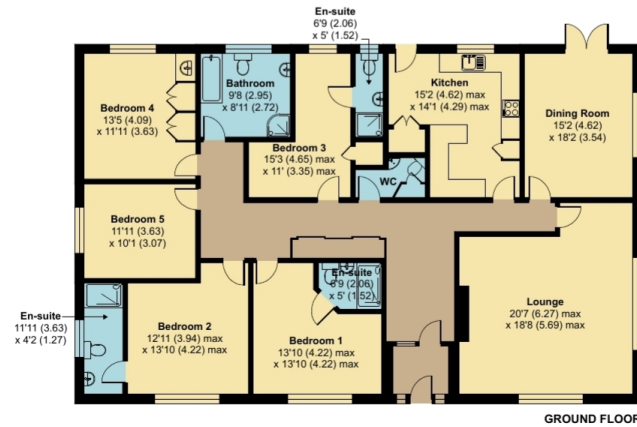
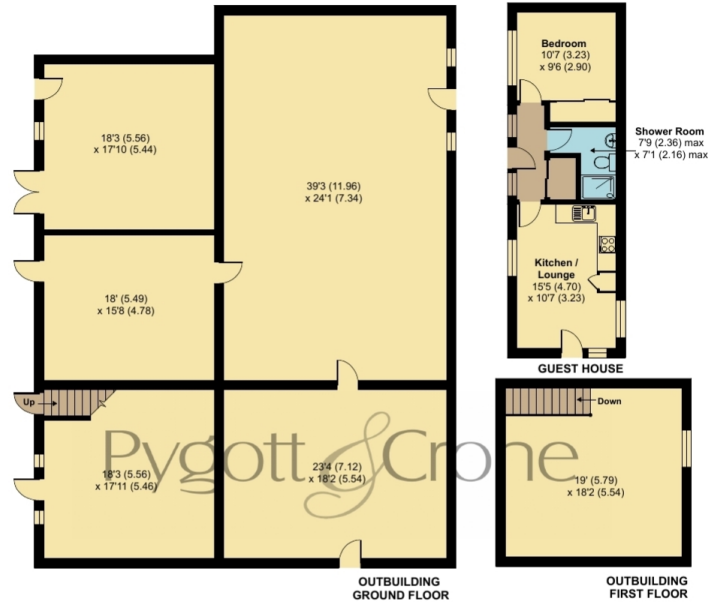


# Brickyard Lane, Sutton-on-Sea, Mablethorpe, LN12

Ground Floor Net Internal Area = 2163 sq ft / 200.9 sq m  
 Guest House = 385 sq ft / 35.7 sq m  
 Outbuilding = 2776 sq ft / 257.8 sq m  
 Total = 5324 sq ft / 494.5 sq m

Denotes restricted head height

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2024. Produced for Pygott & Crone. REF: 1389191



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



**Stonebow**  
Financial Services Ltd

### Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



**Dave Jolley**  
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







Willow Tree Farm, Brickyard Lane, Sutton-on-Sea, Mablethorpe, Lincolnshire, LN12 2RN



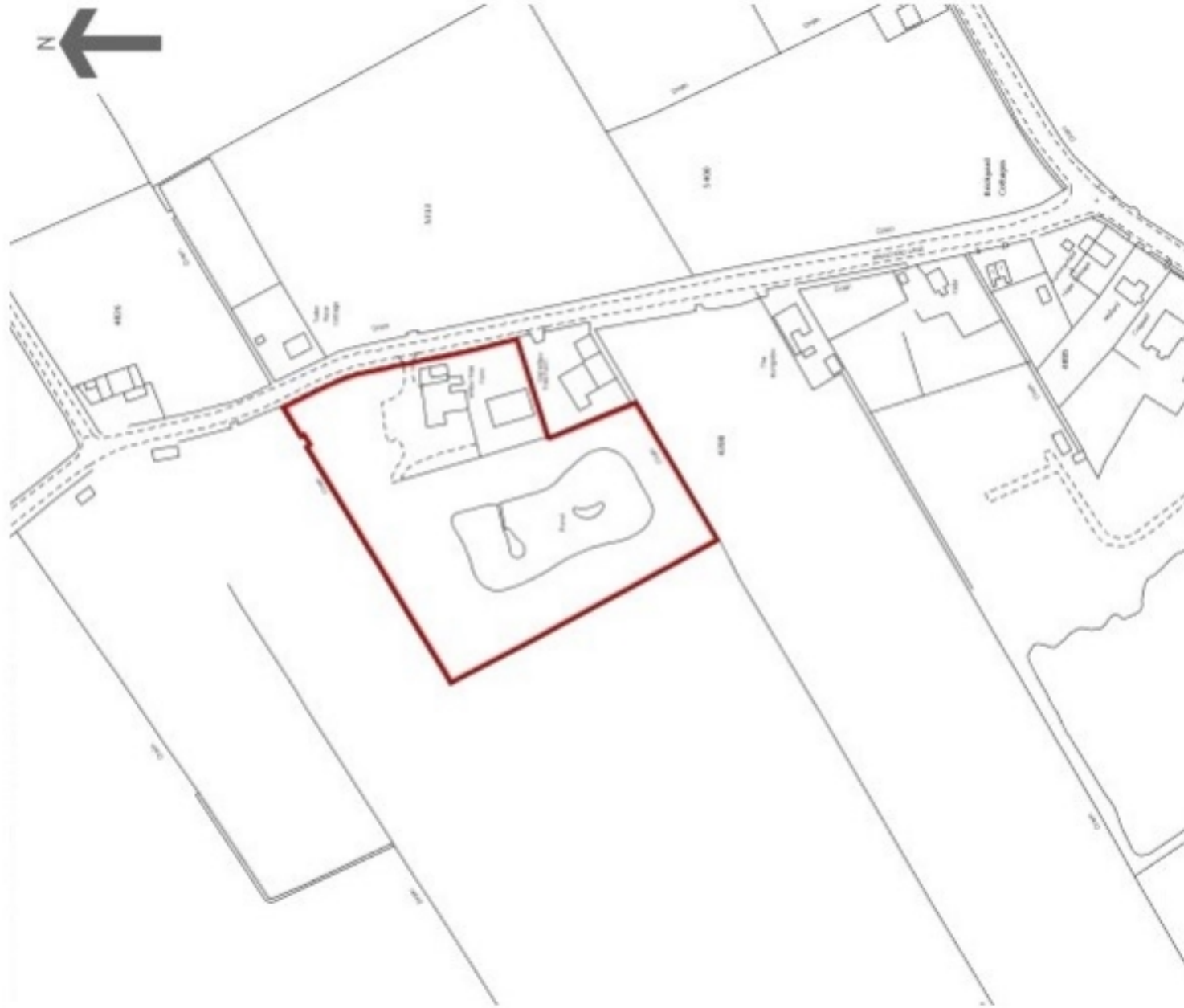
Willow Tree Farm, Brickyard Lane, Sutton-on-Sea, Mablethorpe, Lincolnshire, LN12 2RN



Willow Tree Farm, Brickyard Lane, Sutton-on-Sea, Mablethorpe, Lincolnshire, LN12 2RN



Willow Tree Farm, Brickyard Lane, Sutton-on-Sea, Mablethorpe, Lincolnshire, LN12 2RN



Houses. Homes. Harmony.



Willow Tree Farm, Brickyard Lane, Sutton-on-Sea  
is on the market with our Grimsby branch

---

22 South St Mary's Gate, Grimsby DN31 1LQ

01472 264960