



CLEATHAM HALL, CLEATHAM
£1,200,000

Carter Jonas

CLEATHAM HALL, CLEATHAM, DN21 4JS

Cleatham Hall is, at its heart, a magnificent family home, steeped in history and set within approximately 9 acres of serene North Lincolnshire countryside. Grade II listed, the house has 18th-century origins with substantial Classical Revival additions in 1855. Once a modest Georgian residence, it evolved into an elegant Palladian hall that still exemplifies refined family living.

The estate has notable connections to **Charles Darwin**: his forebears owned Cleatham Hall in the early 17th century. Darwin wrote of his great-great-grandfather William Darwin, Yeoman of the Armoury at Greenwich under James I and Charles I. The house remained in the family until its sale in 1760.

Now run as a boutique hotel, the scale and layout lend themselves naturally to reinstatement as a grand private home. The location is excellent – close to Scotter and Messingham with strong links via the A15 and M180 – ideal for families seeking seclusion with accessibility.

Inside, a generous reception hall leads to well-proportioned rooms for both entertaining and everyday life: a sitting room, dining room, bar and an impressive orangery for year-round enjoyment. A winter kitchen and a commercial kitchen add flexibility for family use or larger gatherings. Upstairs, the main house offers a luxurious principal suite plus five further en-suite bedrooms. The North Wing provides three additional en-suite bedrooms and a sizeable reception room – perfect for multigenerational living, guests or staff.

Outside, a sweeping drive approaches landscaped lawns framed by mature trees and open farmland views. About 6 acres of paddock land will appeal to equestrian buyers, with scope for stabling (subject to consents). A double garage and separate laundry room add practicality.

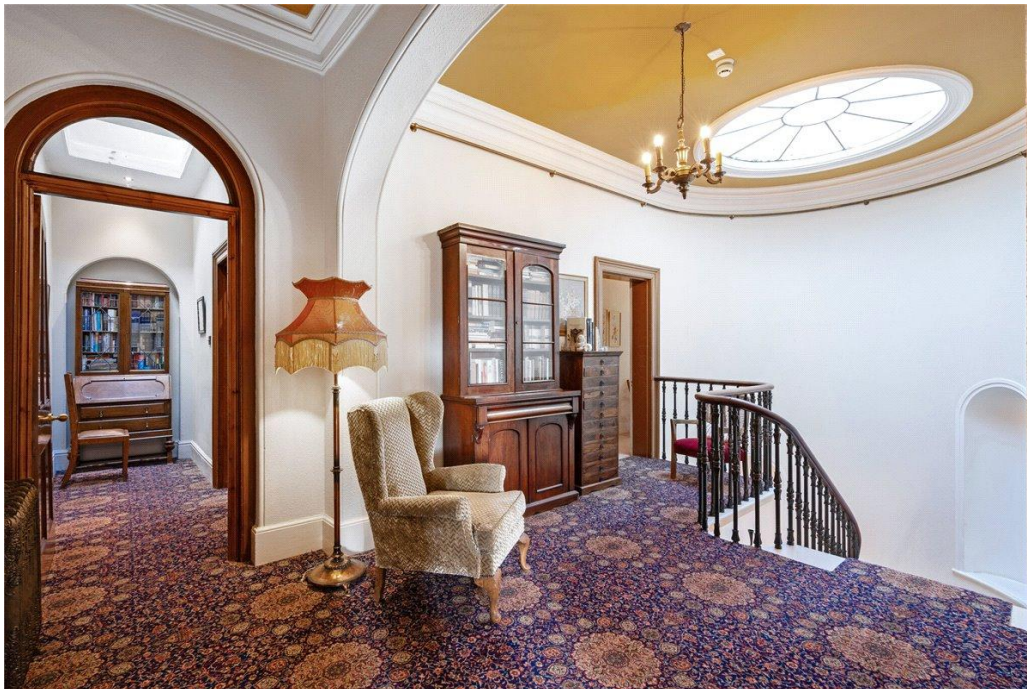
Whilst currently operating as a boutique hotel, the existing residential status remains in place. Cleatham Hall is a rare opportunity to secure an architecturally significant country house with history, space and the flexibility to create an outstanding family home.

TENURE Freehold

LOCAL AUTHORITY North Lincolnshire

A DESIRABLE COUNTRY RESIDENCE SET IN EXTENSIVE GARDENS WITHIN THE NORTH LINCOLNSHIRE COUNTRYSIDE



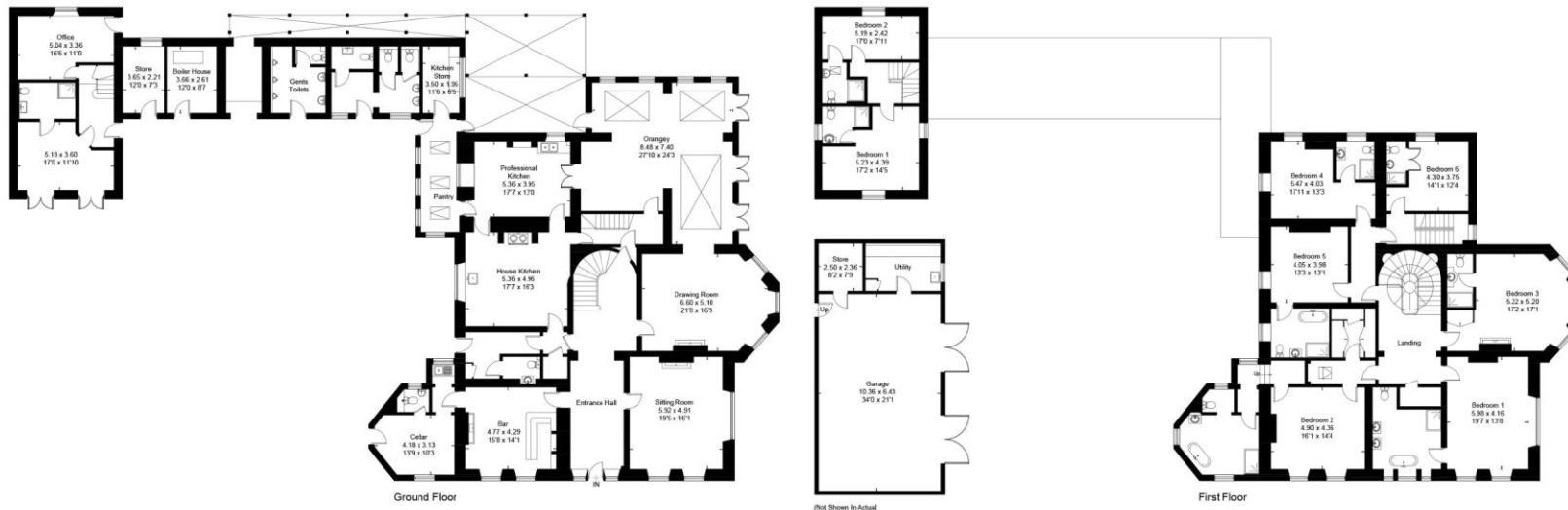
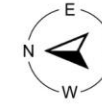


Classification L2 - Business Data



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Cleatham Hall, Cleatham Gainsborough, DN21
 Approximate Area = 7262 sq ft / 674.7 sq m
 Outbuilding = 1195 sq ft / 111.0 sq m
 Total = 8457 sq ft / 785.7 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. @fourwalls-group.com #80960

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