



**The Sandy Feet Retreat, Anderby Creek, Lincolnshire,
PE24 5XT**

HUNTERS[®]
EXCLUSIVE

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£650,000

The Sandy Feet Retreat, Anderby Creek, Lincolnshire. A rare RIBA award-winning beachfront house, architect-designed by Jonathan Hendry Architects, offered fully furnished and available as either a private coastal home, luxury holiday retreat or income-generating holiday let business. Cash buyers preferred.

There are beach houses, and then there is The Sandy Feet Retreat.

Set directly on the sand at Anderby Creek, with uninterrupted views across the North Sea, this remarkable architect-designed home occupies one of the rarest positions on the English coast. No road between you and the beach. No traffic. No crowds. Just dunes, sky, sea, wildlife and the sound of waves from the moment you wake.

Designed by award-winning Jonathan Hendry Architects and winner of a 2021 RIBA East Midlands Award, the house has been created as a complete coastal retreat: calm, restorative, beautifully detailed and deeply connected to its setting. Every material, every finish and every item inside the house — from the bespoke furniture to the lighting, cutlery, soft furnishings and teaspoons — was chosen as part of the original architectural vision. The property is therefore offered fully furnished and equipped, allowing a new owner to arrive and enjoy it immediately.

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FURTHER DETAIL

The house sits at the end of a small row of beach houses, behind marram grass and rolling dunes, within a wildlife-rich coastal nature reserve. Anderby Creek is one of Lincolnshire's best-kept secrets: an unspoilt stretch of beach, open sky and quiet coastal wilderness, with miles of sand in either direction and the England Coast Path passing close by.

Inside, the accommodation is arranged over two beautifully considered floors, with three bedrooms and three bath/shower rooms, including an en-suite to the principal bedroom. The house sleeps up to seven and has been carefully designed for barefoot beach living: sandy feet, morning swims, lazy lunches, evening fires, winter weekends and slow days by the sea.

The ground floor opens directly into the dining kitchen through large glazed doors, creating an effortless indoor/outdoor connection to the terrace, garden and beach beyond. The bespoke kitchen, handcrafted using rich natural materials, is paired with clay plaster walls, polished concrete floors, a large dining table and a wood-burning stove. Beyond this is a practical beach-changing area with double shower wet room, WC, washing machine and tumble dryer.

To the rear is a cosy birch-ply lined snug with built-in seating, day bed, second wood burner, Sonos, WiFi, Netflix and Amazon Prime — a warm, cocooning space for stormy days, films, board games and winter evenings.

Upstairs, the principal suite is positioned to capture the full drama of the sea. From the king-size bed, you can watch the sun rise over the North Sea. The en-suite bathroom includes a bath with ocean views, creating one of the most memorable bathing spots imaginable. There is also a second double bedroom overlooking the nature reserve, a children's bunk room with trundle bed, and a striking glass-box house bathroom with twin showers, which glows like a lantern at night.

Outside, the house is equally special. There is a beachfront garden, dining terrace, bespoke outdoor furniture, built-in barbecue, open fire pit, sun deck, hammock and storage for beach equipment. The current set-up includes kayak, paddleboard, surfboards/bodyboards and life vests, making the beach not just a view, but part of everyday life.

The property has also been run by the current owner as a luxury holiday let business under the name The Sandy Feet Retreat, with its own established website www.thesandyfeetretreat.com The owner has historically chosen quality over volume, but in 2026 began promoting the house more actively, including via Airbnb. As of June 2026, there are approximately £35,000 of bookings in the system, with an average nightly rate of around £400, demonstrating the property's income-generating potential. Typical midweek stays can generate in the region of £2,000, subject to seasonality and booking pattern.

The property received several Royal Institute of British Architects Awards in 2021, including a RIBA East Midlands Award, as well as the RIBA East Midlands Small Project of the Year Award:

<https://www.riba.org/explore/awards/uk-awards/regional-awards/2021/east-midlands/creek-cottage/>

Featured on Channel 4's Extraordinary Escapes and in a wide range of interior design magazines, newspapers, and editorial publications, the property has also received widespread recognition for its distinctive architecture and exceptional beach setting inside a nature reserve.

For a buyer seeking a private holiday home, the property offers the possibility of personal use with supplementary letting income. For an entrepreneurial buyer, there may be further scope to develop the business through additional marketing channels, premium stays, retreats or experience-led coastal escapes, subject to any necessary permissions and consents.

The property can be purchased either as a freehold property or, by separate agreement, through the acquisition of the company that owns and operates the holiday let business. Further details are available on request. Buyers should take their own legal, tax and financial advice. The seller would prefer a cash buyer where possible, given the unusual and highly individual nature of the asset.

This is a house for someone who understands rarity.

A place to disconnect and reconnect.

A place for sunrise swims, barefoot breakfasts, winter fires, starlit skies and moonrise over the water.

A place where the beach is not nearby — it is your front garden.

Opportunities to buy true beachfront homes of this architectural quality are exceptionally rare. The Sandy Feet Retreat is not simply a house by the sea. It is a complete coastal life, ready to step into.

Key Features

- * RIBA award-winning architect-designed beach house
- * Designed by Jonathan Hendry Architects
- * Direct beachfront position at Anderby Creek
- * Uninterrupted North Sea views
- * Set beside dunes and nature reserve
- * Three bedrooms
- * Three bath/shower rooms
- * Sleeps up to seven
- * Principal suite with sea views and bath overlooking the ocean
- * Bespoke kitchen and handcrafted interiors
- * Two wood-burning stoves

- * Beachfront garden, terrace, sun deck and fire pit
- * Offered fully furnished and equipped
- * Existing luxury holiday let business
- * Website and established brand
- * Approx. £35,000 of 2026 bookings in the system as of June
- * Average nightly rate around £400
- * Freehold sale or possible company/business acquisition by separate agreement
- * Cash buyers preferred
- * Council Tax Band A

Location

Anderby Creek is a quiet coastal hamlet on the Lincolnshire coast, around 10 miles north of Skegness. The area is known for its wide sandy beach, dunes, wildlife, walking routes and peaceful atmosphere. The beach has been highlighted by national press as one of the UK's best lesser-known coastal locations.

Nearby amenities include Anderby Beach Café, The Kitchen & Bar at Popa's, the North Sea Observatory and the England Coast Path. The surrounding coastline offers walking, wild swimming, kayaking, paddleboarding, birdwatching, seal watching at Donna Nook in winter, and some of the clearest night skies on the east coast.

Agent's Note

The seller is seeking serious buyers who understand the uniqueness of this beachfront property. Cash buyers are preferred. Further information regarding the holiday let business, bookings, website and potential company purchase structure is available on request.

AGENTS NOTES

Tenure: Freehold

Council Tax Band A, East Lindsey District Council

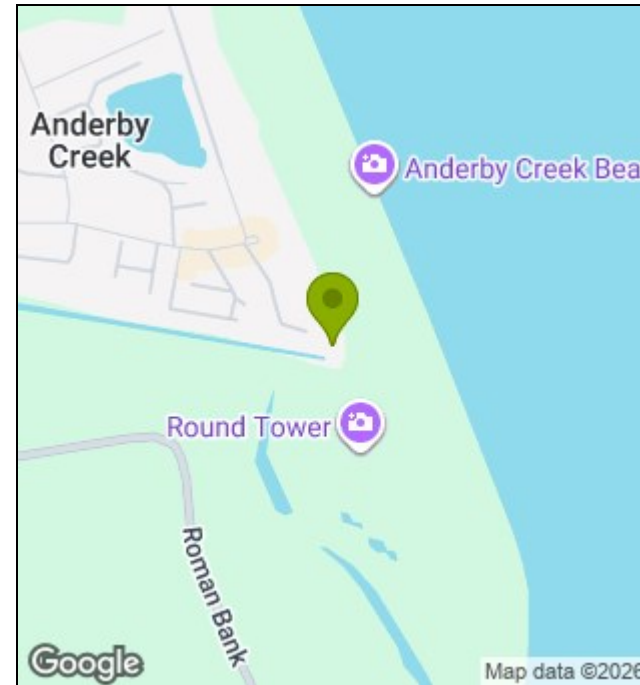


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 557 sq. ft, 52 m², FLOOR 2: 637 sq. ft, 59 m²
 TOTAL: 1194 sq. ft, 111 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



