



Rural and
Equestrian



Brambledown
Grimoldby LN11 8SP

MASONS



Brambledown, Priory Lane, Grimoldby, Louth, Lincolnshire LN11 8SP

A fantastic lifestyle opportunity! Positioned in meticulously landscaped mature grounds of more than one third of an acre (STS) this immaculate and superbly appointed detached family house enjoys a secluded setting and features a Richard Sutton fitted living/dining kitchen, utility kitchen and en suite shower room to the master bedroom, an impressive five-piece, contemporary bathroom, a detached double garage, Hive controlled gas central heating system (partially underfloor) and uPVC double glazing.



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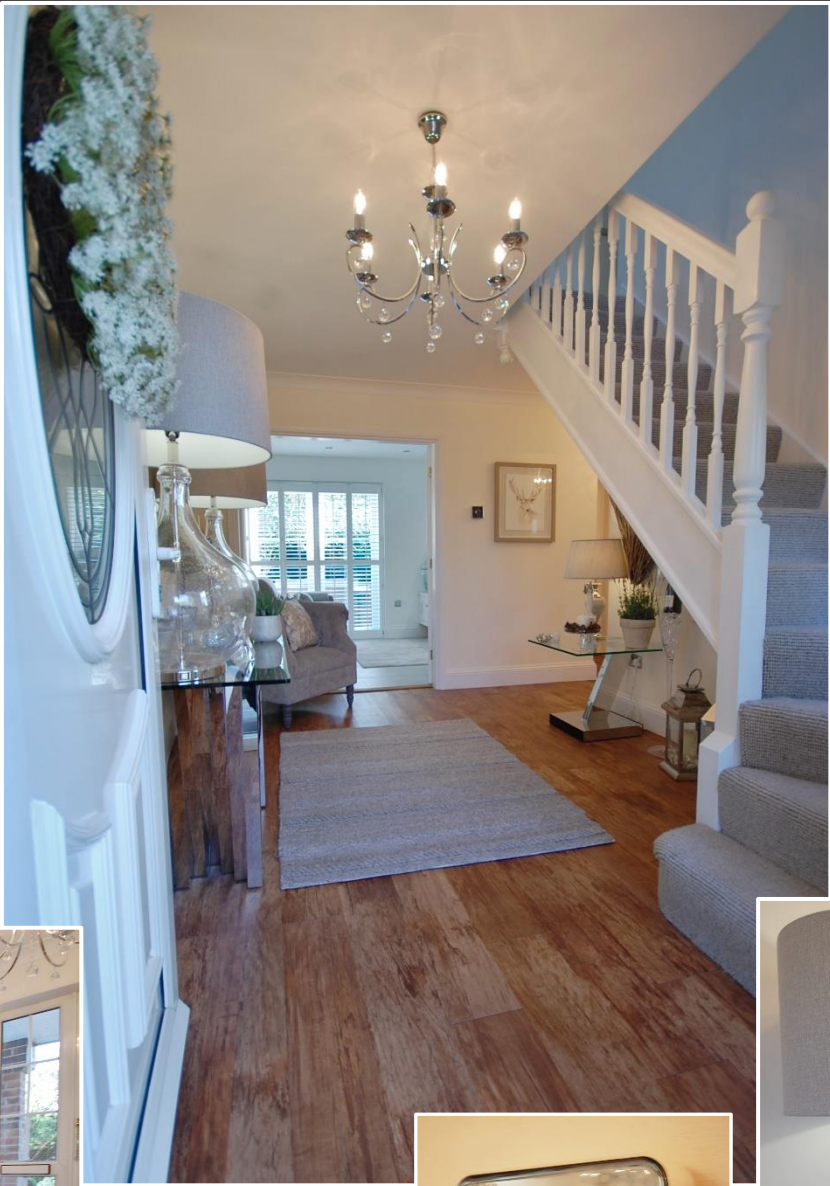
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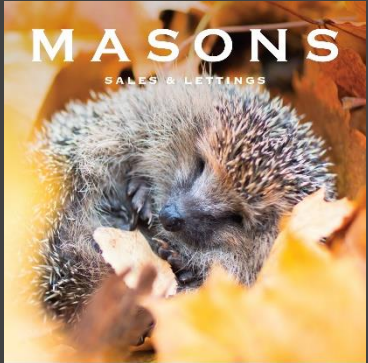










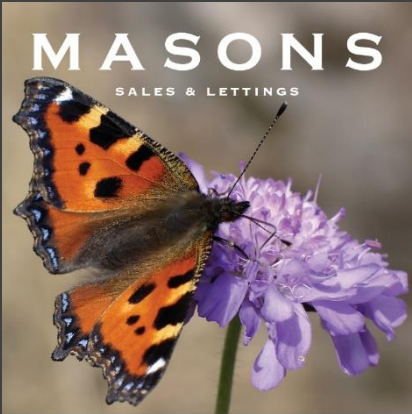


























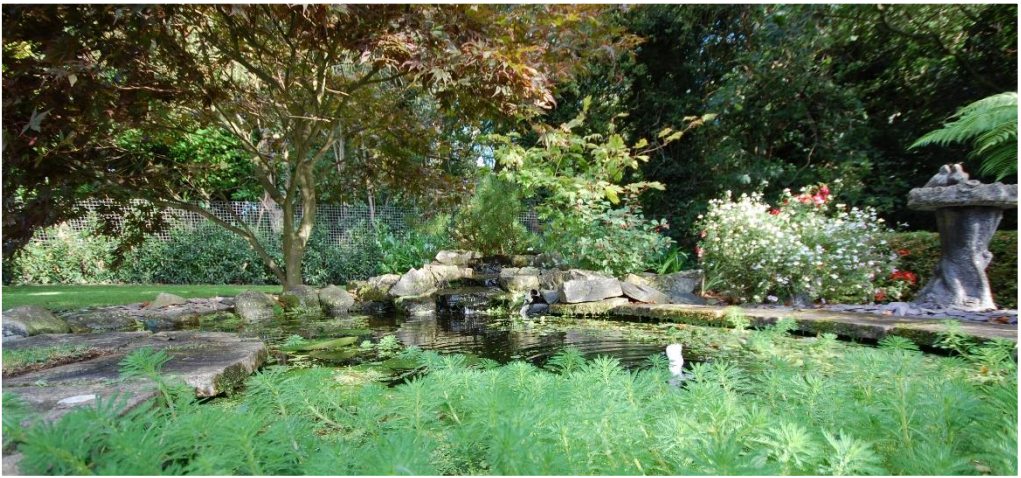






















Directions

From Louth, take the Legbourne Road away from the town then proceed to the bypass roundabout. Take the first exit along the B1200 and follow the road to the eventual crossroads traffic lights at Manby Middlegate. Turn left along Tinkle Street and proceed for a short distance until the turning into Priory Lane is found on the right. Turn into the lane for just a short distance until the entrance into the exclusive Priory gardens properties is found on the right and Brambledown will be found at the very end of this well-presented, private shared driveway.

The Property

During the late 1990's an opportunity arose to acquire three residential building plots in the grounds of The Priory. The present owners of Brambledown acquired the rear plot backing onto the local playing field and in 2000 a respected local builder named John Garbutt constructed the house to a fine design, taking advantage of the orientation and plot dimensions.

The house has brick-faced cavity walls with low-maintenance corbelled eaves and gables under a pitched timber roof structure covered in concrete interlocking tiles and the detached double garage has been designed and built to complement the house. The design features a projecting two-storey front gable, front bay window and canopy porch, the latter both covered in Rosemary-style tiled roofs.

Originally built as a Victorian-style conservatory projecting into the main rear garden, this room was transformed around three years ago by a tile-effect roof

covering and shaped, plastered vaulted ceiling into the impressive garden room of today.

An extension by local builder, Andrew Blades, was completed in October 2020 and the interior was reconfigured and fitted by highly regarded local specialist Richard Sutton to create a stunning and tastefully equipped living/dining kitchen with integrated quality appliances and a complementary utility-kitchen. A handsome oak-framed porch was built around the entrance from the utility-kitchen into the garden with extended sandstone paving from the original pathways.

The master bedroom has built-in Sharps furniture with handleless doors and this extends into the en suite dressing room with access beyond to the en suite shower room, also re-fitted by Richard Sutton with a level access glazed and porcelain-tiled shower cubicle with marble styling to the walls and floors. The family bathroom is spacious with a designer double-ended, floor-standing bath, twin suspended vanity wash basins, shower cubicle and WC.

Controlled by dual-zone, wifi-enabled Hive controllers, the gas central heating system has a condensing boiler which was renewed in 2019 with an annual service contract and the system was extended by way of underfloor heating in 2020 with digital controls. There is a flame-effect gas fire set into the handsome brick fireplace in the lounge and this has an external brick-built chimney stack. A security alarm system was fitted in 2020. Sharps wardrobes have also been fitted in double bedrooms 2 and 3 in 2020 and the windows and external doors/French doors of

the house have uPVC double-glazed panes, many with multi-pane-effect glazing. There are plantation shutters to the French doors and the window of the living/dining kitchen.

The floors of the living areas are finished in oak-effect Karndean and porcelain tiling, and electrical sockets and switches have been upgraded to a modern chrome-effect complementing the styling of the interior. The interior doors are a combination of white six-panel and part-glazed styles with stylish, modern chrome handles.

The rooms are beautifully presented and demonstrate the contemporary lifestyle afforded by this exceptional family home. The gardens are equally outstanding with extensive lawns, trees, hedges, patio, pathways and a timber garden shed.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground floor

From the driveway, the property is approached over block and flagstone paved steps up to an:

Entrance Porch

With a tiled canopy roof, corner brick pillar on blue brick plinth and wall up/downlighter to the side. A uPVC part-glazed door with oval decorative pane and double-glazed side panel opens into the:

Entrance Hall

An attractive, light and airy reception area in a contemporary style with oak-effect Karndean flooring extending across into the main lounge, garden room, study and cloaks/WC. There is a radiator in white decorative case and the staircase leads off with a white painted spindle balustrade to the first floor. Coved ceiling with mains smoke alarm, two light points for chandeliers and wall-mounted Hive wifi-enabled central heating controller. A shaped archway at the rear opens into an inner lobby with further ceiling light point and white six-panel door to a recessed cloaks cupboard with clothes rail and shelf over.

Cloakroom/WC

Modern white suite comprising low-level, dual-flush WC and a slim pedestal wash hand basin with travertine-style splashback in chrome style border. Radiator in decorative case finished in white; window to the rear elevation.

Lounge

A superbly proportioned, bright reception room with a large walk-in bay window on the front elevation and a wide feature brick fireplace with a raised herringbone brick hearth, large oak beam over and an inset, flame-effect gas fire. Window to each side of the chimney breast on the side elevation, two radiators in white decorative cases, coved ceiling and two ceiling points for chandeliers. Two chrome light dimmer switches and TV connectors to the satellite

dish at the rear of the house. Rear double-glazed French doors with complementary side panels opening into the:

Garden Room

An exceptional all-year-round room with a solid roof covering and windows to the sides and rear shaped in Victorian style with French doors opening onto the patio and a Welsh ceiling with light point for a chandelier. The oak-effect Karndean flooring extends through into this room from the lounge and there are two radiators together with power points.

Study

Positioned at the front of the house with a window overlooking the main approach to the property and having a coved ceiling and radiator.

Dining/Living Kitchen

Superbly appointed and refitted by Richard Sutton, with an extensive range of soft-close built-in furniture finished in pale grey and comprising tall units incorporating integrated refrigerator and freezer, together with a bespoke, built-in, double-door concealed dresser with spice racks to each door, shelving, space for microwave with power point and three drawer base.

Twin stainless steel and glazed electric fan ovens incorporating grills and having slide and hide doors. Long complementary island unit with marble-effect quartz work surface over base cupboards and

drawers, illuminated wide display recess and having an integrated dishwasher, bin storage unit and deep pan drawers. Set into the work surface is a Blanco stainless steel, one and a half bowl sink unit with moulded drainer, above which is the Quooker hot/cold water tap.

Neff induction black ceramic hob, above which is a Luxair cooker hood set into a suspended ceiling plinth with concealed lighting around and two feature chrome suspended lights over. There are two slender built-in dressers with glazed upper double doors and base double cupboards under, together with a suspended range of cupboards in the seating area, also having double doors and above which is a wall recess with LED downlighters for a wall-mounted TV with the associated aerial and power sockets.

Projecting from the island unit is a contrasting solid oak dining table on matching support and the room is illuminated by a combination of ceiling LED downlighters and plinth-mounted uplighters around the taller built-in kitchen furniture. Porcelain-tiled floor, two pairs of double-glazed French doors on the rear elevation, each fitted with plantation shutters in white and opening onto the main patio. Wide, square opening into the:

Dining Area

Positioned at the front of the house with a double-glazed front window, also having white plantation shutters fitted. Coved ceiling and ceiling light point for a chandelier. Connecting panelled door in white through to the:

Utility Room

Complementing the superbly fitted kitchen, the utility room has also been fitted by Richard Sutton and has an excellent range of units extending the theme of the kitchen to include base cupboards with dark oak work surfaces and an inset, stainless steel sink unit with a chrome mixer tap. Tall units to one side with shelving, metal-cased consumer unit with MCB's and one unit housing the Worcester slim condensing gas-fired central heating boiler. To each side of the sink unit, double doors open onto deep cupboards with space for appliances, one of which has plumbing for an automatic washing machine. Window to the front and rear elevations and part-glazed (double-glazed) uPVC door with window adjacent on the side elevation and opening onto the oak-framed side porch. LED ceiling downlighters, ceiling-mounted extractor fan and hinged access panel to the extension roof void.

First Floor

Landing

Once again, this is a light and airy central area of the house with a window to the front elevation overlooking the approach to the front entrance. The white spindle balustrade extends from the staircase to form a gallery around the stairwell.

White six-panel doors lead off and complementary single and double doors open into the deep airing and linen cupboards which also house the foam-lagged hot water cylinder with immersion heater and are

fitted with shelving and storage compartments. There are two ceiling light points for chandeliers and a mains-powered smoke alarm. Second Hive central heating controller for the first-floor heating. Radiator in decorative case.

Master Bedroom Suite comprising:

Master Double Bedroom 1

Fitted with a range of built-in Sharps furniture finished in high-gloss white and comprising two double wardrobes with handleless doors, clothes hanging rails and shelving, together with complementary two-drawer wide base units to each side of the double bed recess and each having a glass top.

Radiator in white decorative case, TV point, ceiling light point for chandelier and window to the front elevation. Wide, shaped archway to the:

En Suite Dressing Room

Also fitted with complementary Sharps furniture in high-gloss white comprising single and double wardrobe with handleless doors, clothes rails and shelving together with a dressing table having cupboard, three drawers, knee hole and glass top surface. Window to the side elevation, LED ceiling downlighters and door into the:

En Suite Shower Room

Superbly fitted by Richard Sutton with marble-style ceramic floor and wall tiling extending into an

illuminated wall alcove. Glazed shower cubicle with recessed, wall-mounted mains shower mixer unit, independently positioned wall-mounted handset and fixed circular drench head.

Low-level WC with concealed cistern and chrome Duravit dual-flush control, matching Duravit circular vanity wash hand basin with wall-mounted spout and lever, over a suspended high-gloss white cupboard unit.

Mirror-cabinet above incorporating Bluetooth speakers. Chrome ladder-style radiator/towel rail, LED ceiling spotlights with movement sensor switch to the ceiling and extractor fan.

Bedroom 2 (front)

A double bedroom with a built-in range of Sharps single and double wardrobes (fitted in 2020) finished in pale grey and having mirror panels to the centre door, clothes rails and shelving. Radiator, TV point, ceiling point for a chandelier and window to the front elevation.

Bedroom 3 (rear)

A double bedroom with a window enjoying fine views across the main garden to the rear of the property.

Radiator, TV point, ceiling point for a chandelier and recessed range of built-in Sharps units (fitted in 2020) finished in pale grey comprising double and single wardrobes with clothes rails and shelving, together with mirror panel to the centre door.

Bedroom 4 (rear)

Another well-proportioned double bedroom with radiator, TV point and window providing views across the roof of the garden room and over the main rear garden. Ceiling light point for a chandelier.

Bedroom 5 (front)

An attractive single bedroom with a window to the front elevation, radiator in decorative case and a six-panel door to a recessed single wardrobe with clothes rail and shelf.

Family Bathroom

A superb spacious bathroom with an ultra-modern white suite comprising a free-standing, double-ended tub bath with tall pillar chrome mixer tap to one corner and a flexible shower handset, twin suspended vanity wash hand basins with oak-effect drawers beneath and arched chrome mixer taps over, together with travertine-style splashback, dual mirrors and lights above; low-level WC with concealed cistern in oak-effect base unit with cupboards to each side and dual-flush control.

Corner glazed and travertine-style, splash-boarded shower cubicle with a chrome mounted shower mixer unit having handset and drench head, together with a spotlight/extractor fan to the ceiling over. LED ceiling downlighters, chrome ladder-style radiator/towel rail and window to the rear elevation. Ceramic-tiled floor.

Outbuildings

Detached Double Garage

Constructed to complement the house, the garage is a good size and has two up and over doors, lighting and power points, together with ample space within the roof void for storage. Window to the side elevation.

Timber Garden Shed

Positioned to the rear of the garage and a good size.

Gardens

The house is approached through a brick pillared entrance with wrought-iron gates set into a brick front boundary wall and then over a sweeping block-lined gravelled driveway leading across to the garage with sensor floodlight over, illuminating the driveway at night time; the drive is shaped to form a spacious turning area around superbly stocked shrubbery and flower borders, slate beds and ornamental trees. Sandstone flag-paved pathways lead off around the house, shaped to a lawned side garden with immaculate inset shrubberies, some very attractive trees and hedges maintaining privacy along the boundaries.

The main large rear garden is orientated for the sun throughout the day and mainly lawned with landscaping to include sandstone and slate patio and seating areas to the rear and side, the latter enclosing

the handsome oak-framed porch on brick base walls with rosemary style tiled roof over and wall up/downlighters. Ornamental pond with stone paved and slate surround, curved box hedge, acer tree, tree-fern, rockery pumped waterfall and external power points for lighting. The lawn is interspersed with some fine established specimen trees, a corner bed with dwarf hedge surround and miniature trees, a walk-through pergola arch with climbing plants and a pathway to the garden shed which is concealed behind the garage. To the rear of the lawn is an anchored garden arbour seat. There are external power sockets, hot and cold outside taps, sensor side and porch lighting and a rear floodlight.

Viewing: Strictly by prior appointment through the agent.

General Information

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 are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. Security Alarm system and consumer unit with MCB's in a metal case. The property is in Council Tax band F.

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

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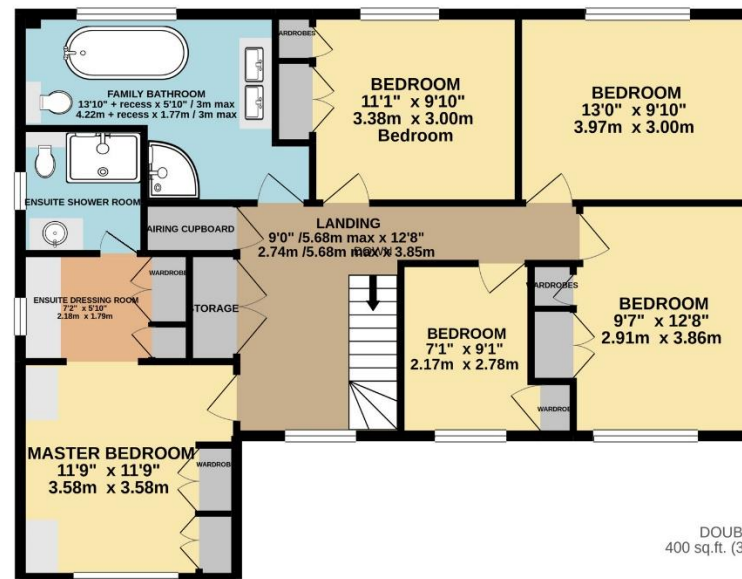
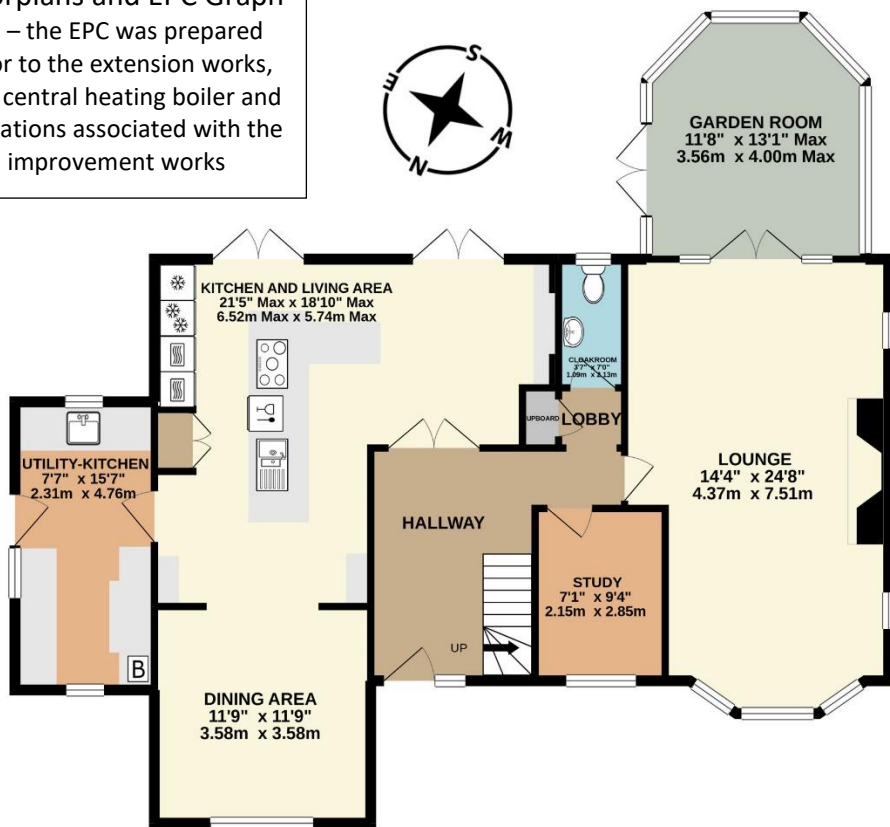
M A S O N S
EST. 1850

GROUND FLOOR
1260 sq.ft. (117.1 sq.m.) approx.

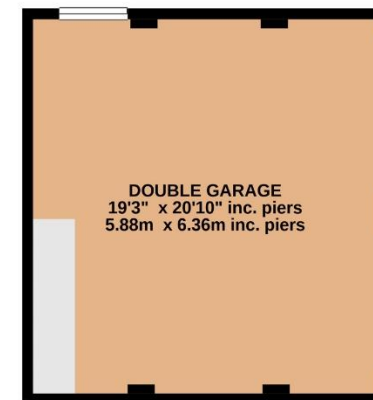
1ST FLOOR
998 sq.ft. (92.7 sq.m.) approx.

Floorplans and EPC Graph

NB – the EPC was prepared prior to the extension works, new central heating boiler and alterations associated with the improvement works



DOUBLE GARAGE
400 sq.ft. (37.1 sq.m.) approx.

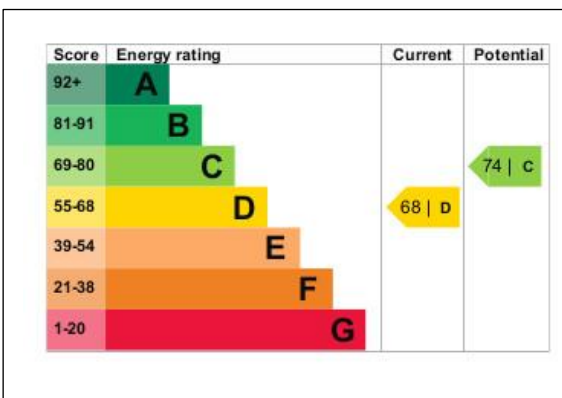


FOR SALE THROUGH MASONS OF LOUTH

TOTAL FLOOR AREA : 2258sq.ft. (209.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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