



Rural and Equestrian



The Old Music Room
Louth LN11 9QT

MASONS
— EST. 1850 —

A very substantial and highly individual detached family home with a floor area of approximately 9009ft² (837m²) and superbly located on the rural fringes of Louth market town with large formal gardens and 5 acres (sts) of grassland immediately to the rear, yet just 15 minutes' walk from the town centre. Enjoying probably the best rural views in Louth towards the rolling hills of the Lincolnshire Wolds Area of Outstanding Natural Beauty, the property features some exceptionally spacious rooms, a heated indoor swimming pool, a detached four car garage and a magnificent first floor bedroom with balcony – all for sale with NO CHAIN. The detached bungalow adjacent is also for sale independently with two acres of grassland to the rear or these two exceptional properties can be purchased as a whole.



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Directions

From St. James' Church in the centre of Louth travel south along Upgate and at the crossroads traffic lights, turn right onto South Street. Follow the road which leads into Horncastle Road, go to the top of the hill and a short distance after passing the brow of the hill, the Old Music Room will be found on the left side.

Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools/academies and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a modern sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields.

The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

The Property

A glance at the floor plans will immediately illustrate the size and beautiful proportions of this unique family home whilst the aerial images

clearly demonstrate the lovely setting and breath-taking views from the many rear windows, patio and balcony towards the Wolds.

The property dates back around 40 years and was originally constructed by Edwin Sharpe before extensions by Sibjohn of Louth – both local building firms held in high esteem. The building has brick-faced principal walls beneath a high pitched and hipped timber roof structure with pagoda styling and covered in clay pantiles. There are multiple double-glazed skylight windows for the first-floor accommodation, together with projecting hipped roof dormers and balcony for the remarkably spacious first floor master bedroom.

The windows and external doors are uPVC-framed with double-glazing and the fascias and soffits are of complimentary white uPVC for easy maintenance. The main rooms are heated by a gas central heating system with a Viessman boiler which was installed within the last four years and the indoor swimming pool and side wing of the house have a separate gas boiler and radiators. There is a security alarm system and a wi-fi booster system with ceiling mounted units in strategic parts of the property.

The detached four car garage has been designed and built to complement the house with remote control motorised door.

The accommodation is extremely versatile and especially suited to a large family with an enviable leisure wing incorporating the

swimming pool, garden games room and an independent lounge, together with a kitchenette and shower facilities.

The land to the rear affords potential for equestrian, hobby farm or horticultural use (stp) and the purchaser will wish to create a vehicular access to the land on the east side of the garage if this property is purchased independently of 101 Horncastle Road. An overage clause will apply in respect of planning permission acquired for further residential units or commercial units.

To the west, the smaller bungalow 101 Horncastle Road is also for sale through the selling agent with two acres (sts) of grassland to the rear, either separately from The Old Music Room or the two can be purchased as a whole. This property was originally built as an outbuilding and then converted to a detached annexe for number 99, but has since had planning permission for independent residential occupation.

Subsequently, detailed planning permission has just been obtained to replace the current building with a highly impressive and spacious eco-house of contemporary style, well back from the road with a floor area of around 5,500 square-feet. The purchaser may or may not choose to implement this planning permission.

Full details of number 101 are available online or on request.



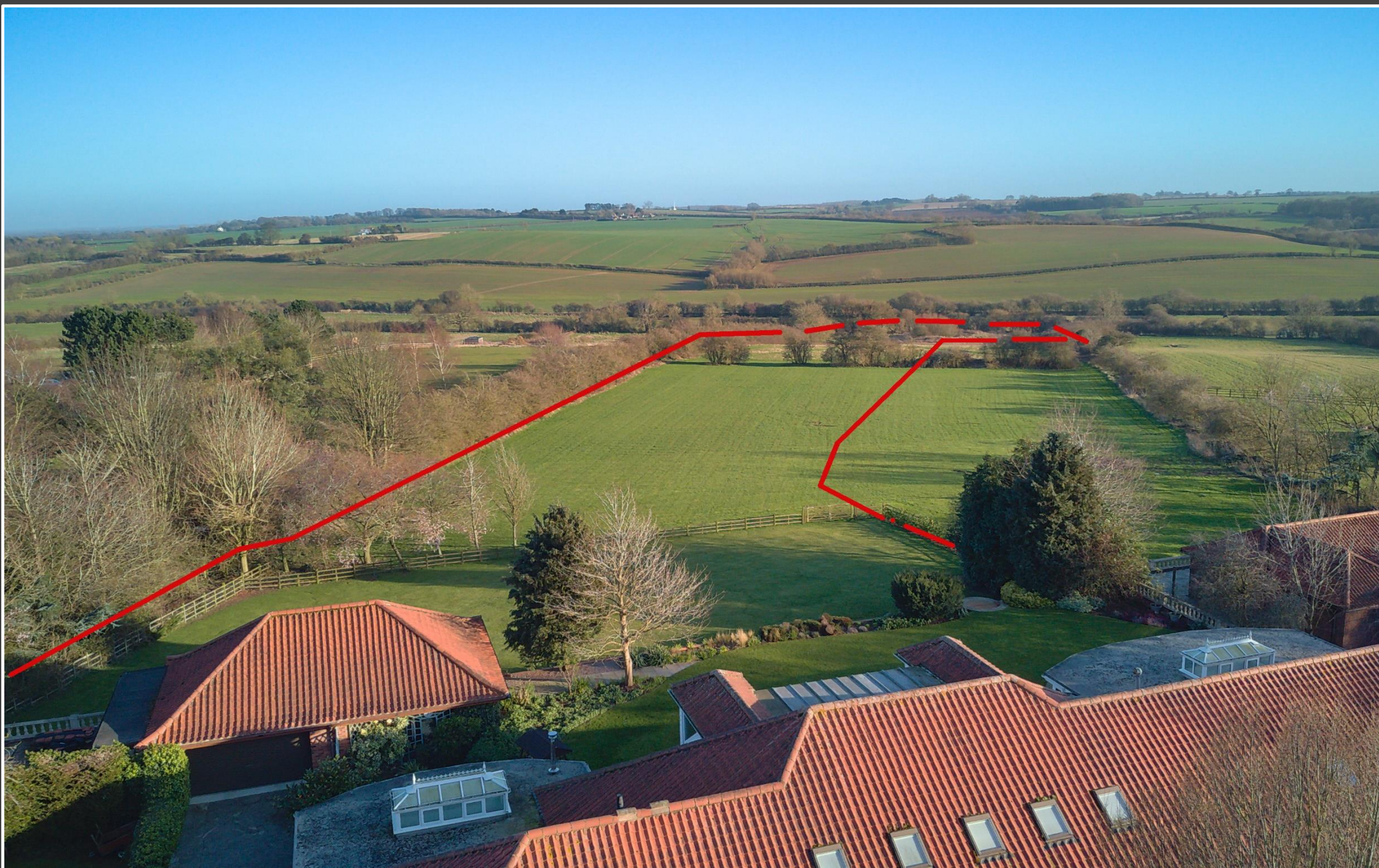
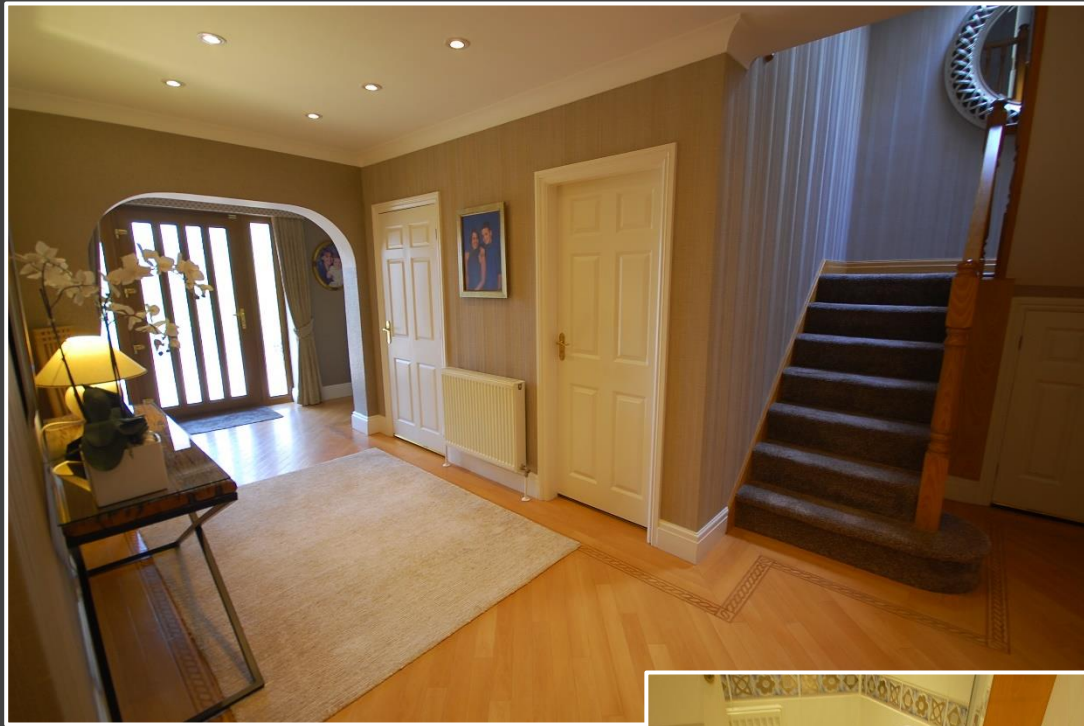


Photo Schedule - Interior

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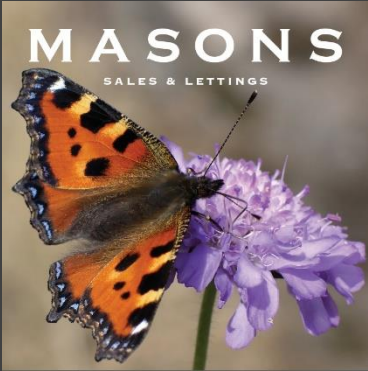


















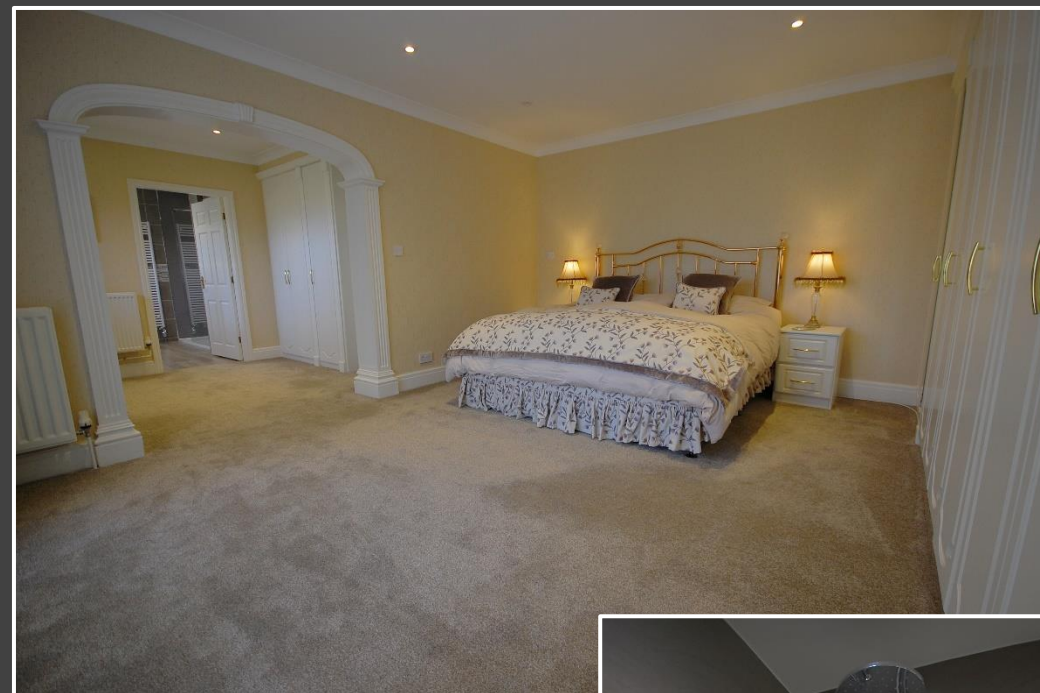
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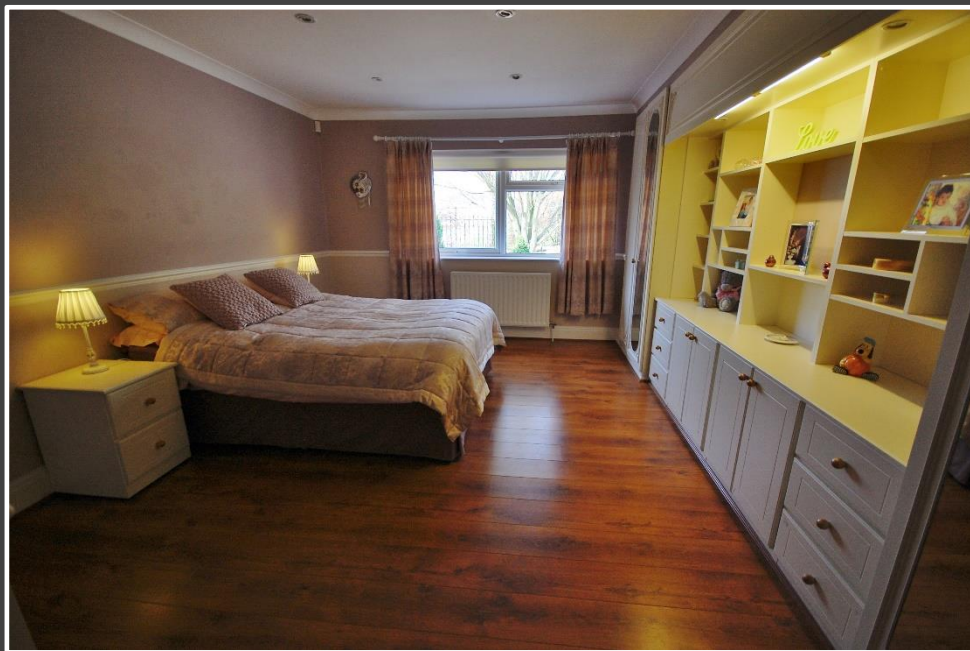










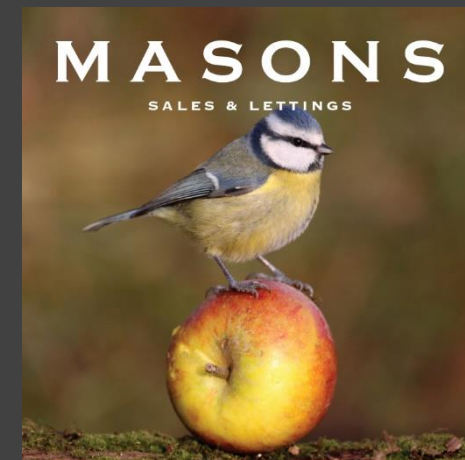




Photo Schedule – Gardens and Land













Photos - 99 and 101 Horncastle Road as a whole





Accommodation

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

Canopy Porch

At the front of the property with the main pan tiled roof extending over, quarry-tiled floor, seating area to one side, wall light and oak-effect uPVC double-glazed front door with matching side panels to the:

Entrance Hall

L-shaped with light oak style Karndean floor planks laid diagonally and a shaped inset border. The reception area leads through a shaped archway to the inner hallway and return staircase with feature spindle balustrade and turned newel posts leading up to the first floor. Coved ceiling with multiple downlighters, intercom phone for main gate entry, recessed cloaks cupboard with door operated light, coat hooks and consumer unit with MCB's. Understairs store cupboard with four-panel door, white woodgrain-effect, six-panel doors leading off and double doors to the main lounge.

Cloakroom/WC

White low-level WC and an unusual vanity wash hand basin with a stainless steel circular bowl set into a bevelled glass plinth on pillars over base cupboards with tambour and curved doors beneath. Radiator, ceiling spotlights and light-operated extractor fan. Ceramic-tiled walls in white with decorative borders and wall mirror with glass display shelves.

Main Lounge

A room of tremendous proportions with double-glazed French doors, side panes and two windows from floor level, all fitted with louvre blinds and enjoying far-reaching views over the grounds towards the Lincolnshire Wolds. Raised, recessed fireplace with gas stove set on a quarry-tiled hearth and stone mantel shelf on shaped brackets over. Multiple ceiling downlighters and ceiling speakers. Karndean light oak-effect

flooring complementing that of the hall and continuing through double doors into the:

Dining Room

A bright and airy room with a wide alcove at the side fitted with illuminated built-in furniture, finished in white with contrasting subtly coloured panels and comprising a base double cupboard, eight drawers, wine racks and display alcoves. Double-glazed French doors and side panels on the rear elevation opening onto timber decking and having louvre blinds. Coved ceiling with speakers and downlighter spotlights. Connecting doors to the entrance hall and:

Open Plan Living and Dining Kitchen

A superbly proportioned room incorporating a large living/dining area within a projecting glazed bay with fitted blinds, French doors to the centre and illuminated by a large lantern skylight above. To one side of the bay is a contemporary gas stove finished in matt black over a black granite hearth. There are further French doors with glazed side panels onto the rear decking and the kitchen area is fitted with an extensive range of units in birch styling with long metal handles and granite work surfaces/upstands. Once again, the rear outlook takes in the wonderful views across the garden to the Wolds.

The units include base cupboards, many base drawer units including deep pan drawers, a long island range of base units with an angled end section and an inset Franke two and a half bowl stainless steel sink unit. Wall cupboard units and shelf display units, illuminated glazed cabinets with frosted glazing and an upper drawer unit with a tall, slender cupboard unit adjacent.

There are built-in appliances by Neff including a mid-level fan-assisted electric oven incorporating grill, a microwave oven over, three hob units with gas and ceramic rings, together with a wide cooker hood above. There is a Samsung American-style fridge freezer set into a recess

formed within the pantry adjacent. Modern oak-effect flooring from the Colosseum 5G Click range, multiple downlighter spotlights with dimmer switch controls. Connecting door to the entrance hall and further doors to the pantry, family room and utility room.

Boiler Cupboard

Positioned off the kitchen and containing the Viessman gas-fired wall-mounted central heating boiler with digital programmer and linen shelves for airing adjacent.

Pantry

Fitted with shelves and work surfaces, together with space for under-counter appliances. Coved ceiling with downlighter spotlights and coat hooks to plaque.

Utility Room

Separated into two areas with a walk-through archway between and having granite-effect and solid granite work surfaces, high-level double cupboard, single drainer stainless steel sink unit and space with plumbing for washing machine, together with space for a tumble dryer.

Ceramic tiling to the walls with border tiles within the inner area. Side high-level window and coved ceiling with downlighter spotlights. Shaped archway and door from the kitchen and double-glazed stable-type uPVC part-glazed (double-glazed) door to the driveway adjacent.

Family Room

A well-proportioned room with a wide window to the front elevation having low sill and overlooking the main entrance to the property. Arched display alcoves with double base cupboards beneath to each side of the front window. Raised recessed fireplace with quarry-tiled hearth and a gas-fired cast iron stove within. Coved ceiling with downlighter spotlights on dimmer controls and high-level cabinets, one housing the electricity meters.

Garden Games Room

An enviable recreational area for a family, the floor is finished in textured paving slabs which continue through sliding glazed doors which extend almost the entire width of this room and can be opened on a long track to connect this room with the swimming pool room adjacent. The games room has a wide angled bay, two pairs of French doors and extensive windows, all having louvre blinds and presenting the very fine views which are enjoyed from the rear of this property. There are multiple ceiling downlighter spotlights and an intercom phone for the gate entry system. The room is accessed through a double-glazed door from the main lounge. There are two Signature 21 electric heaters, together with a large lantern skylight allowing light to flood into the room.

Inner Hallway

A spacious area in the centre of the house with a large built-in woodgrain-effect double cupboard fitted internally with shoe racks, storage compartments and clothes rails and having soft close sliding doors. Moulded dado rail, multiple ceiling downlighters on dimmer switch, Delft rack and smoke alarms. Glazed door to the:

Swimming Pool Room

Over 12 metres long by a maximum width of 9.75 metres, this is a further spacious recreational area and the heated swimming pool is 9 metres long x 4 metres wide with stainless steel steps down into the shallow end and a roll back cover. As previously mentioned, the glazed dividing doors to the garden games room can be slid back on a track to open these two areas into one enormous leisure area if required. Double doors open into the boiler cupboard which houses the second gas-fired central heating boiler and the pump and filtration system for the pool. There is also a further consumer unit with MCB's.

The ceiling is finished in colour washed panelling with a pale blue colour scheme and there are spotlights, extractor

fans and two high-level side windows with quarry-tiled sills. The inner area has ceiling downlighters and there is a side French door to outside.

Shower Room

Positioned adjacent to the swimming pool the shower room has a light grey suite of low-level WC and bracket wash hand basin off the main shower area which has a ceramic-tiled shower cubicle in white with folding glazed screen doors and an electric instant shower unit. There is a work surface to one corner, coved ceiling with downlighters and coat hooks to wall plaque.

Side Hall

Approached through a double-glazed door with part-glazed (double-glazed) side panel, the hallway has a coved ceiling with downlighters and white six-panel doors leading off to the sitting room, kitchenette and shower room.

Sitting Room

A spacious reception room for use in connection with the leisure wing of the house. The room is light and airy with a wide walk-in bay window to the front elevation and two large side windows from floor level. Ornate white Adam style fire surround with marble hearth and pillars suitable for an electric fire. Ceiling downlighters, centre spotlight fitting and doors from the hall and kitchenette.

Kitchenette and Open Plan Hallway

With a range of units in white and comprising base cupboards and drawer unit, timber-lined ceramic-tiled work surfaces and splashbacks with decorative tiles inset, wall cupboard units and shelf display unit. Tall unit with built-in Bush electric oven and Zanussi four plate hob adjacent. White acrylic one and a half bowl sink unit with window above to the side elevation. Lec under-counter refrigerator and ceiling downlighters. The kitchenette is open to an inner hallway with a glazed door to the

swimming pool and a secondary staircase with white pillared balustrade leading up to the first-floor accommodation.

Ground Floor Bedrooms

Bedroom 2 (front)

An impressive suite within three rooms and approached through a central **Dressing Room** with a built-in range of bedroom furniture finished in white and comprising two single and two double wardrobes with clothes hanging and storage compartments inside, together with a six-drawer chest. High-level front window, connecting door to the en suite shower room on one side and wide, shaped walk-through archway with fluted moulding to the **Double Bedroom** – a spacious room with a large front window having low sill and a full-length range of built-in furniture comprising five double wardrobes finished in cream, two of the doors having shaped mirrors and fitted internally with clothes rails and shelving. Coved ceiling with downlighter spotlights. The large contemporary

En Suite Shower Room

has ceramic-tiled walls in textured grey with a wide mosaic tiled border and oak-effect flooring. The wide splash-boarded walk-in shower has a large, glazed screen and a chrome thermostatic shower mixer unit with handset on rail and large circular drench head. Modern twin vanity wash hand basins of lozenge shape in cream, set into marble-effect surrounds with white doors to cupboards under and pillar taps. Wide mirror bordered in LED lighting above. Matching modern base units enclosing the cistern of the low-level WC with dual flush control at the front and complementary bidet adjacent by Laufen. White ladder-style radiator/towel rail, shaver socket and retractable wall mirror. Ceiling downlighters and wide high-level front window. A six-panel door opens onto an illuminated shelved storage cupboard.

Bedroom 3 (front)

A spacious double bedroom with a long range of built-in furniture finished in cream and comprising two double wardrobes with oval mirrors to two of the doors, tall chest of seven drawers with shelf over, two base double cupboards and two three drawer chests with pelmet lighting, illuminating shelving the centre. Coved ceiling with downlighters on dimmer switch and moulded dado rail. Wide window with low sill to the front elevation.

En Suite Bathroom

On split levels with an angled step up and a white suite comprising panelled bath with shower fittings to mixer tap and glazed side screen; low-level dual-flush WC and a large white ceramic wash hand basin with moulded twin pillars and a single lever pillar tap.

Mosaic-effect floor covering, shaped wall display alcove, front window and ceramic-tiled walls in large white tiles with floral border tiles. Wall mirror, shaver socket and retractable mirror. Built-in three drawer chest with shelves over and centre cabinet. Coved ceiling with downlighters.

Bedroom 4/Study (front)

A versatile room which has been used as a study by the present owners and fitted with a light oak-effect range of two double cupboards, one fitted with clothes rail and shelving and the other fitted with storage compartments. Wide front window and coved ceiling with downlighters. Six-panel connecting door to:

En Suite Shower Room

With a white suite of low-level WC, small bracket wash hand basin and shower cubicle with electric instant shower unit. Ceramic-tiled walls extending into the shower cubicle which has a glazed screen door. Ceiling downlighter and second downlighter with extractor fan over the shower. Electric wall fan heater.

First Floor**Landing**

The main staircase from the entrance hall has a deep sloping ceiling over and skylight window throwing light onto the half landing below. The upper landing is galleried around the stairwell and has ceiling spotlights. Double doors open into the:

Master Bedroom

A magnificent room with high vaulted ceiling, two projecting rear dormer windows with built-in desk and storage units, windows presenting amazing views of the Lincolnshire Wolds in the distance and double-glazed French doors onto the south facing balcony with balustrade. To the front roof slope there are five double-glazed skylight windows with integral blinds and four pillars are built into the centre of the room to surround a double bed with built-in furniture comprising multiple drawer units, cabinets and display shelving.

The south facing windows are also fitted with roller and louvre blinds and there are many spotlights positioned around the room with a control panel of switches for different zones. Painted boxed ceiling beams to the vaulted ceiling, door onto a passageway leading to the en suite facilities and further doors to **His and Hers walk-in Dressing Rooms**, each fitted with built-in clothes hanging and storage compartments, plinths over and ceiling downlighters. There is a connecting door from the west dressing room through to the remainder of the first-floor accommodation.

En Suite Bathroom

A spacious room with a raised double-ended jacuzzi bath in white having Victorian-style shower mixer tap, plinths on split levels with display shelving and carpeted step up; twin vanity wash hand basins with concealed lighting over and

eight drawers, together with two cabinets beneath. Large mirror splashback, ceiling spotlights and speakers. Two electric heated chrome towel rails, angled full-height wall mirror and folding glazed door to a large walk-in shower cubicle with textured mosaic patterned floor, mains shower mixer unit and contrasting coloured glass brick panel to one side, together with skylight window over.

The bathroom has Velux windows with integral blinds to front and rear slopes and there is a connecting door to a separate:

Washroom

With low-level WC having concealed cistern in unit to the rear and a white vanity wash hand basin over base cupboards. Velux double-glazed window with integral blind, large wall mirror, ceiling spotlights and shaver socket.

The secondary staircase from the leisure wing of the house leads up to a further:

First Floor Landing

With a built-in under-eaves store cupboard and white six-panel doors leading off, together with a walk-through opening to a:

Side Landing

With Velux double-glazed window having integral blind and door to a deep airing cupboard containing a foam-lagged hot water cylinder. Built-in display shelves, doors off to bedrooms at the front and rear.

Bedroom 5 (rear)

A double bedroom with part-sloping ceiling, two Velux skylight double-glazed windows with integral blinds and built-in wardrobe with shelved store cupboard adjacent. Ceiling spotlights.

Bedroom 6 (front)

A long bedroom with deep Welsh ceiling and three double-glazed Velux skylight windows with integrated blinds. Smoke alarm and ceiling spotlights to the centre.

Bathroom

With ceramic-tiled walls having a light-coloured mottled finish and a grey suite of low-level WC, pedestal wash hand basin and panelled bath. Velux double-glazed skylight window with integrated blind, mirror cabinet and shaver light.

Home Office or potential further Bedroom

An excellent size with part-sloping ceiling having two front and two rear Velux skylight double-glazed windows with integrated blinds. Ceiling spotlights and connecting door through to:

Box Room

A useful storage room with built-in matching range of four double wardrobes fitted with three-panel doors and deep alcoves having door access to eaves storage space; ceiling spotlights.

Detached Four-Car Garage

Constructed in brick beneath a pitched and hipped timber roof structure covered in clay pantiles to complement the main property. The garage has two remote control motorised roller doors and a pair of ledged, braced and framed doors on each side elevation. There are reinforced single-glazed windows to the rear elevation, power points and LED strip lights, together with a consumer unit having MCB's and ample storage space within the roof void.

Outside

The property is positioned in extensive mature formal gardens and is approached through a main walled and pillared entrance with a remote controlled motorised sliding metal gate and a matching pedestrian gate

adjacent. A long driveway sweeps past the front of the property before continuing through the spacious side garden to a secondary vehicular entrance from Horncastle Road, with a pair of motorised wrought-iron remote-controlled gates set into a brick walled and pillared entrance on the east side of the long frontage.

The drive branches along the side of the house to give access to the garage with further ample parking space and a brick wall to the side having an outside water tap. Screened from the side garden is a storage area at the side of and accessed from the garage via double doors.

The main formal garden stands on the south-east side of the house enjoying a warm sunny aspect. There is a lawn with wide patios, decking enclosed by timber balustrade and a wealth of ornamental trees, shrubs and bushes all framing the beautiful views. Curved steps lead down from a haha wall to a lower grass paddock enclosed by post and rail fencing and having gates into the land beyond.

There is a pedestrian gated pathway around the front and west side of the house with ornamental balustrade over a brick wall. The house is well screened from the road by a range of ornamental trees and beech hedges.

The grass paddock stretches away on the south side of the house beyond the gardens and has a mixture of hedges and fencing with a lower area left to wildlife around a pond with copse surrounding.

Viewing

Strictly by prior appointment through the selling agent.

General Information

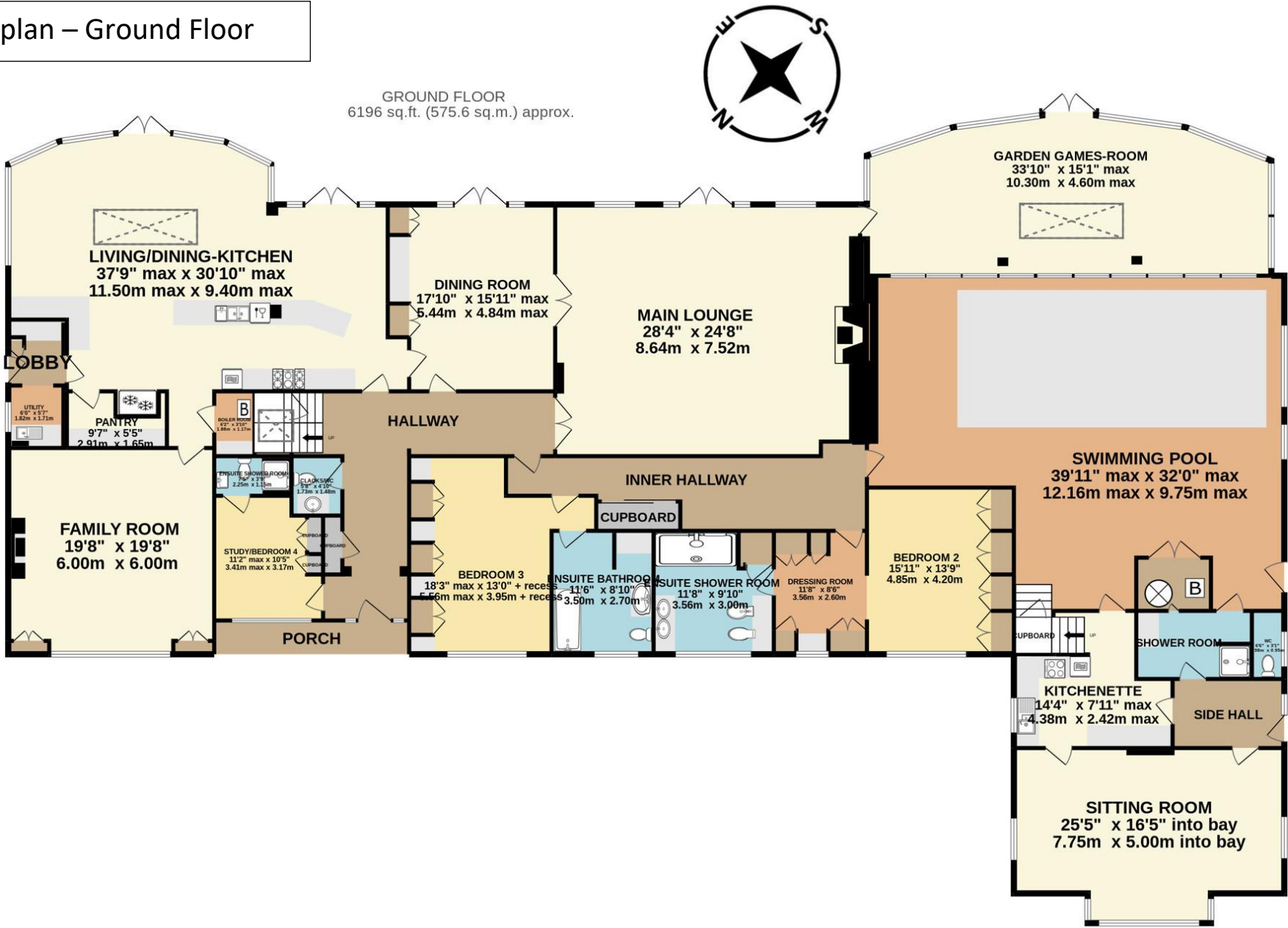
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to

be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. The red and blue outlined boundaries are an approximation if the properties are sold individually and will be finalised in detail on the sale contract plans.

We are advised that the property is connected to mains gas, electricity and water and whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage. The house has a security alarm system. The property is in Council Tax band H.



Floorplan – Ground Floor



NB A copy of the full EPC can be provided on request

DETACHED 4 CAR GARAGE
879 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 9009sq.ft. (837.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		