



Cranberry House
Jacklin Lane, Fulstow
LN11 0ZS

M A S O N S
EST. 1850

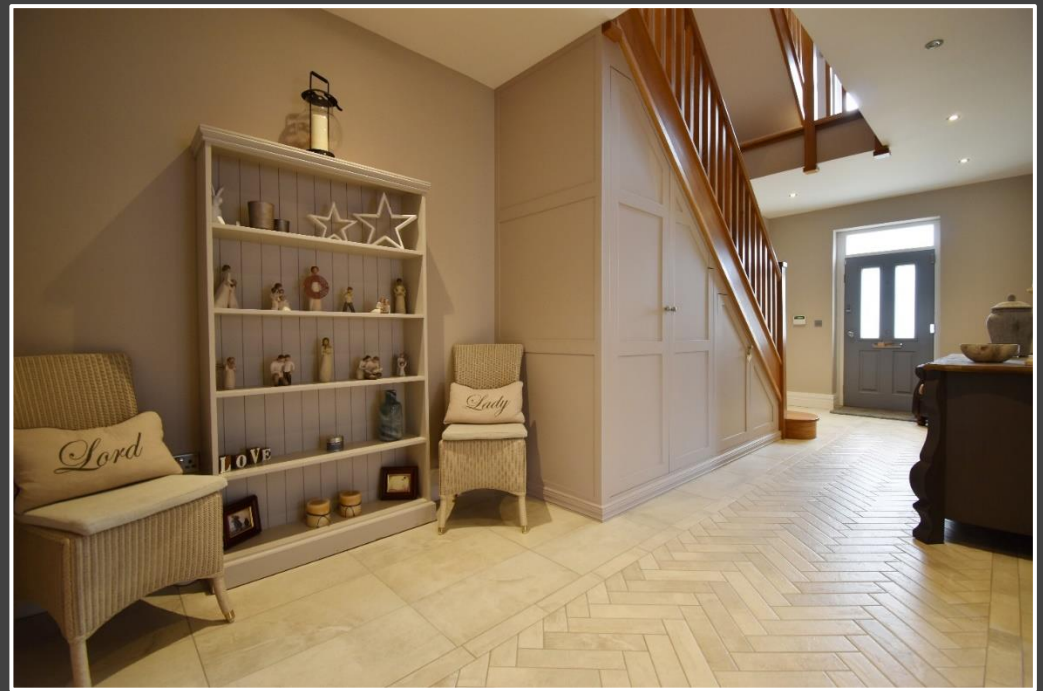


An incredibly special property constructed in 2017 to exacting standards with no expense spared by the current vendors. Boasting 3,750 Sq Ft of living space set over three floors. This immaculately presented executive residence is positioned in stunning grounds of around 1.3 Acres with extensive gardens incorporating a superb BBQ hut overlooking unobstructed farmland for miles beyond. Internally the centrepiece must be the 37 Ft Kitchen diner Family room with glazed gable end and bi fold doors to the garden. In total there are 6 double bedrooms and 4 bathrooms the master of which benefitting an excellent balcony and dressing room.

A double garage with Gym and loft room lends itself to a variety of uses including conversion to Annexe accommodation, while the final showpiece for this exceptional home is a purpose built log cabin currently set up for entertaining housing a Swim Spa, games room and terrace with Jacuzzi and BBQ area.































Directions

From Louth take the A16 road north and continue to the far side of Utterby village, continue past the staggered crossroads and then take the right turn to Fulstow. Go through the steam railway crossing and follow the lane to the crossroads. Keep ahead at the crossroads onto Main Street and continue for some distance until Jacklin Lane is found on the left. Turn left here and Cranberry House will be found at the end of the lane.

The Property

Dating back to 2017, this exceptional individually designed detached residence has been constructed to the current vendor's exacting demands to an exceptionally high standard with the highest quality materials used, creating this extensive six bedroom family home set over three floors. The centrepiece of the property has to be the 37 foot long kitchen family room with bespoke handmade kitchen, fully glazed gable end and bi-fold doors to the side elevation onto the patio. Adjacent to the property is a double garage and gym with coach house above, complementary in design to the main dwelling which has been constructed to the relevant standards in preparation for conversion to an annexe or granny flat should the purchaser wish to carry this out (subject to any necessary consents).

In addition, there is also a fully insulated, purpose built log cabin currently set up for recreational use with a built-in Aquafit swim spa with games room and changing room to the front. On the veranda is a seven seat jacuzzi and barbecue area. Set within the grounds of approximately 1.3 acres (STS) (including driveway) the extensive gardens have unobstructed views for miles beyond of open countryside.

The property benefits from separate access gates to the side which creates excellent equestrian potential for some of the garden to be sub-divided, creating a pony paddock to the rear. Additionally, within the garden is a superb 20

seat barbecue hut with a centrally positioned firepit, whilst to the side is a built-in pizza oven creating a superb all year round entertaining space.

The property itself is constructed to the highest of standards and is heated by way of a Grant oil-fired central heating boiler with pressurised cylinder providing hot water, supplemented with three multi-fuel burners to reception rooms and kitchen family room. To the ground floor, the property benefits from fully zoned underfloor heating with radiators to the upper floors and floorings made up of engineered oak and tiled floorings. The property is also pre-wired for high-level televisions in all bedrooms, together with category 6 networking across the entire property. The property has predominantly uPVC sash sliding windows finished in anthracite grey with additional Velux windows. To the garage building, the property has uPVC windows finished in cream. A glance at the energy performance certificate will highlight the high efficiencies and low running costs of the house.

Accommodation

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

Entrance Hall

Accessed via part-glazed, grey composite door into the superbly spacious hallway having staircase leading to first floor finished in solid oak with carpeted runners. Control panel for burglar alarm, smart built-in cupboards under stairs providing useful storage for coats and shoes, also housing the electric consumer units and valves for zoned underfloor heating system. Attractive tiling to floor, inset spotlights to ceiling, solid oak doors leading into main principal rooms.

Lounge

Well proportioned reception room with oak flooring, attractively decorated walls with windows to three aspects having patio doors leading onto the garden at one end. Feature fireplace having oak lintel and stone hearth, inset multi-fuel burner with downlighters set within. Inset spotlights to ceiling with complementary wall lights.

Sitting Room

Accessed via part-glazed oak doors from the hallway, windows to two aspects and having a smart, contemporary Stovax multi-fuel burner inset into the wall with log storage below and black glass hearth. Oak flooring and inset spotlights to ceiling.

Kitchen Diner/Family Room

A stunning built-in kitchen designed and built by Andrew Sims, hand painted in contrasting shades of grey with a large central island unit with one slab granite worktop and solid oak food preparation worktop to end. Inset Franke sink with mono mixer tap and Quooker hot water boiling tap, Neff five plate induction hob and Neff electric slide out downdraft extractor unit. Built-in tall larder fridge and freezer, twin Neff eye-level electric ovens and Neff microwave with warming drawer below.

Integrated into the central island unit are further hidden cupboards with twin wine coolers either side of breakfast bar, built-in Welsh dresser coffee unit within cupboards having shelving, drawers and integrated worktop. TV entertainment unit fitted to seating area with fully glazed gable and free-standing multi-fuel burner overlooking the superb gardens. To the side is a fully glazed wall of bi-fold doors onto the patio, vaulted ceiling with four skylights having electrically operated remote windows and blinds. Ample space for dining table and seating area, electrics and networking provided for TV.

Boot Room

Having a range of units finished in grey with solid oak worktop, housing the Grant oil-fired central heating boiler. Panelling to walls and integrating a seating area with space below for shoes and boots, coat hooks to wall and alarm panel to side. Oak plank-effect tiled flooring and inset spotlights to ceiling.

Utility Room

Range of base units with hand-built cupboards and drawers finished in light grey, solid oak worktops, single bowl stainless steel sink with attractive tiling to splashbacks. Space provided for washing machine, tumble dryer and dishwasher, space for large American-style fridge freezer. Part-glazed anthracite grey composite door leading to rear garden with windows adjacent. Tall walk-in pantry to the end with doors giving access to the built-in shelving and storage. Wood plank-effect tiled flooring and inset spotlights to ceiling with extractor fan.

Cloaks/WC

Contemporary suite having vanity unit with storage drawers and wash hand basin above with chrome mono mixer tap. Matching toilet with back to wall pan, frosted glass window to side and part tiled walls to half height with contrasting floor tiles.

First Floor Landing

Having oak flooring with oak banister and spindles, window overlooking front, grey painted walls and solid oak doors into main principal rooms. Inset spotlights to ceiling and vaulted ceiling and staircase leading to second floor. Double doors into large airing cupboard with shelving provided and having a pressurised hot water cylinder, further cupboard with shelving fitted.

Master Bedroom

An exceptional and large bedroom having vaulted ceilings with four skylights, oak flooring, grey painted walls and

feature wallpaper to one end. Inset spotlights and central pendant to ceiling, high-level electrics and networking points for wall mounted TV. To the side are double patio doors leading onto the balcony which overlooks the rear garden and farmland beyond with glazed panels to perimeter and having wood plank flooring making an ideal space for morning breakfast or relaxing on a warm summer's evening, also having external lighting. Door into:

Dressing Room

With window to side, fully built-in wardrobes with ample shelving and hanging space. Inset spotlights to ceiling.

En Suite Bathroom

With a central free-standing bath with wall mounted tap controls. Adjacent is a large walk-in shower with rainfall head attachment and hand attachment, wall mounted controls and inset alcove with LED lighting. Stone-effect tiling to all wet areas and floor, vanity unit with drawers and wash hand basin above, low-level WC and frosted glass window to side. Inset spotlights to ceiling and extractor fan. Wall mounted illuminated mirror and grey centrally heated towel rail.

Bedroom 2

Neutral decoration and oak flooring, window to the side, inset spotlights to ceiling and having door into:

En Suite Shower Room

With walk-in shower having thermostatic mixer with rainfall shower head attachment and hand attachment, stone-effect tiling to walls and floor. Vanity unit having storage drawers and wash hand basin, frosted glass window to rear, low-level WC with back to wall pan, grey heated towel rail, inset spotlights to ceiling and extractor fan.

Bedroom 3

Situated at the front with windows to two aspects, oak flooring and neutral decoration, inset spotlights to ceiling.

Door into a walk-in wardrobe having shelving and hanging space provided. Further door leading into:

En Suite Jack and Jill Bathroom

Also having access door from the first floor landing with large bath with tiled sides, wall mounted tap controls and hand shower attachment. Vanity unit with storage drawers and wash hand basin, illuminated wall-mounted mirror, walk-in shower with thermostatic mixer with rainfall shower head attachment, attractive tiling to wet areas and flooring. Low-level WC and frosted glass window to side, inset spotlights to ceiling and extractor fan. Grey heated towel rail.

Bedroom 4

Situated at the front with windows to two aspects, oak flooring and grey colour scheme. Inset spotlights to ceiling.

Second Floor Landing

The second floor of the property lends itself well to be used as an Annexe wing if required. With skylight to side, oak flooring and built-in cupboards to eaves with shelving and hanging rail providing useful storage.

Bedroom 5

Windows to two aspects, oak flooring, window seat to dormer window, shelving fitted to wall and inset spotlights to ceiling.

Bedroom 6

A final double bedroom with window to side, oak flooring and having loft access hatch to roof space. Inset spotlights to ceiling.

Bathroom

Bath to side with tiled surround, wall mounted tap controls and hand shower attachment. Vanity unit with storage drawers and wash hand basin, frosted glass window to side, low-level WC, tiling to half height walls and floor,

inside spotlights to ceiling and extractor fan. Wall mounted illuminated mirror and grey heated towel rail.

Front Garden

Owned private lane with right of way granted to other properties leading to Cranberry house at the end with garden laid predominantly to lawn with five bar timber gates providing access to side, ideal for further vehicles. Post and rail fencing to front boundary, paved pathway leading to front door and gravelled driveway to double garage with double gates giving vehicular access to rear garden beyond between high-level brick privacy wall. Exterior lighting provided all round.

Rear Garden

A superb and extensive garden laid predominantly to lawn, open boundaries to perimeter with views of open farmland for miles beyond. Post and rail fencing to side and rear boundary. Planted borders with mature shrubs, bushes and flowering bulbs, extensive patio area to side of house with block-paved pathway leading to log cabin with two linked water storage butts to rear and also housing the oil storage tank with secure galvanised gates to driveway. Further riven stone patio with metal raised planted borders to front of log cabin and large gravelled storage or potential vegetable plot area to rear of garage with further timber shed. Adjacent the garage is a lean-to potting shed having timber frame and Perspex roof covering, fitted benches and doors to both ends.

Log Cabin

Purpose built being of timber construction and a fully insulated unit which has the potential to be used as an annexe. Extended canopy housing a large **jacuzzi** with fitted cover, barbecue area, double doors leading into the games room currently housing a pool table with timber flooring, windows to side, useful changing room to corner with inset spotlights to ceiling with an opening leading to

the **16ft Aquafit swim spa** with fitted cover, spotlights to ceiling and extractor fan to wall, windows to side.

Barbecue Hut

A superb addition to the garden for all year round entertainment, being of timber construction with pitched roof covered in felt tiles. Internally, the hut has seating benches to the perimeter with a centrally located firepit with extractor hood and roof-mounted extractor fan. To one side is a workbench with integrated pizza oven with chimney. Electrics and lighting provided.

Double Garage / Annexe Ground Floor

Of complementary design to the main dwelling having remote electric up and over doors, power and lighting provided, painted concrete floor and window to side. Door leading to:

Wet Room

Having wet room floor with shower attachment, low-level WC, wash hand basin and part tiled walls.

Gym/Office

With oak flooring and having neutrally decorated walls, electrics and lighting provided and window to side. Would also create an ideal reception room for an annexe.

First Floor Loft Room

Currently used for storage having skylight windows to its length, power and light provided with large glazed window to rear and housing hot water cylinder to one end. The room lends itself to conversion to annexe use, being a fully insulated building or could also be used as a home working space or run as an Air BnB. (Subject to any necessary consents)

Gardeners Store

To the side of the garage is an externally accessed store room ideal for garden equipment with light and power provided.

Location

Fulstow has a public house, called the Cross-Keys, a Grade 2 Listed church dedicated to St Lawrence, a village hall for community functions and a primary school known as the Fulstow Academy.

Louth has three markets each week and many individual shops, a cinema, theatre, recent sports and swimming centre, golf club, tennis academy, athletics and football grounds, and a Leisure Centre on the outskirts at Kenwick Park which includes further golf course and an equestrian centre. The Wolds and Coast provide contrasting natural retreats and reserves. Grimsby is the main business centre in the area and Fulstow is within easy commuting distance of industrial concerns along the south banks of the Humber Estuary, and for some the Humber Bridge brings the North Bank into acceptable reach.

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. We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band G.

Floor Plans and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request

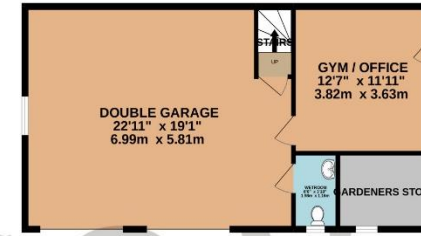
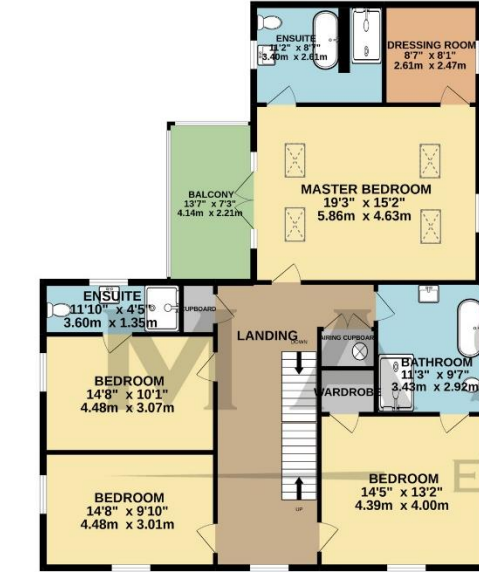
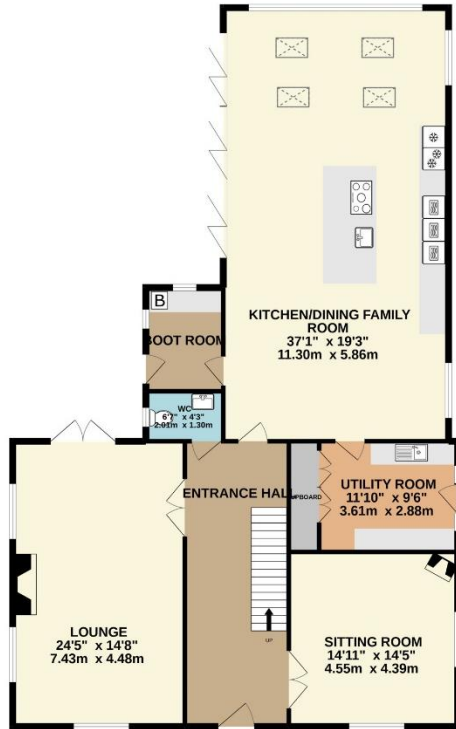
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1714 sq.ft. (159.3 sq.m.) approx.

1ST FLOOR
1378 sq.ft. (128.0 sq.m.) approx.

GARAGE ANNEX GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

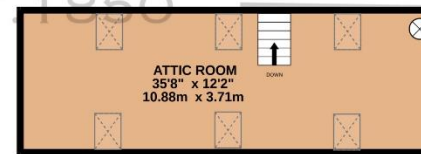
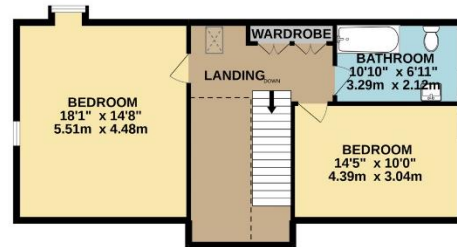
LOG CABIN
478 sq.ft. (44.4 sq.m.) approx.



GARAGE ANNEX FIRST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 5333 sq.ft. (495.5 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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