



SHAMEL LODGE, SKELLINGTHORPE

£1,200,000

BROWN & CO



SHAMEL LODGE

OLD WOOD, SKELLINGTHORPE

LINCOLN, LN6 5UA

DESCRIPTION

A rare opportunity to acquire a stunning detached, modern country residence in the highly regarded location of Old Wood.

Shamel Lodge was built for the current owners around 2017 and now delivers high calibre family living space with light filled accommodation, beautifully flowing and with superb specification, in all well equipped for modern family life. The property will also suit those seeking the ability to work from home, multi-generational living, gymnasium, hobbies etc.

Accommodation commences with a substantial oak and rustic brick entrance porch with contemporary double doors opening to an atmospheric reception hall, flooded with natural light and elegant staircase ascending to flyover galleried landing. A cloakroom with wc lies to one side. The lounge is 41ft/12.5m long, dual aspect and perfect for family gatherings.

The hub of the home is the living dining kitchen comprehensively appointed including quartz worktops and quality appliances. There is ample space for relaxation and direct garden access. A study/home office and utility room are provided. The fifth bedroom is also located at ground floor level and has a well-appointed en suite shower room.

At first floor level, the sleeping space spans either side of the flyover galleried landing. The master bedroom suite is stunning and generous, 41ft/12.5m including impressive bedroom area with Juliet balcony, walk in dressing room and luxuriously appointed en suite bathroom. The guest bedroom also has a dressing room and en suite shower room. Two further bedrooms are provided, serviced via a beautiful house bathroom.

Externally the property occupies a delightful plot in all just over one acre with wraparound grounds. There is substantial gated vehicle entrance with large parking and maneuvering areas to the front of the property and spurring off to the garage and annexe block. Here triple garaging is provided with first floor annexe over featuring living room, kitchen, bedroom and bathroom. In addition, there is a further double garage/machinery store.





LOCATION

Shamel Lodge is situated in the near unique location of Old Wood, an ancient woodland extending to approximately 230 acres (93 hectares), rich in native oak, lime and hazel and reputed to have historical connections dating to the Viking era.

As such the location is ideal for those with an interest in the outdoors, a circular cycle track within the wood links to the Sustrans National Cycle Network and with country walks around. Old Wood is managed by the Woodland Trust.

Skellingthorpe is a highly regarded village in this location offering a range of facilities including primary schools, local shopping, pharmacy, veterinary surgery and public house.

The village lies just beyond the historic city of Lincoln, approximately 5.5 miles.

Transport links are excellent with the A46 to the south and A57 to the north. The A1 lies to the west, readily accessed via the A46 and from which the wider motorway network is available.

Cross country and London rail services are available from Lincoln with London Kings Cross being within approx. 2 hours; there are faster services at Newark, 15.5 miles (approx. 1hr 20 mins) and Retford, approx. 18 miles (approx. 1hr 30 mins).

Leisure amenities and educational facilities (both state and independent) are well catered for.



DIRECTIONS

Travelling into Skellingthorpe north from the A46 along Lincoln Road, proceed into the village and follow the road round to the left, take the second turning right onto High Street, then first left onto Woodbank. Continue on this road, as the road forks, take the left hand fork proceeding straight on, where Shamel Lodge will be on the left hand side.

ACCOMMODATION

Substantial oak and rustic brick open **ENTRANCE PORCH** contemporary double doors opening to

RECEPTION HALL flooded with natural light, two storey glazed walling including access to rear patio. Elegant oak and glazed balustrade staircase ascending to flyover gallery landing, tiled flooring. Useful cupboard with manifolds for under floor heating.





CLOAKROOM contemporary low suite wc, wall hung and surface mounted basin, sensor operated illuminated mirror.

LOUNGE 41'0" x 17'10" (12.50m x 5.54m) dual aspect with multiple access points to rear grounds.

LIVING DINING KITCHEN 25'10" x 17'10" (7.88m x 5.43m) (or Breakfast Kitchen cum Garden Room) comprehensive range of contemporary two tone units, base cupboards surmounted by quartz worktops with coordinating upstands. Complementing split level central island with integral breakfast bar. Range of quality AEG appliances including induction hob with contemporary extractor over, combination oven, separate stem oven, fridge and freezer, dishwasher. Triple aspect and light filled including garden access to side patio area. Ample space for relaxation and information dining. Polished tiled flooring to coordinate.

STUDY/HOME OFFICE 9'9" x 7'0" (2.96m x 2.13m) minimum dimensions excluding entrance walkway, front aspect window.

UTILITY ROOM 6'3" x 5'9" (1.91m x 1.75m) with complementing base units surmounted by quartz worktops with coordinating upstands. Plumbing for washing machine, polished tiled flooring to complement.

BEDROOM FIVE 19'4" x 14'9" (5.89m x 4.51m) dual aspect with entrance walkway and off to

EN SUITE SHOWER ROOM well appointed with open showering over, range of vanity units hosting basin with mirror backing, wall cupboard, low suite wc, tiled to coordinate.

FIRST FLOOR

GALLERIED FLYOVER LANDING with additional landing areas to either side having sufficient space for sitting and relaxation, one of which hosts a useful airing cupboard. Radiators.

MASTER BEDROOM SUITE 41'0" to 25'0" x 17'10" (12.50m to 7.62m x 5.43m)

Bedroom Area dual aspect including double doors to contemporary Juliet balcony, radiators.

Walk in Dressing Room range of open fitted wardrobes, shelving and drawers. Radiator.

En Suite Bathroom generous and luxuriously appointed with contemporary suite of double ended bath, showering enclosure, twin contemporary basins, low suite wc, contrasting tiling to complement, chrome towel warmer.

GUEST BEDROOM SUITE TWO 17'0" x 13'3" (5.17m x 4.04m)

Bedroom Area dual aspect.

Walk in Dressing Room with open fronted wardrobes and shelving, radiators.

En Suite Shower Room with generous showering enclosure, tiled in natural tones, vanity basin, low suite wc, chrome towel warmer.

BEDROOM THREE 11'7" x 9'5" (3.53m x 2.88m) rear aspect window, radiator.

BEDROOM FOUR 11'7" x 9'6" (3.53m x 2.91m) front aspect window, radiator.

HOUSE BATHROOM ideally located and serving bedrooms three and four. Attractively appointed with contemporary white suite of double ended bath, separate showering enclosure, vanity unit, low suite wc, tiled around fittings and in showering area in contemporary natural tones, chrome towel warmer. Sensor operated mirror.

OUTSIDE

Beautifully situated in this near unique location of Old Wood, Shamel Lodge occupies a delightful plot with the house centrally positioned in its grounds extending in all to approximately 1 acre. The gardens flow in a wonderful lawned wraparound style providing many areas for enjoyment by all the family.

Also in a wraparound style is an extensive walled patio terrace, this gives numerous options for sitting out and alfresco entertaining.





A red granite extensive driveway leads through substantial pillars and electric gates delivering off road parking for numerous vehicles with excellent distribution.

As the driveway splits to one side of the property it terminates at the substantial **GARAGE AND ANNEX BLOCK**.

Ground Floor offering Triple Garaging DOUBLE 21'2" x 19'4" (6.44m x 5.91m) and SINGLE 19'4" x 11'4" (5.91m x 3.46m) both with electric roller shutter doors, the single hosts kitchen style units with tiling and hot and cold water supply, external door.



Annexe with external and internal access from double garage ascending to first floor over garage block.

Living Room 15'9" x 10'9" (9.96m x 4.79m) vaulted ceiling, roof windows.

Kitchen 11'3" x 5'5" (3.42m x 1.65m) with good range of high gloss units, integrated appliances of oven and halogen hob.

Bedroom 12'4" x 10'3" (3.76m x 3.11m) vaulted ceiling, dual aspect including roof window. Range of fitted furniture delivering good storage, drawers and vanity area.

Bathroom part vaulted ceiling, bath having shower over, pedestal hand basin, low suite wc, tiled walls to coordinate.



Nestled within one corner is a further **DOUBLE GARAGE/MACHINERY STORE 24'1" x 20'8" (7.35m x 6.28m)** with twin up and over doors, personal door, light, power (including three phase supply).

Dog kennels (with 5 no. pens) and enclosed yard.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by North Kesteven District Council that this property is in Band F.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in June 2022.



View

Ground Floor

Annex Upper Floor

First Floor

Outbuilding



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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