



Danesgarth
Scamblesby LN11 9XP

Homes in the Lincolnshire Wolds



M A S O N S

EST. 1850

This individual detached country bungalow provides an amazing 2,800 sq. ft. of versatile accommodation, including a detached annexe, and is superbly located in an elevated position along a small, quiet “no-through” lane on the outskirts of Scamblesby, itself nestling in scenic countryside designated an Area of Outstanding Natural Beauty. With a generous size plot of almost one third acre (STS) and overlooking its own $\frac{3}{4}$ acre paddock (STS), the bungalow has extensive parking, car port and landscaped south gardens at the rear with timber outbuildings.



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Directions

From St. James' church in Louth, travel south along Upgate, carry straight on at the traffic lights and proceed to the roundabout on the town outskirts. Take the second exit and after a short distance turn right. Follow the lane through the village of Tathwell to the eventual T-junction on a long bend and bear left along the A153 road.

Follow the road, go down Cawkwell Hill and on arriving in Scamblesby ignore the first left turn but then take the second left turn. Just after the primary school turn right along South Street, which then becomes Mill Lane, and follow the lane. At the sharp left bend bear right, keeping along Mill Lane (a "no-through" section of country lane) and continue until Danesgarth is found, elevated on the right side.

The Property

Constructed in the early 1990s, this deceptively large, detached country bungalow has brick-faced principal walls beneath a pitched and hipped main roof structure with a rear projecting gable, all covered in concrete interlocking tiles.

The bungalow has an oil central heating system and uPVC double-glazed windows, many of which have been renewed in recent times. The garden or sunroom features a double-glazed gable with sliding double patio door onto the south-facing rear garden. The latter has been professionally landscaped creating granite and ceramic-tiled seating and dining areas, raised beds and pathways with lawn beyond and timber garden outbuildings.

The original accommodation has been transformed by conversion and alteration to provide potentially eight bedrooms, (including annexe) or a combination

of bedrooms and living/home working rooms. The former use could well interest a buyer looking to create a bed and breakfast venture, taking advantage of the setting and proximity to the Viking Way just along the lane. Alternatively, the layout will suit a large family with a semi-independent aspect offered by the detached annexe for an elderly relative or a teenager.

The bungalow has been significantly improved to include installation of a log-burning stove in the lounge, a new contemporary fitted kitchen, new ensuite shower room to the master bedroom, new spacious bathroom/wet room combined, Karndean flooring to the kitchen, lounge and dining room and sleek, modern Sharps bedroom furniture to the two rear bedrooms.

The annexe was formed by conversion of the original detached garage and also has brick-faced insulated main walls under a pitched concrete tiled roof. The window and French doors are uPVC-framed double-glazed units and heating is by electric Rointe wi-fi programmable units.

In addition to the generous sized plot, the bungalow owns the grass paddock on the opposite side of the lane providing potential to keep a pony, carry out some horticultural activities or develop a small hobby farm subject to any planning permission which may be required. At present, there is a range of high-quality childrens'recreational structures set into a soft playing surface and these will be included in the sale.

Location

Most of the Lincolnshire Wolds was designated as an Area of Outstanding Natural Beauty (AONB) in 1973 following considerable local campaigning. This

designation means that the landscape is some of Britain's finest countryside. It is a living, working landscape, with woodland, grassland and abandoned chalk pits providing important habitats for rare flowers and wildlife.

The Lincolnshire Wolds lie in the north-eastern quarter of the county of Lincolnshire, mid-way between Lincoln and the coast, surrounded by the relatively flat fens, coastal marsh and the Lincoln Clay Vale. The Wolds is the highest land in eastern England between Kent and Yorkshire – there are fine views to the Pennines in the west, and the coast to the east. The AONB comprises an area of 558 km² (216 miles²), while the wider Lincolnshire Wolds Character/Natural Area incorporates the two neighbouring areas of the 'Spilsby Crescent' to the south and the remaining chalk uplands to the north.

Scamblesby is positioned in the heart of the Wolds, approximately equidistant at 8 miles from the market towns of Louth and Horncastle, whilst Market Rasen is around 18 miles. Lincoln is about 25 miles away. The village has a primary school of excellent repute while the market towns above provide a diverse range of shopping, leisure and sporting facilities and a choice of educational facilities including highly regarded grammar schools and academies.

National Hunt Racing takes place at Market Rasen and the area is generally popular with equestrians, tourists, motor sports and vintage car fanatics drawn to nearby Cadwell Park. The coast is around 18 miles from the village at its nearest point.

Photo Schedule - Main Bungalow

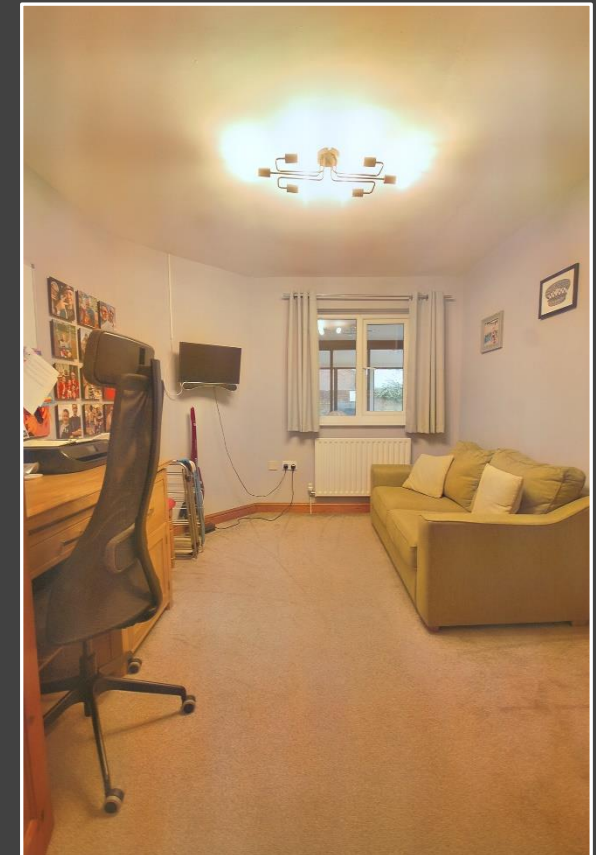


















The Annexe

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Accommodation

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

The main entrance is positioned on the right side of the bungalow where three shaped brick arches and a complementary side arch lead into the entrance porch which is covered by the main roof and has a flagstone floor, a wood-panelled ceiling, two ceiling light points and part-glazed (double-glazed) door into the:

Entrance Lobby

With Karndean oak-effect flooring and mat well, radiator, front window and coat hooks to wall plaque. Door to the:

Dining Kitchen

An impressive, spacious room with contrasting Karndean flooring to the kitchen and dining areas finished in oak effect and stone tile effect, each laid with a border around the room. The kitchen has been re-fitted with a range of bright high-gloss units with textured granite-effect composite work surfaces and upstands. There is a deep stainless steel, one and a half bowl sink unit with a tall mixer tap and hose. The units comprise base cupboards, a wide drawer unit with deep pan drawers, wall cupboards with pelmet lights under and space with plumbing for a dishwasher and space for a refrigerator.

The Smeg electric range cooker is included in the sale and has two ovens, grill, lower drawer and an induction five-ring hob with stainless steel splashback and canopy hood having spotlight downlighters. Long radiator, front window providing views and rear double-glazed patio door with side panel from the dining area into a smaller sun room which links with the main sun room to the rear of the lounge. Channelled power and aerial wiring for a wall-mounted TV.

Lounge

A spacious and beautifully proportioned room with front window presenting some lovely views across the paddock towards the surrounding hills. Patio doors at the rear open into the garden room and there is a fine brick feature fireplace with flagstone hearth set into a wide, white-painted pillared surround with deep mantel shelf over the log-burning stove. The oak-effect Karndean flooring has been laid with a contrasting inlay and border and there are two radiators, coved ceiling and four chrome wall lights, together with a five-branch ceiling light. Mains heat alarm.

Garden/Sun Room

An impressive room with a high, vaulted ceiling and potential for a variety of uses including seating, dining, playroom, etc. This room has a ceramic-tiled floor with electric underfloor heating and double-glazed windows from floor level to each

side, a three-panel sliding connecting door to the smaller garden room adjacent and a glazed gable on the rear elevation with centre sliding double patio door opening onto the landscaped patio and garden beyond. Ceiling light point to the ridge.

Rear Hallway

Leading from the kitchen into the rear wing of the bungalow with a seating or study area to one side, two ceiling light points, two mains smoke alarms, digital thermostat heating control and trap access to the wing roof void. Two ceiling light fittings, each with LED spotlights and light tube from the roof above.

Utility Room

Fitted with a modern range of units in an L-shaped configuration and having white high-gloss facings and long metal handles. There are base cupboard units, a four-drawer unit with deep lower drawer, a tall cupboard unit to one side and two double wall cupboards. Roll-edge, textured work surfaces with single drainer, stainless steel sink unit and white Metro-style ceramic-tiled splashbacks. Coat hooks to wall plaque, ample space for a chest freezer, space for American style fridge and space for a tumble dryer. Worcester pro-heat oil-fired central heating boiler operating with a digital programmer adjacent and providing central heating and a pressurised domestic hot water system. Electricity consumer unit with MCBs, multiple LED ceiling

downlighters, double-glazed door to the car port adjacent and further internal door to the:

Cloakroom/WC

White suite comprising a low-level, dual-flush WC, radiator, ceiling spotlight and side window to the car port.

Master Bedroom (rear)

With window to the side and rear elevations, this light and airy room has a long radiator, a contemporary combined remote-control ceiling fan and light unit and an excellent range of modern Sharps built-in wardrobes with long metal handles. Wall shelf and wiring for wall-mounted TV. Connecting door to the:

Ensuite Shower Room

With Karndean granite tile-effect flooring and a white suite comprising a low-level, dual-flush WC, a square designed vanity wash hand basin with mosaic tile and mirror splashback, two drawers beneath in gloss white and a large shower cubicle with a glazed and splashboarded enclosure, electric instant shower unit and sliding glazed door. Tall, suspended wall cupboard finished in white gloss, radiator, side window, LED ceiling downlighters and LED illuminated mirror-fronted cabinet. Door to **Walk-in Linen/Airing Cupboard** with radiator, shelving and LED downlighter.

Bedroom 2 (rear)

Another impressive double bedroom which is light and airy by virtue of a window to the side and rear elevations. With an equally contemporary theme, this bedroom also has some excellent built-in Sharps furniture comprising wardrobes, a bank of three drawers with space above for a TV and wall cupboards over having downlighters beneath, together with a seven-drawer dressing table with floating shelves over. Coved ceiling, radiator and roller blinds to the two windows. Views across the main garden.

Bedroom 3 (side)

Positioned to one side of the rear wing, this double bedroom has a window facing the garden room and patio area, and a single radiator.

Family Bathroom and Wet Room combined

A spacious room with a white suite comprising a panelled bath with modern mixer tap, low-level, dual-flush WC and a semi-pedestal wash hand basin with pillar tap and mosaic ceramic-tiled and glass splashback. Spacious walk-in shower area with complementary ceramic-tiled walls on two sides, Mira electric instant shower unit and ceramic-tiled and glass mosaic border and full-height tiling around the bath. Radiator, side window to the car port, LED downlighters and ceiling extractor fan. Tall, suspended wall cabinet finished in white gloss.

Bedroom 4 (front)

Presently used as a study and sitting room, this could be a single bedroom and has an internal window to the smaller garden room adjacent. Radiator.

Bedroom 5/ Study

Presently used as a study and sitting room, this could be a single bedroom and has an internal window to the smaller garden room adjacent. Radiator. Light tube from the roof void.

Bedrooms 6 and 7

These two bedrooms of very similar size would alternatively make his/hers home offices, each is the size of a small double bedroom or good size single and the front bedroom enjoys excellent views as from the lounge, whilst the rear bedroom overlooks the main garden. Each has radiator, mains smoke alarm, coved ceiling and the rear bedroom has a roller blind to the window.

Annexe

Bedsitting Room (Bedroom 8)

A spacious room with two Rointe electric wi-fi programmable heaters providing efficient and controllable heating, a rebated electricity

consumer unit with MCBs, TV aerial point, double-glazed French doors on the side elevation and with ample space for a large double bed. Recess at the front forming a:

Kitchenette with work surface, stainless steel sink unit and electric water heater beneath; space with power supply for refrigerator, wall cupboard unit and window on the front elevation. Door and step up to a

Dressing Room - this useful walk-in wardrobe space has clothes rails, shelving and trap access to the roof void; window facing the garden.

Ensuite Shower Room with a white suite comprising a low-level dual-flush WC, a vanity square-design washbasin with pillar tap and mosaic-tiled splashback over double drawers in white, and a glazed and splash-boarded shower cubicle with electric shower unit. Front window, electric chrome ladder-style radiator/towel rail and ceiling LED downlighters

Outside

From Mill Lane there is a wide entrance bay leading up to a spacious block-paved driveway and forecourt providing parking space for several vehicles with additional spacious parking separated by a brick dividing wall to the front garden. Hawthorn hedge along the front boundary and large gravelled garden beds with a variety of ornamental shrubs and ground cover plants.

Satellite TV dish to the front wall and sensor mini-floodlight.

By the entrance porch, double timber gates open onto a car port with transparent roof on timber frame and which has an outside light, tap and under-cover log stores at the side. The car port is open to the rear garden and the oil storage tank is to one side.

The rear garden is an excellent size with an impressive professionally landscaped area extending out in granite and ceramic tiling from the garden rooms to form an outside dining and seating area with enclosing walls and raised beds together with subtle inset LED lighting. From here a gravelled pathway leads past the lawned garden to a pergola with decking base and hot tub heated by a Skargards wood fired water heater and with folding cover.

Towards the rear of the garden there is an excellent timber workshop/store around 5m x 3.5m overall with 2 Perspex windows, led strip-lighting, insulated walls, consumer unit, power points and shelving. Adjacent is a timber garden shed on flagstone base 2.3m x 2.3m plus canopy at the side

The annexe is positioned adjacent with a timber-built implement store and outside sensor light by the entrance. There is fencing to each side and a hawthorn hedge to the open fields at the rear. On the opposite side of Mill Lane the grass paddock is set behind a hawthorn hedge and has a timber 5-

bar gate for access, fencing to each side and a mixed hedgerow along the rear boundary. There is a soft-play area with substantial, quality garden play structures which will be included in the sale.

In total, the paddock and plot combine to give an area **in excess of 1 acre (STS)**.

NB The paddock is subject to an overage imposed in 1994 for a period of 80 years in respect of any planning permission obtained for material development other than agricultural use. A copy of the Land Registry documents providing details can be emailed on request.

Viewing

Strictly by prior appointment through the selling agent.

General Information

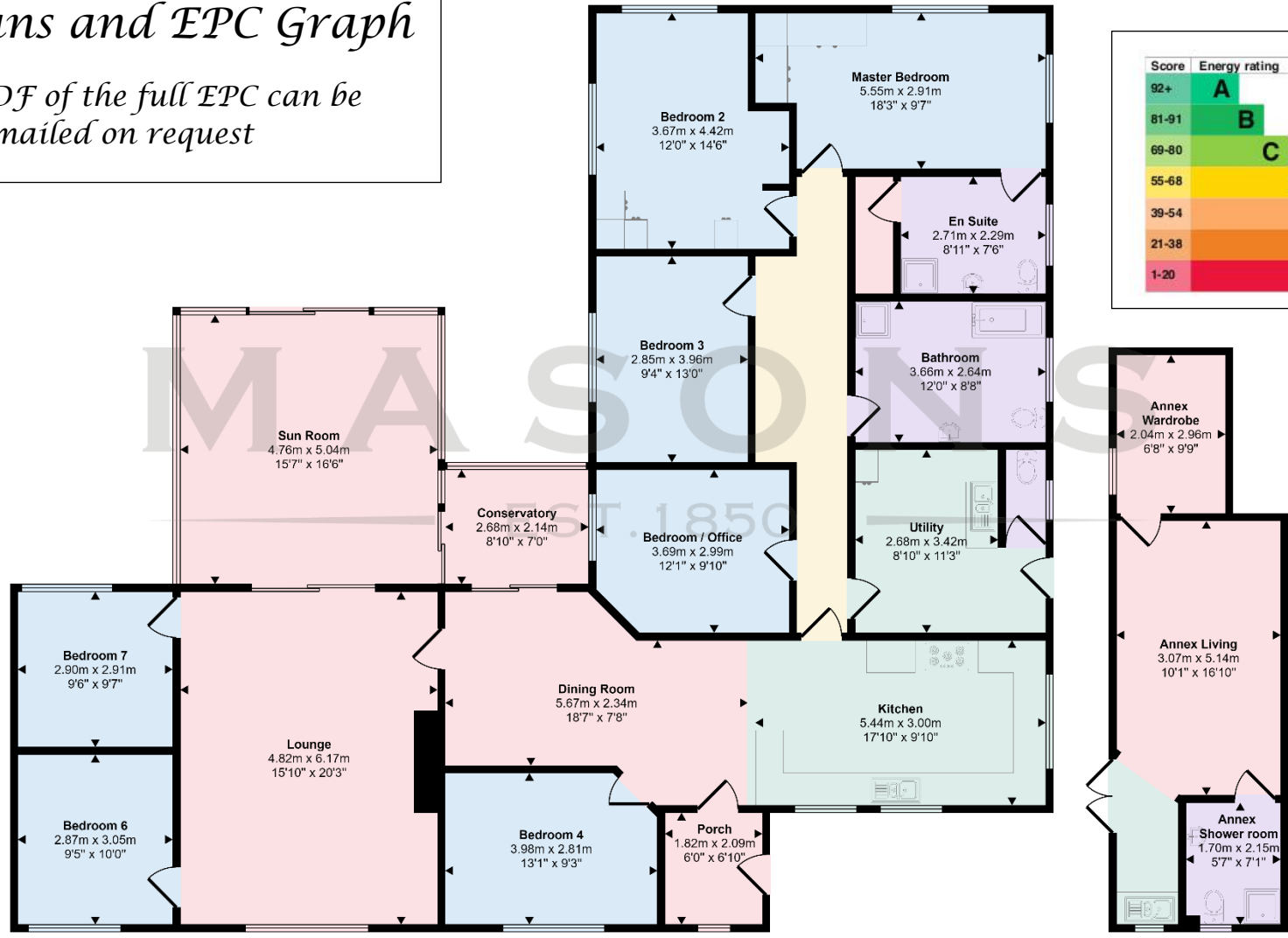
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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 and water whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.

Approx Gross Internal Area
261 sq m / 2805 sq ft



Floorplans and EPC Graph

NB A PDF of the full EPC can be emailed on request



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx 231 sq m / 2483 sq ft

Annex
Approx 30 sq m / 322 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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