



Woodlands

St. Mary's Lane, Louth LN11 0

M A S O N S

EST. 1850

A unique and versatile lifestyle property. Enjoying a secluded and mature setting in a prime residential area of Louth on the very outskirts of town adjoining farmland, this individual 5 double-bedroom detached house has an exceptional, spacious 1 double-bedroom annexe, and both have bright, contemporary interior which is superbly presented. Extending to around 3,830 square feet including an integral garage, the rooms are beautifully proportioned, and the house is approached over a long, owned, tree-lined driveway leading to a large block-paved forecourt. A rare opportunity.



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Directions

From the church of St. James in the town centre, travel north on bridge street, cross the bridge over the River Lud and then take the next left turn along St. Mary's Lane. Carry on almost to the end of the road, where the entrance to Woodlands can be found on the right –proceed up the long driveway to the 5-bar gated entrance.

The Property

Constructed in 2003 to an impressive design this special house has a traditional style externally which belies the contemporary, spacious interior.

The house has brick-faced principal walls with decorative stepped string course, brick quoins and a stepped-out brick plinth under a pitched clay pan tiled roof with two-storey front gable and a porch covered in Rosemary style tiling.

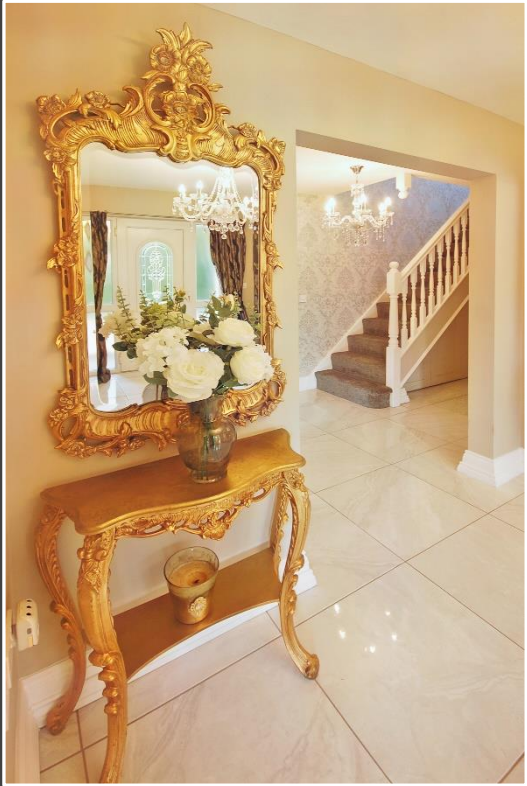
The annexe is appointed to an equally impressive specification and also designed with a large open plan living/dining kitchen in the modern style having complementary brick-faced external walls under a clay pan tiled roof. Both buildings have independent gas central heating systems and uPVC double-glazing.

The garage is integral within the annexe wing and there is an attractive garden shed in the style of a Dutch barn, whilst to the corner of the rear garden, is a metal framed greenhouse.

Photo Schedule *Main House* *Interior*































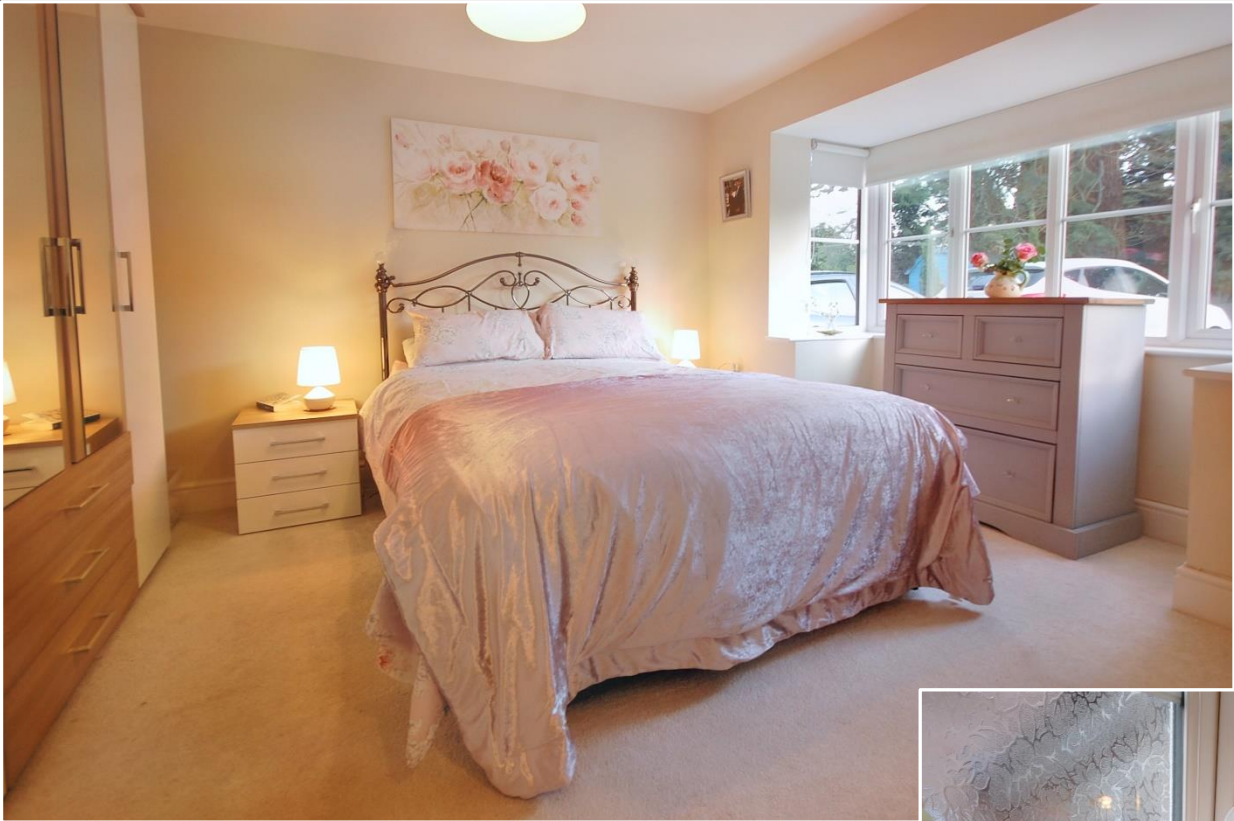
*Photo Schedule
The Annexe*



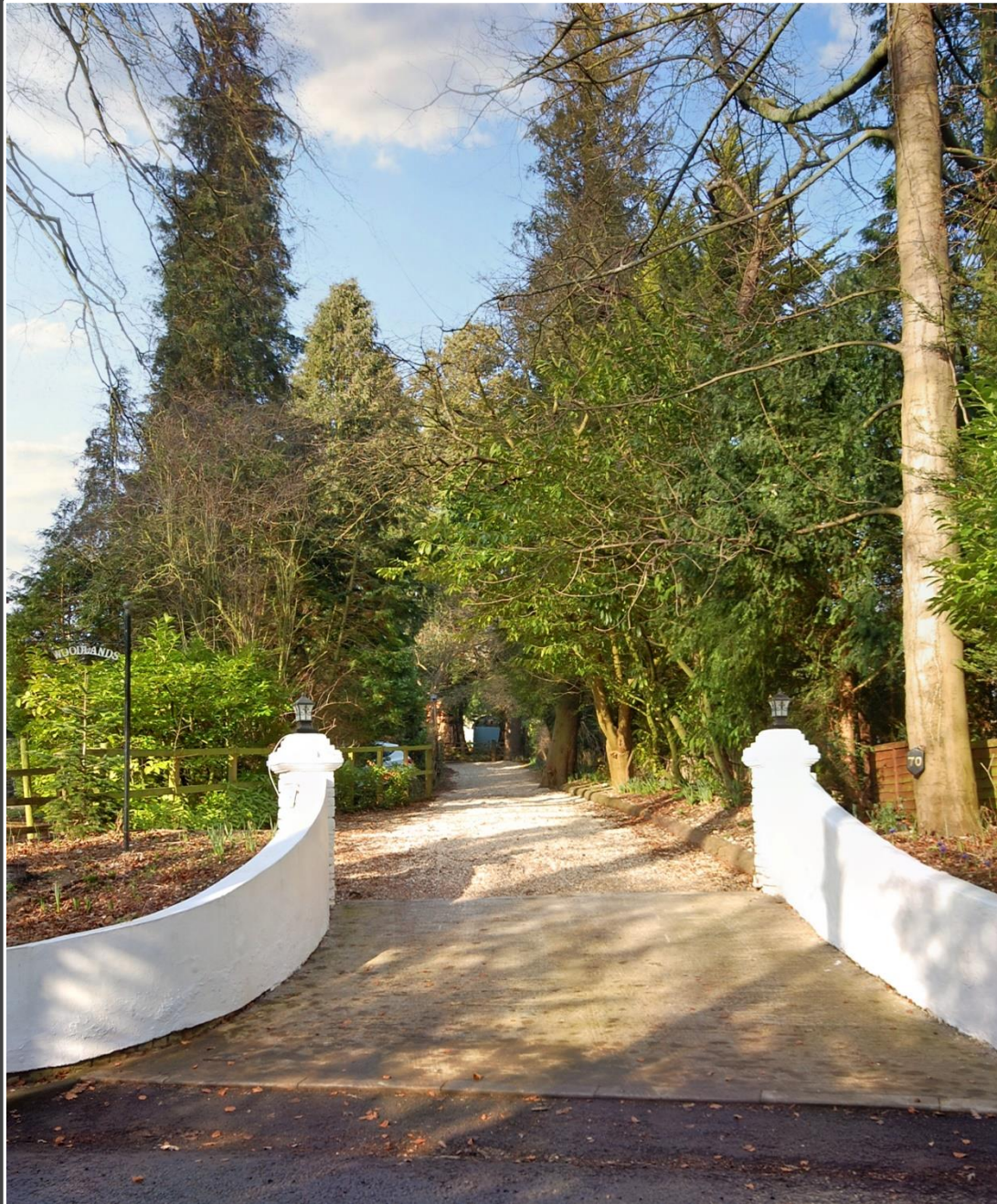


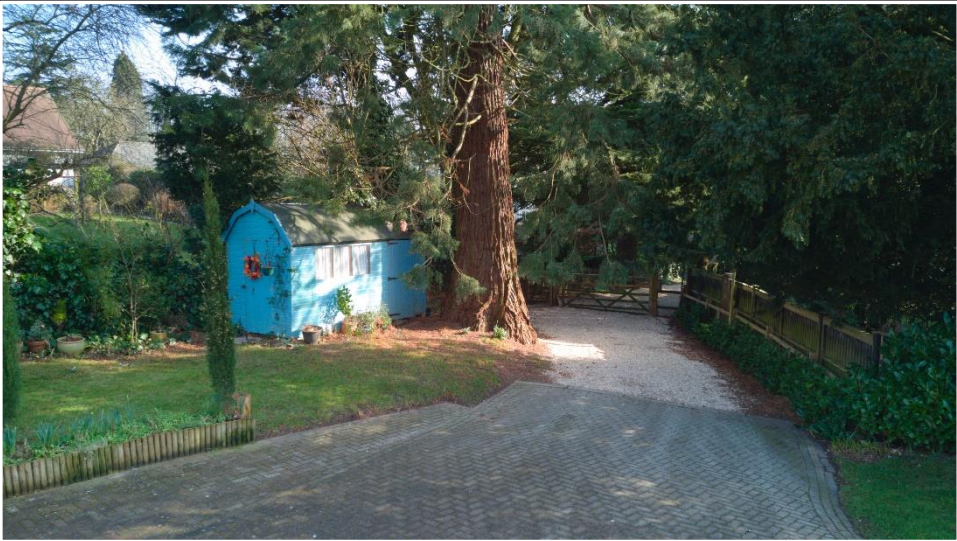




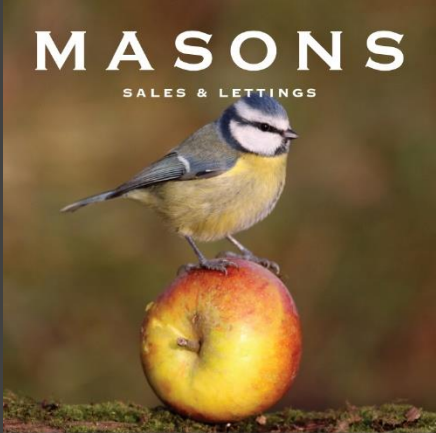


Outside









Woodlands in Summer









Accommodation

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

Main House - Ground Floor**Front Entrance**

With a canopy tiled porch covered in Rosemary style clay tiles and having uPVC panelled ceiling and a light. White uPVC double-glazed front door with double-glazed side panels and a decorative centre arched pane to the:

Entrance Hall

A spacious and elegant hallway with feature porcelain, marble style floor tiling extending through to the rear hall. Double, multi pane, part-glazed doors at the side open into the lounge creating an excellent entertaining space. Six-panel white doors lead off to the dining room, cloakroom/WC and double matching doors reveal a spacious built-in cloaks cupboard. Part-glazed door at the rear into the dining kitchen.

Radiator, two ceiling light points and staircase with white painted spindle balustrade having turned newel posts and leading up to the first floor. Beneath the staircase finished in pale grey, there is a range of useful built-in store cupboards with two pairs of angled double doors. Second radiator to the rear hallway and ceiling smoke alarm.

Cloak Room/WC

With a contemporary white suite comprising a low-level, dual flush WC and a suspended vanity square designed wash hand basin with beech plinth to each side and a beech-faced cupboard beneath. Complementary mirror over with shelf. Radiator and window on the side elevation.

Lounge

A lovely reception room which is particularly light and airy, having a large window on the front elevation and two windows

to the side elevation. There is a recessed fireplace with raised ceramic-tiled hearth and a white enamelled cast iron multi-fuel stove. Two radiators, one set into an ornamental case.

Dining Room

An excellent size with a feature walk-in square bay window to the front elevation, radiator and light oak flooring.

Living/Dining Kitchen

Exceptionally spacious extending to over 10m in length and featuring contrasting coloured porcelain-tiled flooring in marble style. Double-glazed French doors to the rear elevation and wide double-glazed French doors with side panels on the side elevation, opening onto the patio with covered pergola and climbing plants beyond.

The kitchen area is fitted with an extensive range of units having contemporary high-gloss grey facings and metal handles to include base cupboards, wall cupboards, marble-effect work surfaces and splashbacks, a shaped single drainer, stainless steel sink unit with mixer tap and an integrated Lamona dishwasher. There are downlighters over the work surface beneath the wall units and there is a Bush range cooker finished in black with double oven, grill and warming compartment, together with a glass splashback and stainless steel cooker hood having light inset. (NB – the cooker can be included in the sale but is not fully operational). Two windows to the rear elevation overlooking the garden, ceiling downlighters to the kitchen area and sockets for a wall-mounted TV in the seating area, together with a wide, modern wall-mounted electric fire. Two radiators and white six-panel door to the:

Utility Room

With base and wall units having beech-effect facings, roll-edge, granite-effect work surface with ceramic-tiled splashback and an inset single drainer, stainless steel sink

unit. Twin recess beneath the work surface with plumbing for washing machine and space for a dryer adjacent. Ceramic-tiled floor, ceiling-mounted clothes dolly, coat hooks to wall plaques and radiator. Rear part-glazed (double-glazed) door to outside. Wall-mounted, gas-fired central heating boiler operating with a digital programmer. Window to the front elevation overlooking the driveway.

First Floor - Spacious L-shaped Landing

With white painted spindle balustrade and turned newel post extending around the stairwell to form a gallery and a complementary second staircase leading via a quarter landing to the second-floor master bedroom suite. Radiator, window to the front and side elevations (each with roller blind) and six-panel doors leading off to the bedrooms, bathroom and a recessed cupboard. The latter houses the Santon Premier Plus unvented hot water insulated cylinder, together with an expansion vessel for the pressurised hot water system. Cupboard beneath the staircase to the second floor and two ceiling-mounted smoke alarms. Attractive views from the front window across the tree-lined surroundings towards the approach to the property.

Bedroom 2 (front)

A bright and spacious double bedroom with a large window on the front elevation presenting some open views, taking in the characterful property below and across the adjacent field towards the trees beyond. Radiator and white six-panel doors to the ensuite bathroom and:

Ensuite Dressing Room, well fitted with clothes rails, shelving and an electric light.

En Suite Bathroom

White suite comprising a P-shaped bath with modern mixer tap having shower fittings and wall bracket, together with a glazed, curved side screen; low-level, dual-flush WC and

pedestal wash hand basin with single lever mixer tap. Part ceramic-tiled walls and splashbacks extending onto a ledge shelf. Side window, radiator and extractor fan.

Bedroom 3 (rear)

A double bedroom with a window on the side elevation presenting panoramic views across the adjoining fields towards the woodland beyond. Radiator and shaped walk-through archway to an ensuite dressing area with window on the side elevation, radiator and second light. White six-panel door to the:

En Suite Shower Room

White suite comprising a low-level, dual-flush WC and shaped pedestal wash hand basin with chrome towel rail beneath, together with a corner ceramic-tiled and glazed shower cubicle having curved screen and door and a wall-mounted mains shower mixer unit with a fixed drench head above. Ceramic tiling to one wall and part-tiled rear wall. Radiator, rear window and extractor fan.

Bedroom 4 (front)

A good size double bedroom with window on the front elevation, radiator and a modern free-standing, long wardrobe unit with opaque and cream glazed sliding doors.

Bedroom 5 (rear)

Another good size double bedroom also having a free-standing wardrobe unit as in bedroom 4, finished with opaque and cream coloured glazed doors. Radiator and rear window overlooking the garden and fields beyond.

Second Floor Landing

With white six-panel door opening into the:

Master Bedroom

An exceptional bedroom extending to a length of 9m with part-sloping ceiling having inset LED downlighters and trap

access to the upper roof void. Newly fitted deep plush carpet in cream, two radiators and a Juliet balcony comprising two double-glazed, inward opening French doors revealing a glazed screen externally and enjoying fine views across the fields towards the tree belt beyond.

A white six-panel door leads to the ensuite bathroom and white six-panel double doors open into a walk-in wardrobe of excellent size fitted with storage compartments, clothes rails and shelving, all illuminated by ceiling downlighters.

En Suite Bathroom

An attractive bathroom with feature mosaic-tiled floor and raised plinth for the bath. Metro style part ceramic-tiled walls and a white suite featuring a slipper bath with chrome ball and claw feet, together with mixer tap having shower fittings and a Period style pedestal wash hand basin with a complementary low-level WC adjacent. The part-sloping ceiling has recessed downlighters and there is a double-glazed Velux skylight window to the rear slope. Shaver socket and combined ornamental radiator and chrome towel rail.

The Annexe

Main front entrance with a composite part-glazed (double-glazed) front door having an arched double-glazed pane with leaded lights. The door is finished in pale green externally and white internally.

Entrance Hall

L-shaped with radiator, window to the front elevation, two ceiling light points and central heating thermostat. Trap access with ladder to the annexe roof void which has boarding for storage and the gas central heating boiler is located here. Consumer units for house and annexe. White panel-effect doors to the double bedroom and shower room; part-glazed door, also finished in white with multi-panes to the:

Open Plan Kitchen, Dining Area and Lounge

A superb, spacious living area enjoying a contemporary open plan feel with wide, double-glazed French doors and double-glazed side panels on the side elevation facing the garden area to the rear of the house and two windows to the rear elevation.

The kitchen also has a rear window and is fitted with a range of modern units with high-gloss, pale grey facings and contrasting dark grey work surfaces with Metro style ceramic tile splashbacks. There are base cupboard units, a drawer unit, integrated refrigerator and a range of wall cupboards. Built-in stainless steel and glazed CDA electric oven incorporating grill and complementary black glass, four-ring gas hob over, together with a modern angled CDA cooker hood with twin lights above. White enamelled one and a half bowl, single drainer sink unit with single lever mixer tap over.

Oak-effect laminated floor covering extending through from the hallway into the entire living area. Recessed mock fireplace suitable for ornamental stove such as that illustrated in the photographs. Two radiators, (one in ornamental case) and a range of recessed ceiling downlighters throughout the room. The lounge windows are fitted with roller blinds.

Double Bedroom

A spacious double bedroom at the front of the annexe with a large walk-in, square bay window overlooking the main approach to the property. The window is fitted with roller blinds and the room has a radiator and ample space for free-standing bedroom furniture.

Shower Room

A contemporary shower room with a good size glazed and ceramic-tiled shower cubicle having a wall-mounted shower mixer unit with flexible handset on rail and a

drench head above, together with an extractor fan; low-level, dual-flush square design WC and slender pedestal wash hand basin with modern single pillar mixer tap. White ladder-style radiator/towel rail, part ceramic-tiled walls, ceiling downlighters and window to the side elevation.

Outside

The entrance to the property can be found on the outskirts of Louth close to the end of St. Mary's Lane where an impressive entrance driveway is marked by two colour-washed stone pillars surmounted by ornamental lanterns and flanked by flower beds with a hanging sign to the left indicating the name of the property.

The long, gravelled driveway is tree-lined and leads up to the five-bar pedestrian and vehicular gates which open to allow access onto the forecourt and parking area in front of the house and annexe. There is ample space to comfortably turn, and park vehicles. The driveway also gives access to the **Integral Garage** within the annexe building with an up and over door, light and power internally.

The driveway is finished in block paving and bordered by lawned gardens with mature hedges maintaining privacy and to the corner of the drive by the entrance there is a magnificent redwood tree. By the annexe there is a trellis-work arch with step-through access onto a banked garden leading along the side of the annexe building making an ideal area for storage, before this leads around to the main garden. The rear garden is laid to lawn with a flagstone patio between the annexe and main house, having a sensor floodlight above and an outside water tap adjacent. The summertime photos indicate the gardens at their best with climbing wisteria over the front gable of the main house and extending across the porch. There are multiple

brackets for hanging baskets and the main garden continues around the side of the house adjacent to the farmland, enjoying panoramic open country views usually only enjoyed by a rural home .

By the French doors from the living area of the kitchen there is a timber-framed canopied pergola over a flagstone patio, forming an ideal area for al fresco dining and beautifully orientated for the afternoon and evening sun. To the far corner of the plot in an elevated position there is a greenhouse and there is an outside water tap to the rear of the house together with multiple outside lights around the building, some of which are sensor floodlights.

Viewing

Strictly by prior appointment through the selling agent.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year. The town has a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

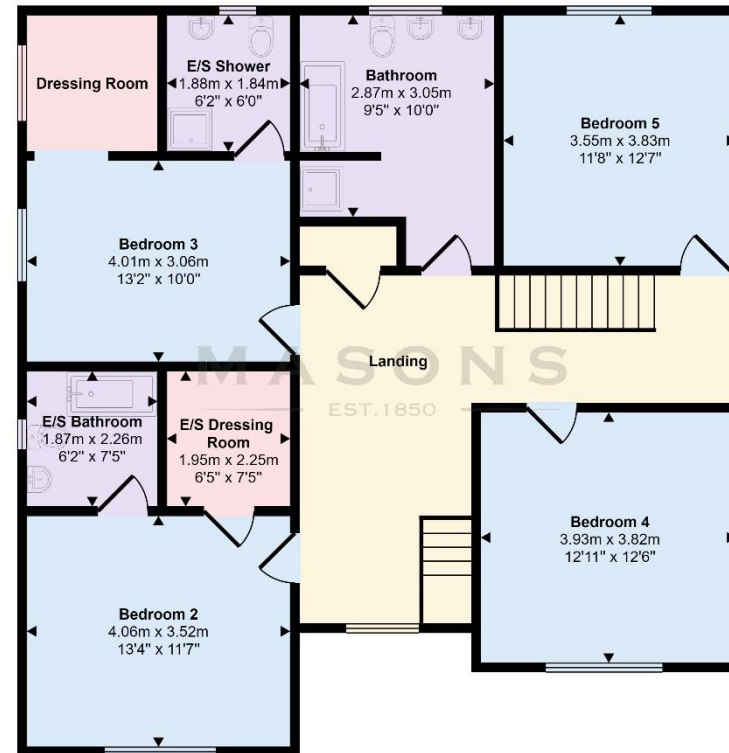
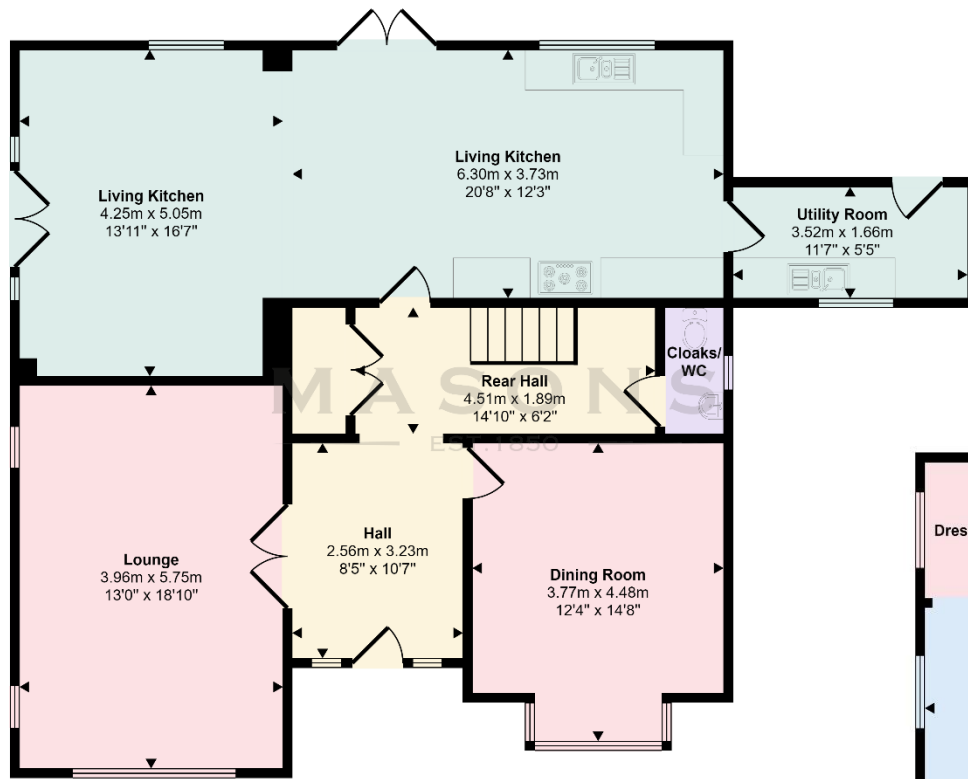
Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine

country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

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 gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band E with the annexe being in Council Tax band A.





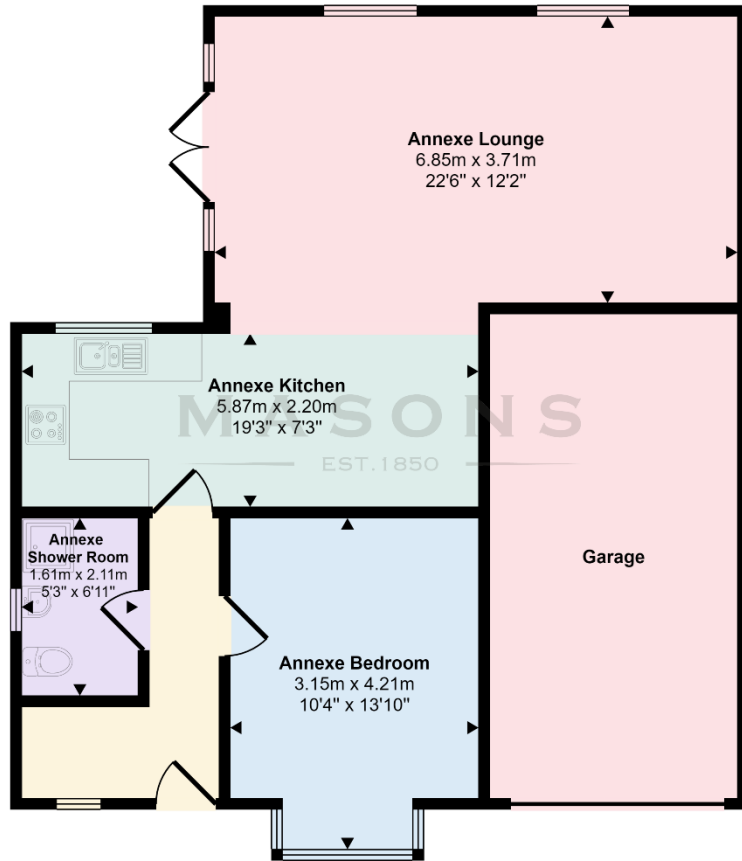
*Main House
Floorplans
and EPC Graph*

*(NB - A PDF
of the full EPC
can be emailed
on request)*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

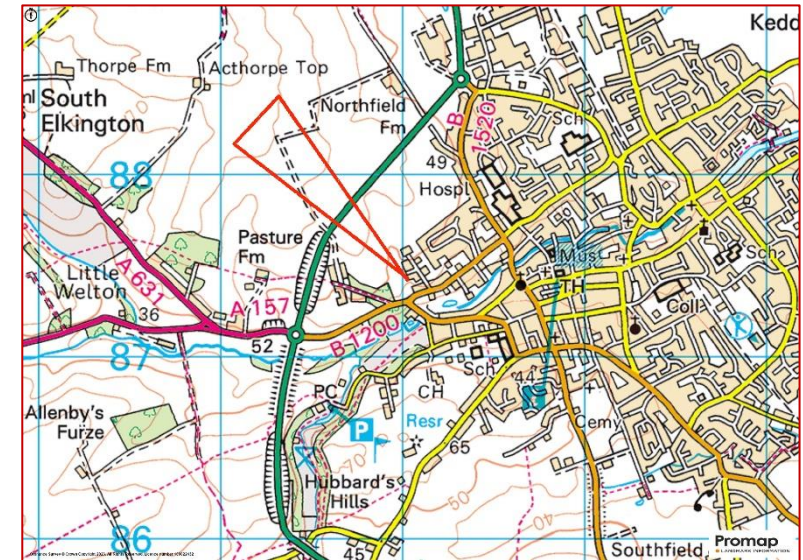
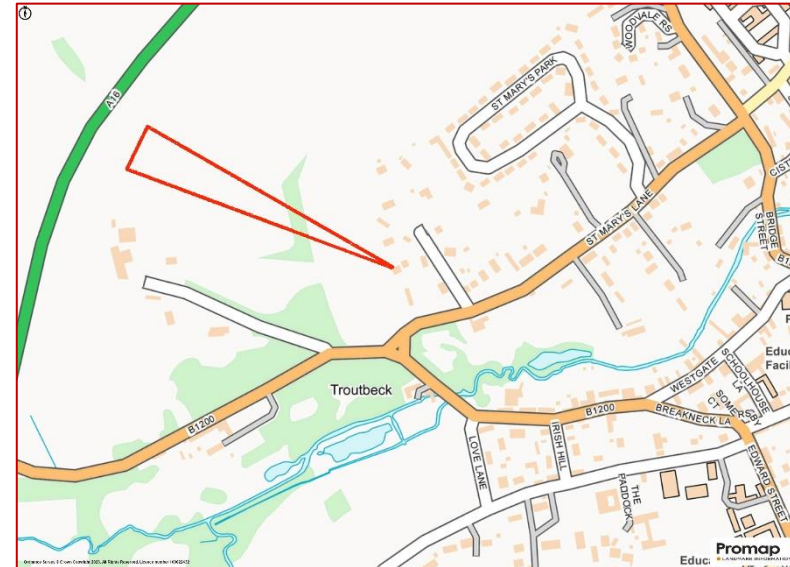
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Annexe floorplan and Location Maps



Annex
Approx 82 sq m / 887 sq ft

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