



Church Lane, Utterby, LN11 0TH

M A S O N S
EST. 1850

The Manor House, Church Lane, Utterby, LN11 0TH

01507 350500

Positioned down the leafy Church Lane in Utterby, opposite the Church of St. Andrews, the Manor House is an outstanding Grade II listed residence of particularly handsome and grand design dating back to the 17th century and significantly remodelled around 1900. This impressive country home stands within grounds of approximately 1.25 acres (STS) with delightful and mature gardens with a superb range of outbuildings including a coach house with potential for other uses.

The Manor House offers extensive accommodation set over three floors with elegant reception rooms and seven bedrooms. A superb swimming pool is situated to the sheltered west aspect with annexed rooms.





Directions

From Louth take the A16 road north and proceed past Fotherby along the bypass and into Utterby. Look for the first left turning into Church Lane and follow the lane for some distance until arriving at St. Andrews' Church on your right, the Manor House will be found directly opposite on the left.

Location

The Manor House is situated towards the end of the leafy and quiet Church Lane in Utterby, positioned in the foothills of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The Manor House is positioned directly opposite St. Andrews' Church giving superb views of the 13th Century building and tower.

The name Utterby is Danish and the village is thought to date from about 900 AD. There is a vibrant village school, a Parish room by the village green, a number of historic houses and the 14th Century Packhorse Bridge which is believed to have provided access to the church from the former Gilbertine Priory.

The market town of Louth is approximately four and a half miles from Louth Market town and eleven miles from Grimsby. There is a direct route to the Humberside Airport which is approximately 20 miles away. Church Lane leads out into open countryside along the foot of the Wolds which are designated an Area of Outstanding Natural Beauty.

The Property

The Manor House stands centrally and proudly within its grounds of 1.25 acres (subject to survey), originally built on the site of an earlier dwelling in the 17th century and later extensively altered around 1900. This Grade II listed home features many impressive features, finished in red brick with painted stone dressings, tiled roof having raised

stone coped gables and being two storey with further attic bedrooms, each with dormer windows. Above the central window is the ashlar coat of arms of the Elye family, dated 1639.

Later additions to either side have created outbuildings, coach house, double garage and to the opposite side, swimming pool accommodation with the swimming pool positioned in the western courtyard. The internal accommodation has retained its period charm and features and benefits from retaining the original staircase with three turned banisters and treads with wreathed handrail and carved cut string.

Accommodation

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

Entrance Porch

Accessed via part-glazed double timber doors having tiled floor and cupboard to side with heavy timber door leading into:

Reception Hall

A bright space having a superb Georgian staircase with turned banister leading to first and second floors. Large bay window to front overlooking the gravel driveway and views of St. Andrews' Church. Wainscoting panelling to walls to quarter height with cornice to ceiling, sitting area to one side with fireplace and inset stove. Four-panel timber doors into main reception rooms.

Dining Room

An elegant dining room having French doors leading out onto the gardens and adjoining patio. Mouldings to walls and cornice to ceiling.

Illuminated alcoves to one side with shelving and built-in cupboards below.

Drawing Room

Well-appointed room having a stunning marble fireplace with cast iron surround and marble hearth. Wall mouldings with dado rails and cornice to ceiling, the room benefitting from south and westerly aspects with bay window overlooking the pool area and French doors leading onto the rear patio.

Cloakroom

Built-in vanity unit to one end with timber doors and marble top. Panelled walls to dado rail height, coving to ceiling, low-level WC and parquet style flooring.

Sitting Room

Situated at the front with large bay window overlooking the driveway. Fireplace with Georgian detailed timber surround with marble back and tiled hearth, cornice to ceiling. To one side is a large range of built-in bookshelves and cupboards, skirting radiator and door through to:

Study

Having solid woodblock flooring and a good range of built-in cupboards making an ideal workspace with views over the garden, having inset spotlights to ceiling.

Rear Lobby

Built-in cupboards and coat hooks, wood-effect flooring and part-glazed door to garden.









Breakfast Kitchen

Large range of base and wall units with handmade painted solid timber doors with drawer and eye-level glazed units. Contrasting granite and timber work surfaces having an inset one and a half bowl, stainless steel sink with mono mixer tap, concealed storage cupboards and open-fronted bookshelves to wall. To one side is a superb double oven, oil-fired Aga cooker with further adjacent free-standing double electric oven. Good range of high-quality built-in appliances including Blomberg dishwasher, Neff combi oven and coffee machine. Mock beams and floor joists to ceiling, tile-effect vinyl flooring and an arched opening into:

Orangery

A superb part of the property creating a further reception room and enjoying an excellent southerly aspect over the private rear gardens. Fully glazed roof canopy and tile-effect floor which benefits from electric underfloor heating. Built-in cupboards to one side, inset spotlights and having two sets of French doors leading onto the rear patio.

Laundry Room

Range of fitted units and worktop with attractive tiling part way to walls, window to side and solid timber door leading to garden. Space and plumbing provided for washing machine and tumble dryer and large American style fridge/freezer. To one side is a single bowl stainless steel sink.

Pool Accommodation

Sun Room

Having a view across the enclosed pool courtyard with French doors leading onto the patio. Exposed

brickwork and tiled floor, ceiling fan and having separate arched entrance door leading to front driveway.

Kitchen

Range of base units with rolltop laminated work surfaces, tiled splashbacks, window overlooking pool and cupboard space to opposite side. Freestanding fridge and dishwasher, Wood-effect flooring.

Dining Area

With a further excellent view over pool area and gardens. Central ceiling light point and wood-effect flooring.

Changing Room/Pump Room

An enclosed room having pump and filtration system for swimming pool. Painted brick exposed walls with fitted changing bench and hooks to wall.

First Floor Landing

With large window to front with views over driveway and the church and benefitting from the beautiful Georgian staircase with turned banisters and treads. Wainscoting to walls extending for the full height of the landing to second floor. Cornicing to ceiling and timber panelled doors into bedrooms. Half landing to rear giving access to rear bedroom quarter and carpeting throughout.

Master Bedroom (rear)

With views over garden. Wall panelling and decorated linen wall covering with continuation of concealed wardrobes. Ceiling and wall light points, cornice to ceiling and recently fitted carpet with step down and door into:

En Suite Bathroom

Having window to the rear and a very smart, contemporary suite comprising twin wash basins with cupboards below, panelled bath and walk-in shower with rainfall shower head attachment and thermostatic mixer. Glazed screen to side and low-level, wall-mounted WC. Chrome heated towel rail and inset illuminated wall alcoves. Inset spotlights to ceiling and fully-tiled floor and to wet areas to walls in attractive marble effect.

Bedroom 4 (rear)

With bay window overlooking rear garden. Good range of fitted wardrobes and dressing table, built-in wash basin to side with cupboards below. Cornice to ceiling.

Bedroom 5 (rear)

Further great views over the rear garden and having bay window. Built-in wardrobes to one side, dressing table with built-in wash basin to one side with mirrors above. Cornice to ceiling and carpeted floor.

Bathroom 1

Panelled bath and enclosed shower cubicle to corner with thermostatic mixer, heated towel rail. Wash hand basin and low-level WC in Edwardian style. Sash window to rear overlooking the garden, cornice to ceiling with inset spotlights.

Bathroom 2

Panelled bath with shower mixer and shower screen to side. Low-level WC and wash hand basin, illuminated wall light points and bay window overlooking driveway. Detailed cornice to ceiling and heated towel rail.





Bedroom 2 (front)

Having views over the driveway and church. Enclosed washroom to one side. Built-in wardrobe space with water tank and immersion heater, storage provided for laundry. Built-in bookshelves and cupboard to one side.

Bedroom 3 (front)

Alcove to one end having a useful wash hand basin and storage cupboard adjacent.

Second Floor Landing

With view to front over driveway and having carpeted floor and part-vaulted ceiling.

Bedroom 6

Dormer window to front and part-sloping ceilings. Useful wash hand basin to alcove, carpeted floor and loft hatch to roof space.

Bedroom 7

Further dormer window to front overlooking the garden. Cupboards to one end housing the water storage tanks.

Outbuildings

Adjacent the house is a good range of useful outbuildings all having electrics and lighting and including Log Store, Garden Store and Boiler Room with connecting door from rear garden to front garden and housing the Ideal Buccaneer oil-fired central heating boiler with oil storage tank situated adjacent externally.

Coach House

A superb and versatile annexe building complementary in design to the main dwelling which gives superb potential for conversion to a variety of purposes including holiday cottage,

granny annexe or home working office, etc. (subject to any necessary consents). To the ground floor is a beautiful large store room with window to rear and timber door. Staircase leading for first floor where a large multi-purpose play room or hobby room can be found with a connecting door through to further craft room with window to rear and having wash hand basin vanity unit to corner.

Double Garage

Accessed by the off-shoot from the main driveway, providing further parking to the front with electric up and over door, with garden toilet situated within, rear access door and ramp down into main garden.

Outside Approach

The Manor House is situated in superb mature grounds, well back from Church Lane and perfectly positioned directly opposite St. Andrews' Church, creating a tranquil and peaceful setting. The gardens are meticulously landscaped and well maintained with sweeping circular driveway and central box-hedged lawn surrounded by large, mature trees which in the warm seasons, create a very private, leafy setting.

Gardens

The main garden enjoys a southerly aspect with the south-eastern corner benefitting from a delightful kitchen garden with formal lawns and set vegetable plots with box-hedged perimeters and mature fruit trees. To the far side is a Victorian style Alitex greenhouse of considerable size creating a truly perfect set up for any keen gardener, enjoying its own heating and ventilation systems. To the far corner on the northern side is a gated access which benefits from right of way for The Manor House across adjacent land, giving access back onto

Church Lane, ideal for garden machinery and such. Further brick and glazed potting house to one side.

The southern main garden enjoys a superb private setting with a predominantly formal lawned garden, multiple sun terraces adjacent the house and accessed via French doors to the drawing room, orangery and dining room with borders made up of well-stocked mature bushes, shrubs and spring flowering bulbs, with the rear boundary defined by the former moat. The west-facing pool courtyard can be accessed via a gate, with walled boundary and doors to sun room or dining area. The swimming pool is fully heated with pump and filtration system and electrically operated cover with stainless steel steps and handrails giving access to one end.

Viewing

Strictly by prior appointment through the selling agent.

General Information

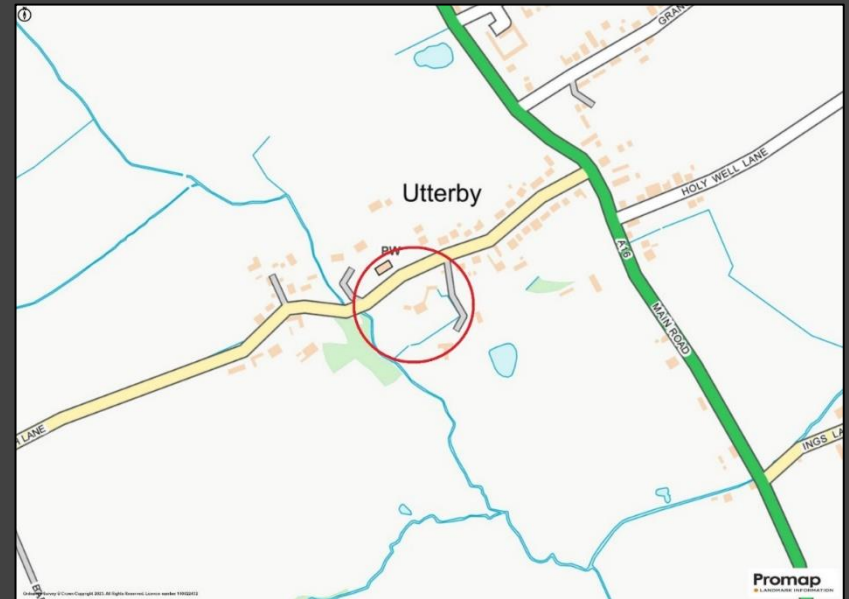
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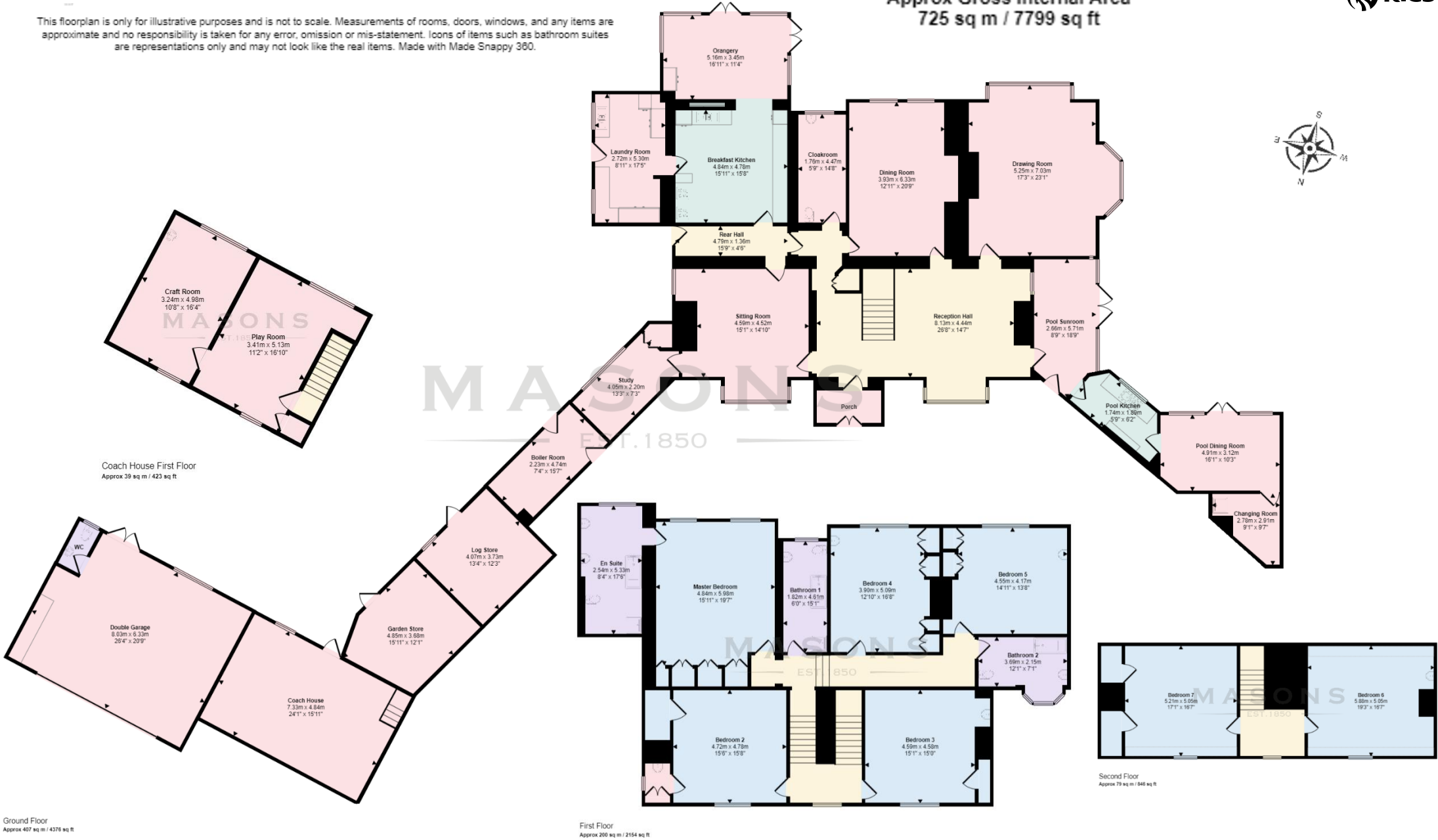






**Approx Gross Internal Area
725 sq m / 7799 sq ft**

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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