

The Gables
Utterby LN11 0TH
M A S O N S
EST. 1850



The Gables, Church Lane, Utterby, Louth, Lincolnshire LN11 0TH

01507 350500

An outstanding individual detached rural home enjoying an enviable position on the village fringe with no close neighbouring property and fantastic views over open fields to the scenic Lincolnshire Wolds rolling countryside. Superbly proportioned four double bed roomed accommodation with three reception rooms and an impressive bespoke kitchen – open plan with a dining and living room adjacent – all overlooking the large rear garden and taking in the panoramic views. Exquisite master bedroom with rear Juliet balcony and large ensuite bathroom, integral garage, mature grounds of approximately three-quarters of an acre (STS) including hard tennis court.



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Directions

From Louth take the A16 road north and after passing the two right turnings to Fotherby and the right turn to Covenham, proceed into Utterby and take the left turn into Church Lane. Follow the lane for some distance passing the church and The Gables is the last property on the left side before travelling into the Lincolnshire Wolds.

The Property

We are advised that the house dates back to the 1960's but was substantially extended on two storeys around 2005/6 creating the large open plan living and dining kitchen and the superb master bedroom suite above. The property has buff-coloured brick-faced principal walls under pitched timber roof structures covered in Rosemary style roof tiles. The multi-pane windows define the cottage style of the building while at the rear there is extensive glazing (part double-glazed) allowing all the main rooms to enjoy the wonderful south views to the Wolds and natural light to flow freely into the house.

Heating is by an oil central heating system and the rooms are beautifully proportioned with 4 double bedrooms, the master having built in wardrobes and a spacious, well-appointed ensuite bathroom. The second, guest bedroom also has an ensuite bathroom in addition to the first-floor family bathroom. There is also a fireplace with open grate in the lounge and an electric fire in a feature surround within the sitting room/study.

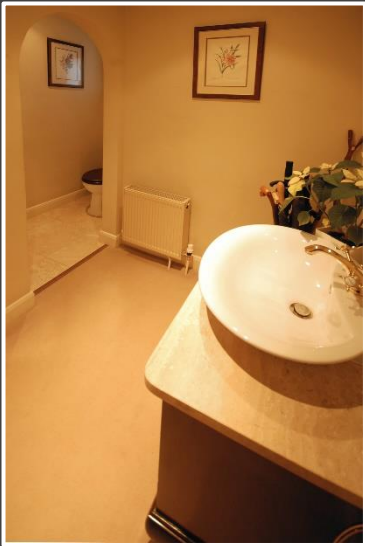
The spacious living/dining-kitchen has a distinct wow factor – extending in L-shape towards the rear double patio door and fitted with a bespoke range of units and an impressive Aga range.

The grounds have become established over the years creating seclusion for the large main lawn and flagstone patio, with a second side lawn and steps up to the tennis court on the westernmost area.

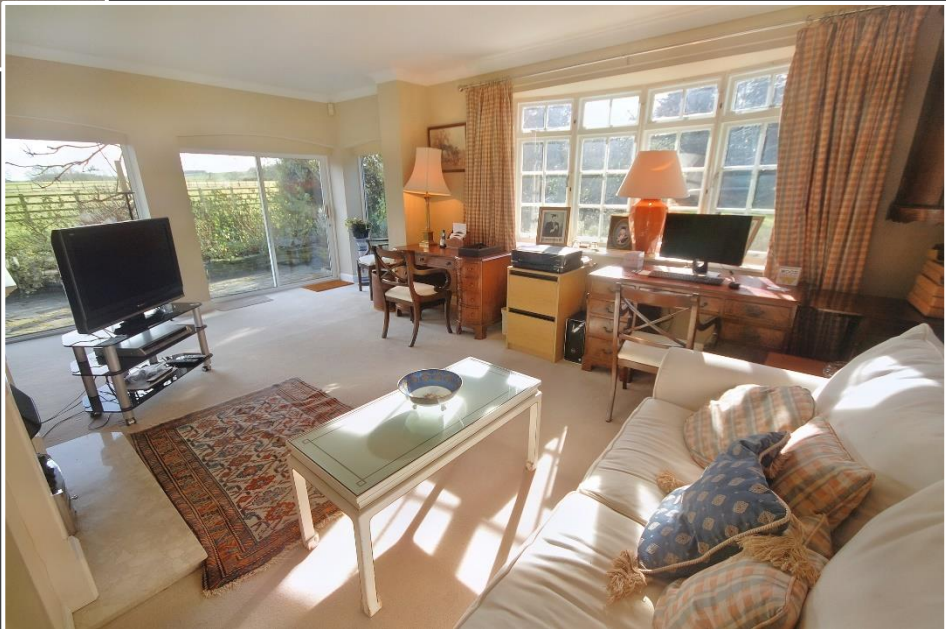
A more detailed account of the accommodation follows the photo schedule.

Photo Schedule













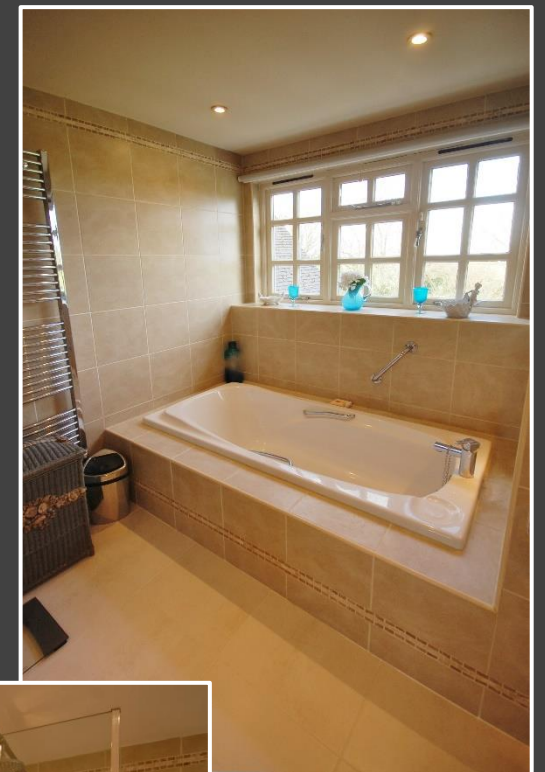




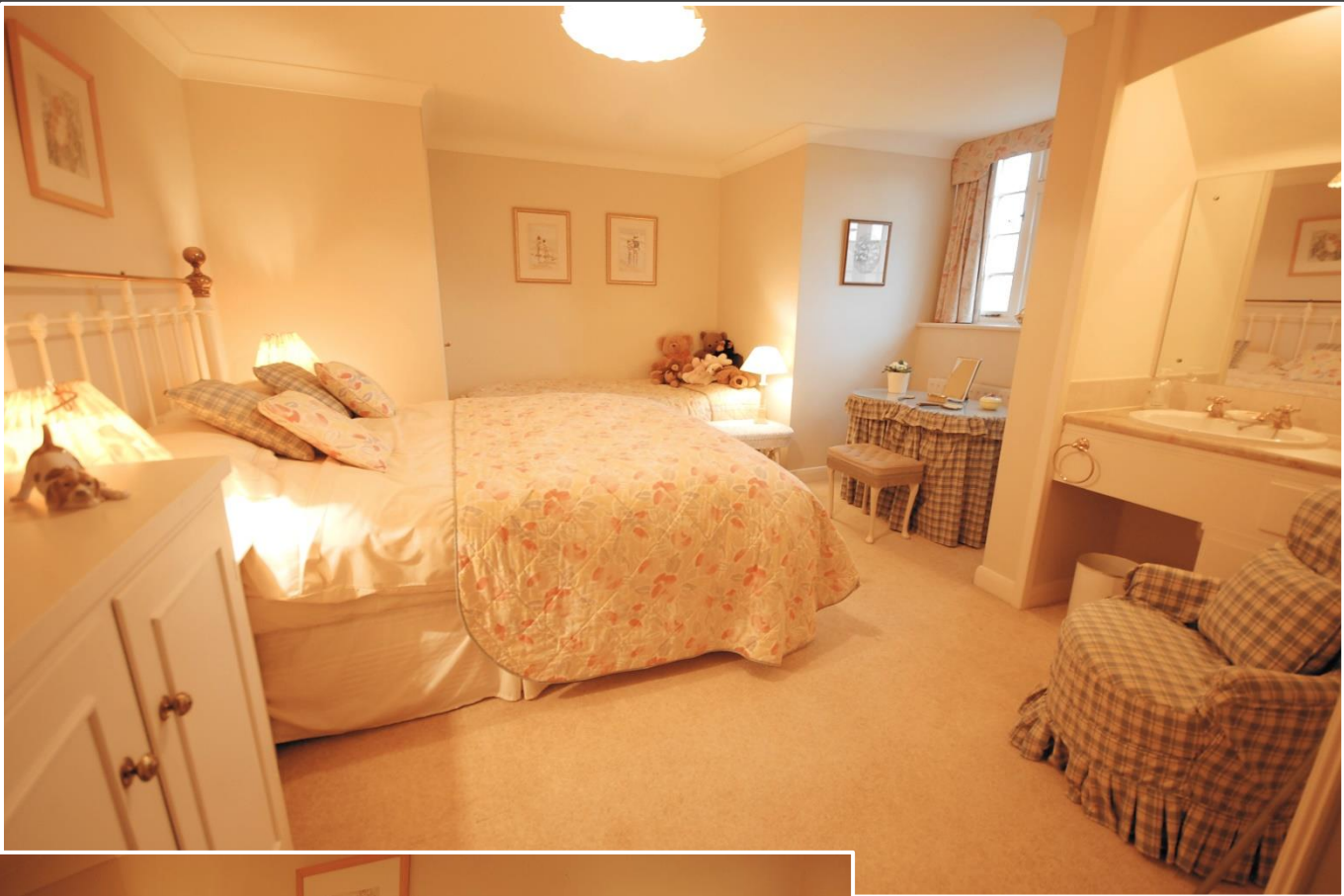


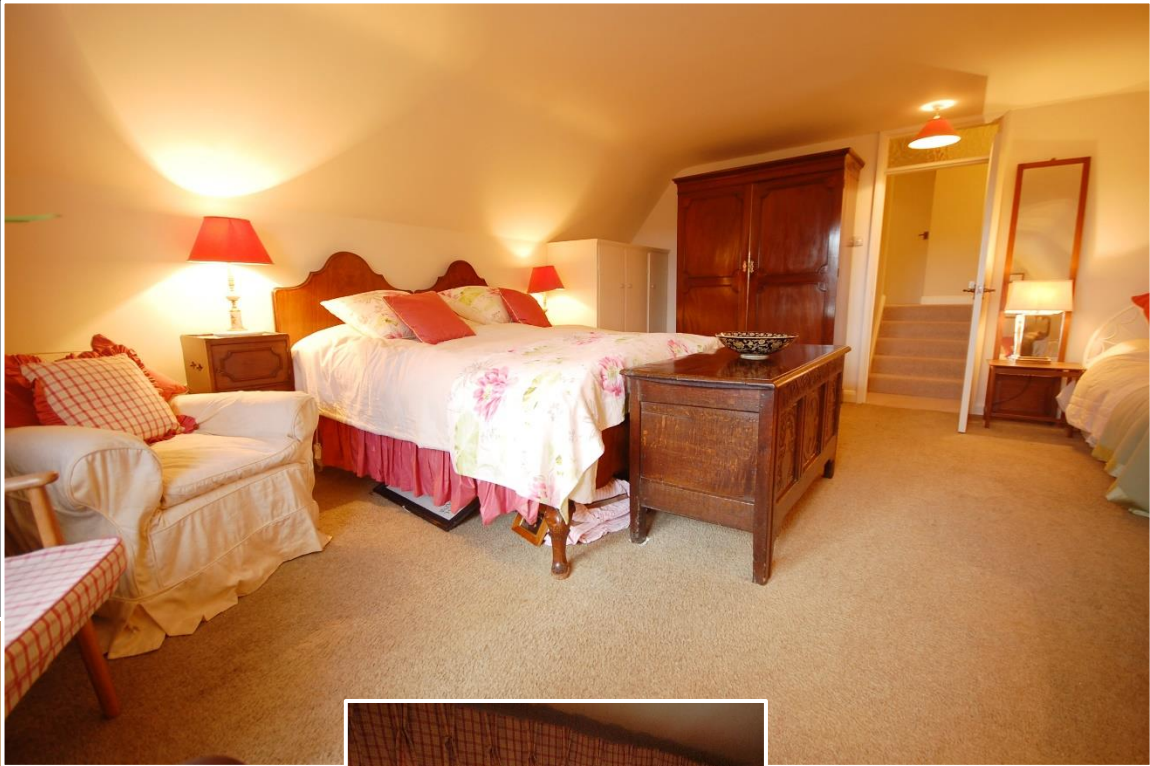


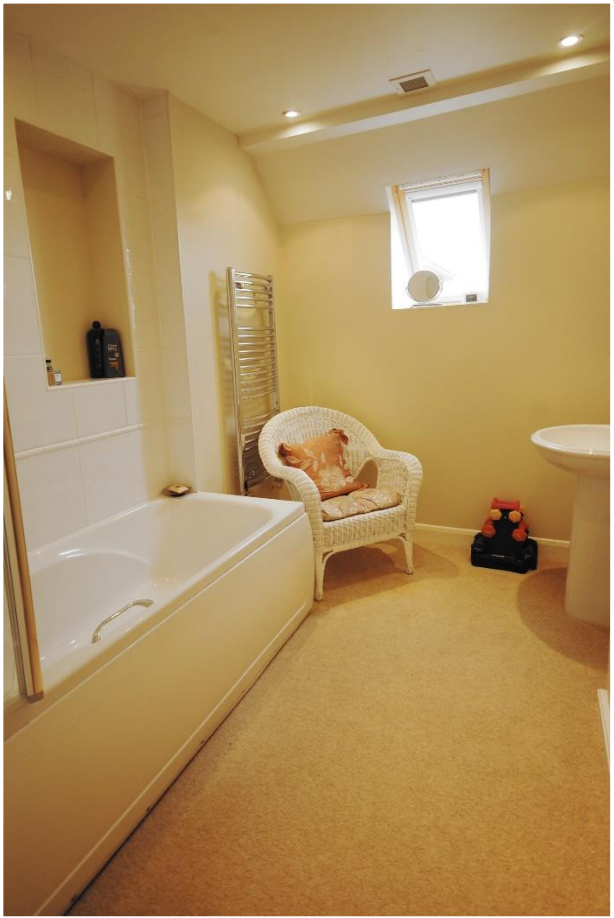














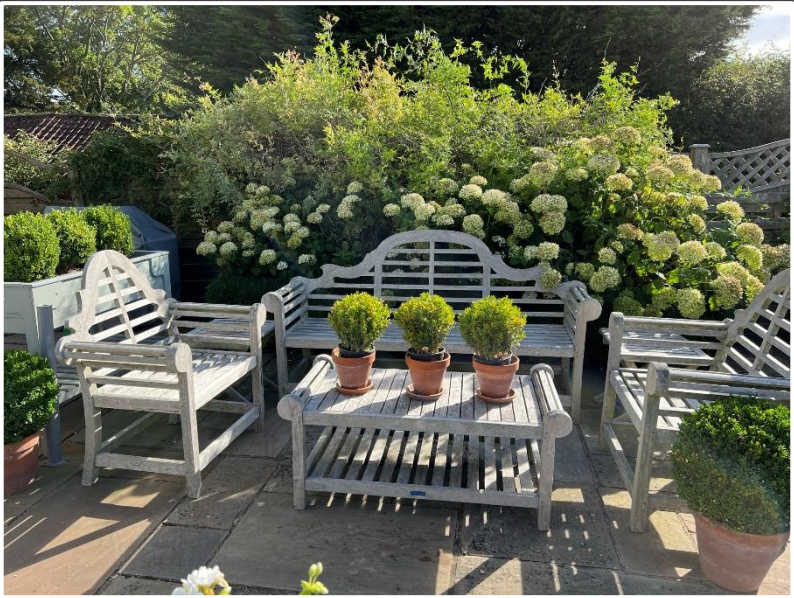


















Accommodation

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

The house is approached from the driveway over an L-shaped flight of crazy-paved stone-walled steps and there is a large wall lantern to one side.

Ground Floor

The main entrance is at the front of the property with a pair of substantial white, panelled storm doors having two small window panes, ornate black strap hinges and ring handles to the:

Entrance Porch

Quarry-tiled floor, coved ceiling with light and multi-pane glazed door and side window featuring bull's eye panes to the:

Entrance Hall

An elegant hallway with a shaped archway and return staircase leading up to a half landing with front window to the first floor. Understairs storage alcove, coved ceiling, wall light point and two feature wall light points. Radiator, smoke and heat alarm. Shaped archway leading to the kitchen and dining room and fifteen-pane glazed door with bevelled panes to the lounge.

Cloakroom/WC

The cloakroom has a wide, oval wash hand basin on a polished travertine plinth over a Period style double cupboard with shaped legs. A shaped archway leads to the inner area with a white, low-level WC. Ceiling downlighters, radiator, coat hooks to wall plaque and ceramic-tiled floor to the inner area with rear window.

Dining Room

A spacious room extending into a rear bay with window to each side and to the rear elevation, presenting stunning views across the main garden to the Wolds. Radiator, coved ceiling, two wall light points and two picture light points. Concealed pocket sliding multi-pane double doors to the:

L-Shaped Lounge

A lovely light and airy room with a large oriel square bay window to the front elevation and wide rear double sliding patio door with glazed side panel to each side, creating a picture view of the open countryside and Wolds whilst giving access onto the sun terrace. Slate fireplace and hearth set into a contrasting marble pillared surround with mantel shelf and open grate. Two radiators, coved ceiling and fifteen-pane glazed door to the:

Sitting Room/Study

A spacious third reception room with a composite marble fireplace and hearth set into a white-painted pillared surround with an inset electric fire. Painted range of display bookshelves adjacent, bow window to the side elevation presenting views over the side garden towards the tennis court and three arches to the rear and side framing double-glazed windows from floor level, again taking advantage of the stunning views to the Wolds. Patio door with side panel onto the garden. Double radiator, high-level front window and coved ceiling.

Open Plan Kitchen, Dining and Living Room

This room is a particular feature of the property and has a Habit bespoke fitted kitchen with a painted finish in contrasting subtle tones of grey. Electric three-oven Aga with two large hot-plates and a complementary module

having conventional double oven and four-plate hob. The Aga can be timer operated and has a glass splashback and a substantial ornate canopy with cooker hood over, having downlighters. Pull-out larder rack, integrated dishwasher (renewed in 2022) and recess for American style fridge/freezer with wine rack over.

Extensive base cupboards, many drawers including wide pan drawers, shelved display unit and pelmet lighting beneath wall cupboards illuminating the work surfaces. Ceramic-tiled floor to the kitchen area and double doors to a walk-in pantry with shelving on three sides, work surface, light and ceramic-tiled floor extending through from the kitchen.

Island unit with double-ended shaped hardwood block breakfast bars and large work surface, base cupboards, drawers and slide-out baskets.

Wide stainless steel sink unit with twin bowl, wide drainers and a window over enjoying the lovely views towards the Wolds – shaped pelmet above. Coved ceiling with downlighters, tall designer radiator and connecting door to the utility kitchen.

The spacious dining and living room, which is open plan adjacent, has three radiators, a projecting fireplace with mantel over for an electric fire, coved ceiling with downlighters and a rear bay having double-glazed patio doors and side panels on the rear and side elevation, all taking advantage of the exceptional outlook to the rear and leading out onto the patio.

Utility Kitchen

With a range of cream-coloured units comprising base cupboards and drawers, roll-edge, woodblock-effect work surfaces and a one and a half bowl, single drainer stainless

steel sink unit. Wall cupboards and two tall units, one shelved internally. Plumbing for washing machine, together with space for tumble dryer.

Ceramic-tiled floor and side double-glazed window. Ceiling downlighters and door to a good size **Wine Store** with ceiling spotlights, ceramic-tiled floor and space for a large wine rack. Radiator and ceramic-tiled steps down from the utility kitchen to the:

Side Lobby

With front door having ornate arched, leaded glass pane to outside and a recess with louvred double doors to two cupboards. One cupboard is for coats with hooks and shelving and the second cupboard houses a Santon insulated hot water cylinder with immersion heater and expansion vessels for the pressurised hot water, together with a digital thermostat and electricity meter.

Garage

With electric remote-control sectional up an over double door with windowpanes, high-level side window, water tap, power points and strip lights. Oil fired central heating boiler.

First Floor

Landing

With bannister on wrought iron extending from the staircase along the side of the stairwell. Front window, smoke alarm and fire alarm. Door to two large storage cupboards beneath the front roof slope, each with electric light and one housing a second foam-lagged hot water cylinder with immersion heater. The landing leads across the house to give access to the bedrooms and family

bathroom with steps down to bedroom three. There are two large trap accesses to the insulated roof void which has boarding for storage and electric light.

Master Bedroom Suite

Approached through an initial dressing area with an impressive range of built-in wardrobes in mahogany style to include three bevelled mirrored doors and fitted internally with clothes-hanging rails and shelving and a double door corner unit with its own hanging compartment, drawers, shelving and automatic light.

The master bedroom is a large double bedroom with two radiators, two light dimmer switches, a shaped archway from the dressing area and amazing views, courtesy of a large, double-glazed window from floor level on the side elevation and a feature Juliet balcony with double-glazed side panels on the rear elevation. Coved ceiling with downlighters, recessed shelved shoe cupboard, digital control for underfloor heating in the ensuite bathroom and door to the:

En Suite Bathroom 1

With ceramic-tiled walls and floor having a mosaic border, the bathroom has a white suite comprising a shaped, panelled bath in a ceramic-tiled enclosure with an illuminated alcove to one side, two grips and a square design mixer tap; low-level WC with dual flush control, bidet and a wide vanity wash hand basin with projecting semi-circular plinth and double cupboard under with drawer to each side.

Illuminated alcove on each side of double mirror fronted wall cabinets. Large, glazed and ceramic-tiled shower cubicle with wall-mounted square design independent

mixer unit for the drench head and handset within. Ceiling downlighters above the shower. Two chrome ladder style radiators.

Bedroom 2

A spacious guest suite, this large double bedroom has a window to the front and rear elevations, each providing excellent views and there are two double radiators, coved ceiling and door access to a roof storage void. Good size range of single and two double wardrobes with storage cupboards over and a painted finish. Framed wall mirror which opens to reveal a concealed cupboard, and connecting door to the:

En Suite Bathroom 2

White suite comprising a panelled bath with two grips, shower mixer tap and fixed drench head over. Bidet, low-level WC and pedestal wash hand basin with ceramic-tiled splashbacks. Tiled plinth extending to two sides, rear Velux double-glazed skylight window with integral blind, large mirror and tiled ledge shelf. Two eyeball spotlights to the ceiling, shaver socket and radiator. Recessed shelved wall cupboard.

Bedroom 3 (front)

A spacious double bedroom with Welsh ceiling, built-in wardrobe to one side, double radiator and front window providing views through the trees and across the fields.

Bedroom 4 (rear)

A fourth double bedroom with access from two doors (providing scope to sub-divide if required) and having a shaped alcove with inset onyx-effect, roll-edge surface and a vanity wash hand basin over drawers with a knee hole beneath. Mirror to the back, shaver socket and pelmet

light over. To the side there is a double wardrobe with a painted finish and a store cupboard over. The rear dormer window presents superb views and there is a double radiator, coved ceiling and further built-in cupboard with bookshelves.

Family Bathroom 3

White suite comprising panelled bath with two grips and folding glazed side screen, together with shower mixer unit and flexible handset to wall rail. Pedestal wash hand basin with ceramic-tiled splashbacks and glass shelf, together with tilting mirror and shaver socket. Wall alcove above the bath, chrome ladder style radiator/towel rail and rear Velux double-glazed skylight window with integral blind.

Separate Toilet

With a white, low-level, dual-flush WC.

Outside

At the front of the house there is a wide forecourt providing parking space for a number of cars and also giving access to the integral double garage. From the drive, there is a crazy-paved, wide stepped approach with stone walls to the main front entrance and a large lantern to the wall adjacent. There is a lawned front garden with a shaped rose-bed enclosed by box hedging and the entrance is screened by mature shrubs with a crazy-paved pathway across the front of the house and steps up to a small lawn.

On the left side of the property there are screen brick walls with pillars and double doors having ring-latch handles to an enclosed utility area, ideal for the storage of wheelie bins, with an outside tap, a sensor floodlight and to the side is the modern oil storage tank. From here, the pathway continues around the side of the house in flagstone paving

which opens at the rear to form a large patio, ideally orientated for the sun and enjoying stunning views over the fields to the Wolds, with trelliswork fencing at the side and climbing plants trained over. The patio extends across the rear of the house forming an ideal area for ornamental plant pots, tubs and hanging baskets with security floodlights over, and patio door from the living area of the open plan dining living kitchen. Stone crazy-paving continues across the full width of the house to the patio doors of the lounge and sitting room/study. The rear elevation is enhanced by a magnificent flowering wisteria as shown in one of the exterior photographs.

The large lawned garden is flanked close to the house by ornamental trees, shrubs and bushes but open along the rear boundary with just a traditional Lincolnshire post and rail fence, allowing the house and gardens to take full advantage of the panoramic views to the rolling Wolds countryside. The main lawn extends across towards the tennis court in the distanced with a large willow tree framing the view and there is a more secluded lawned garden positioned at the side of the house with trees to front and rear and steps up to the tennis court area on the west side. The hard tennis court is enclosed by wire fencing in typical style.

There are numerous outside lights, many of floodlight design and a second outside water tap at the rear of the house.

In total, the grounds extend to approximately three-quarters of an acre (subject to survey).

Location

This house enjoys a special location on the far western outskirts of Utterby and away from close neighbouring property. The outlook from the front and rear conveys an open rural environment belying the close proximity of the

village. Church Lane is especially sought-after and features some impressive and dramatic country homes of various genres.

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 village 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 and a bridleway leads across the hills just a short distance further along the lane.

Viewing

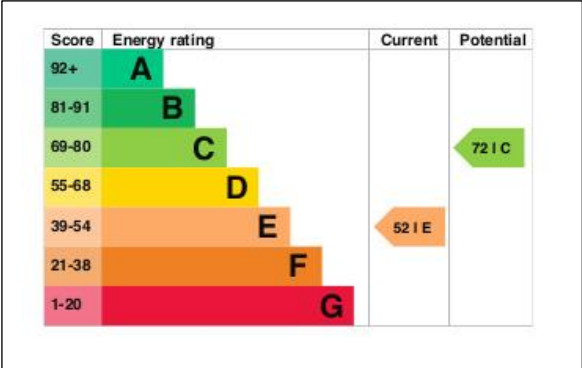
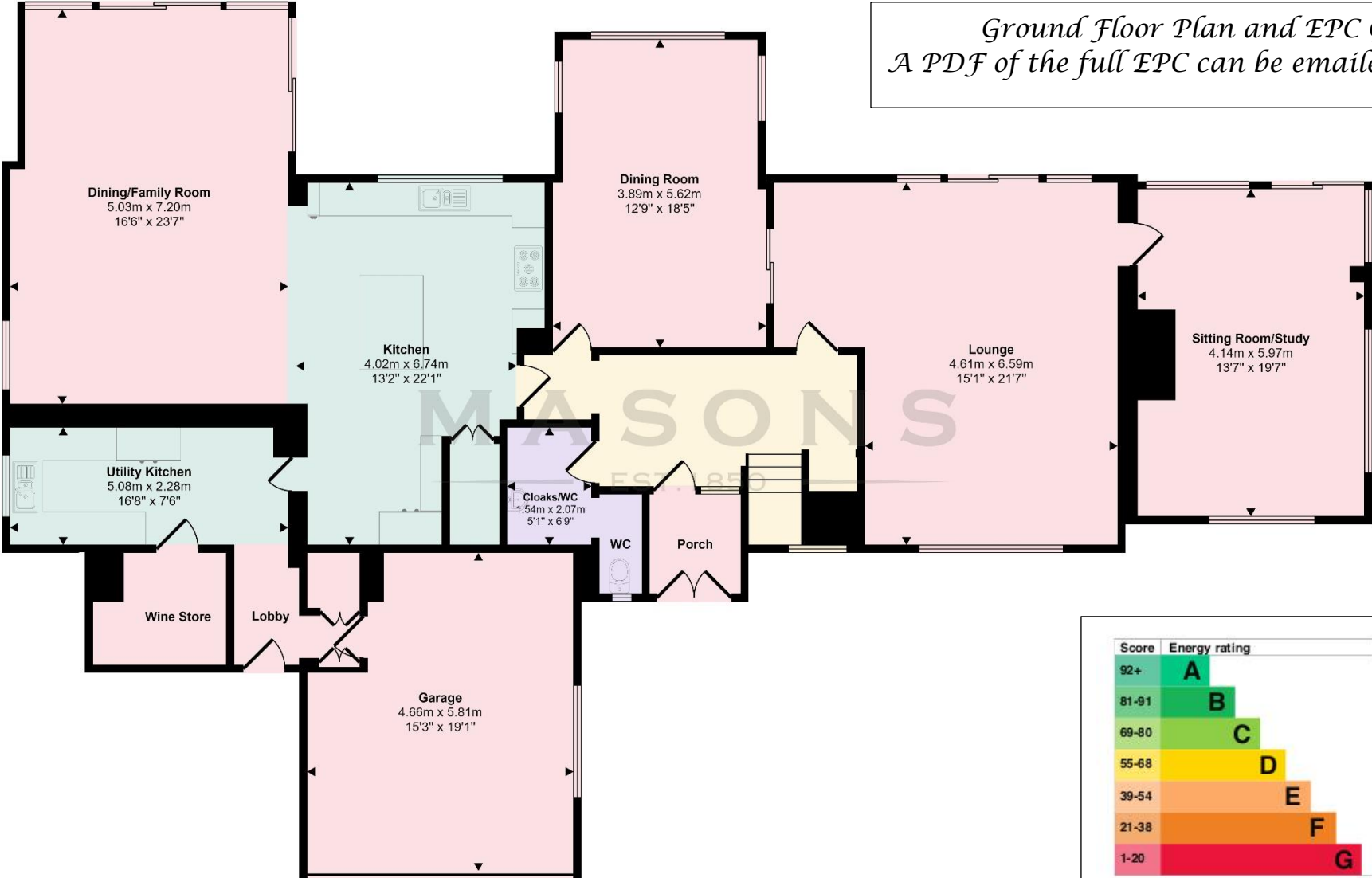
Strictly by prior appointment through the selling agent.

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 E.

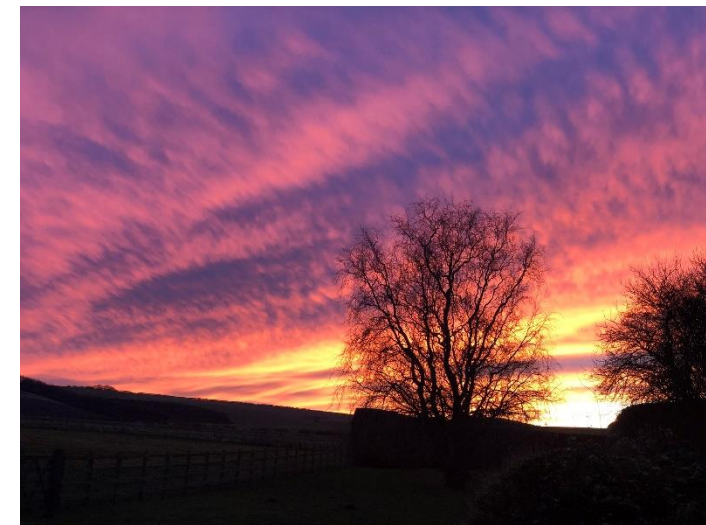
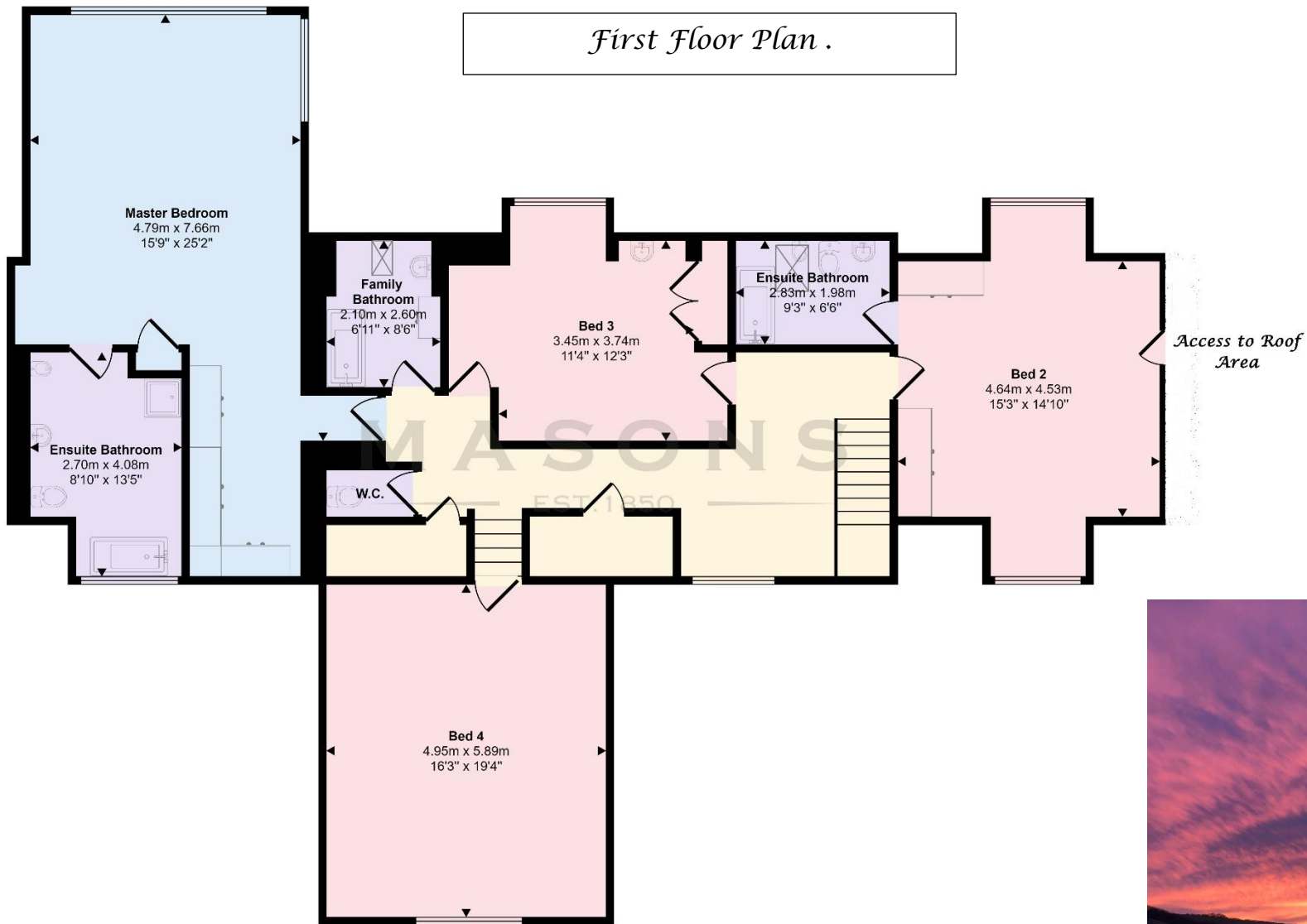
Ground Floor Plan and EPC Graph.
A PDF of the full EPC can be emailed on request.



Ground Floor
Approx 222 sq m / 2395 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.

First Floor Plan .



First Floor
Approx 171 sq m / 1840 sq ft

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