



MOAT FARM, CHURCH LANE,
UTTERBY, LN1 1 OTH

M A S O N S
EST. 1850

ABOUT MOAT FARM....

Located in an idyllic semi-rural position down a private road off Church Lane in Utterby, Moat Farm enjoys a superb outlook across open fields towards the Lincolnshire Wolds, set within a plot of around 0.6 acres (STS). This stunning family home was built in 2007 with later extensions and a superb double garage with loft room, with impressive and immaculately kept gardens and offers beautifully appointed accommodation comprising three reception rooms, dining kitchen with brand new hand painted units, utility and WC whilst to the first floor are four generous bedrooms, one en suite, with a further family bathroom. Viewing is essential to appreciate this magnificent home.

The Property

Moat Farm is positioned on the site of a prior farmhouse which was completely rebuilt in 2007 from the ground up and occupying a larger footprint, creating a superb four bedroom family home, retaining some of the character of the original building that once occupied this site. The property enjoys an enviable position, located down a private lane off Church Lane in Utterby, just a stone's throw from St Andrews' Church with an amazing outlook across the Lincolnshire Wolds Area of Outstanding Natural Beauty. The property was later extended by the current vendors to provide the dining sunroom space adjacent to the kitchen providing a superb open plan space. The vendors also built the 50m curved 6ft brick wall along the length of the driveway, creating a superb grand entrance. The property has brick-faced construction with pitched timber roof and a pantile roof covering and has double-glazed timber sash windows, finished to the highest of standards with oak internal doors with bevelled glazing. Heating is provided by way of a Worcester oil-fired boiler. The property also has an intruder alarm system and heating is supplemented by an open grate fire to sitting room and wood-burning stove to the garden room. The vendors have also, in recent years, built the double garage adjacent, with loft room above in complementary design to the main dwelling and creating further versatile options for its use.



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ACCOMMODATION

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 a small, private lane on the left, signposted Moat Farm. Travel down the private lane and the entrance to Moat Farm will be straight ahead.

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

Entrance Hall

Accessed via a part-glazed timber door with panelling and feature leaded arched window to the top, of solid oak construction. To the central hallway is a smoke alarm, spotlights to ceiling, neutral decoration and oak-effect Karndean flooring. Oak internal doors throughout, part-glazed with bevelled edges. Heating thermostat to wall and Visonic alarm control panel.

Utility Room

Fitted with base units and rolltop laminated work surfaces. Space and plumbing for under-counter washing machine and tumble dryer. Also housing the floor-mounted Worcester oil-fired boiler which is serviced on a regular basis. Spotlights to ceiling and extractor fan with rustic-effect tiling to floor. Door through to:







Cloaks/WC

With low-level WC, corner wash hand basin, continuation of rustic floor tiling and window overlooking main garden. Spotlight to ceiling and corner mirrored cabinet.

Dining Kitchen

Superb central focal point of the property, having just been completely renovated with a brand new fitted Sheraton hand-painted kitchen with Shaker style solid timber doors. Matching central island unit with breakfast bar area with drawers and power points to side. Black granite work tops throughout with matching upstands and inset one and a half bowl Franke stainless steel sink with cut drainer grooves. To one end is the superb surround housing the Belling free-standing range cooker with electric ovens and seven-ring gas hob above and fitted extractor within, with Metro style splashback. Good range of high-quality built-in appliances including dishwasher and Neff full height larder fridge. Range of soft close drawers and deep pan drawers, spotlights and oak beam to ceiling. Karndeian flooring throughout with the room opening into the dining space with vaulted ceiling and inset spotlights, forming an impressive dining or sitting area with fully glazed floor-to-ceiling level windows, offering superb views to the Wolds countryside beyond. Floor-mounted power points with patio doors to two aspects, the room enjoying a superb southerly aspect. Staircase leading to first floor with oak banister and spindles. Useful understairs storage cupboard.



Garden Room

With part-glazed double oak doors into a superb reception room benefitting from patio doors, superb Inglenook fireplace to one end with terracotta tiled hearth, solid oak mantelpiece and inset log burning stove. Further windows to either side and solid oak flooring.

Dining Room

Centrally positioned and accessed via both the kitchen and hallway through part-glazed oak doors, enjoying solid oak flooring and large window overlooking rear garden. Inset spotlights and oak beam to ceiling and superbly decorated with double oak part-glazed doors into:

Sitting Room

Spacious reception room benefitting from windows to front aspect with patio doors to rear, opening onto the patio which enjoys the afternoon and evening sun. High quality carpet with a delightful slate fireplace and surround with granite hearth and ornate cast iron and bronzed inset piece with open fire grate.



LOOKING OVER MOAT FARM TO THE LINCOLNSHIRE WOLDS





First Floor Landing

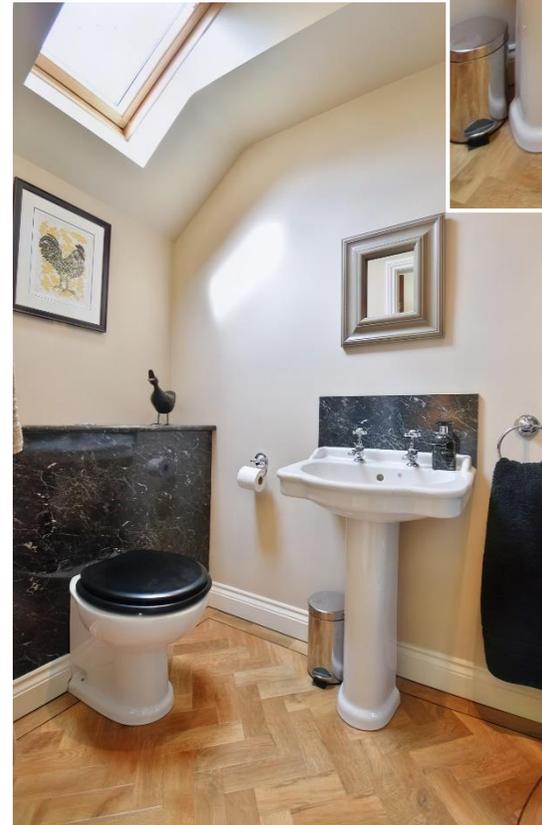
With large loft hatch to roof space, smoke alarm and spotlights to ceiling with archway giving access to the further bedroom and bathroom. Carpeted floor and four-panel solid oak doors to bedrooms and bathroom, one door giving access to the pressurised hot water cylinder with shelving provided for laundry.

Master Bedroom

Situated at the rear, enjoying superb views across fields to the Lincolnshire Wolds, being a generous double in size. Useful folding door giving access to wardrobe above the stairs. Carpeted floor and spotlights to ceiling with door through to:

En Suite Shower Room

With back-to-wall WC and marble-effect panelling and worktop. Heritage style wash hand basin with splashback and large curved shower screen with sliding door



giving access to the thermostatic shower with wall-mounted controls and rainfall head attachment. Black marble-effect splashback panelling, spotlights and extractor fan to ceiling with Velux skylight. Chrome heated towel rail and herringbone style oak-effect Karndean flooring.

Bedroom 2

A double bedroom situated at the side of the house in Heritage green colours with carpeted floor and window overlooking rear garden.

Bedroom 3

Situated at the front a generous double in size with carpeted floor enjoying dual aspect windows with magnificent views towards Louth and the Wolds Area of Outstanding natural beauty.

Bedroom 4

A single bedroom with window to side, carpeted floor and a useful built-in wardrobe with shelving to side.

Family Bathroom

A smart suite consisting of panelled bath with thermostatic mixer above and screen to side. Marble-effect panelling to wet areas. Back-to-wall WC with grey vanity unit and glitter-effect top with matching sink vanity unit with storage drawers and cupboards with glitter-effect top with mounted Heritage style sink. Window overlooking rear, chrome heated towel rail, spotlights and extractor fan to ceiling and having herringbone style oak-effect Karndean flooring.







Approach

Accessed via a private lane where right of way is granted from Church Lane leading to the entrance to Moat Farm, with five-bar timber gate giving access to the driveway with grassed coppice to the right hand side having good range of mature trees. Post and rail fencing to perimeter, whilst to the left hand boundary is a superb 50 metre curved brick wall, six feet in height, creating an impressive grand entrance. The tarmac drive leads to the double garage with ample parking space, covered log store to side of garage. At the side of the driveway is the oil storage tank within a brick-built yard with brick outhouse housing the gas cylinders for the hob. Concreted area ideal for bin storage, outside tap. The perimeter of the house benefits from superb riven stone pathways.

Double Garage

Built by the current vendors to complement the existing dwelling, with brick-faced walls and clay pantile roof covering with twin remote electric up and over doors, further side pedestrian access door. Lights and electrics provided with wall mounted cupboards to rear aspect. Staircase leading to loft room with understairs worktop area with space for freezer and tumble dryer.

Garage Loft Room

Situated above the double garage with exposed ceiling and skylight with light provided and boarded floor, creating a superb storage space or could be utilized for other purposes and the building has the potential to be fully converted into a self-contained annexe (subject to planning).

Front Garden

An immaculately maintained elegant garden laid to lawn with hedged boundary leading onto a neighbouring pasture paddock which is normally used for cattle during the summer months, creating a superb rural outlook with views across to the Lincolnshire Wolds Area of Outstanding Natural Beauty. At the far end there is a good range of mature trees and woodland area. Well planted borders with mature bushes and shrubs. Adjacent the front door is a superb cottage garden with flowering bushes, plants and species. At the side of the property overlooking the field are further patio areas enjoying a southerly aspect, an ideal sun trap, leading into the:

Rear Garden

Positioned on the south-westerly aspect with hedged rear boundary and planted with further mature trees, bushes and flowering shrubs. Patio area ideal for al fresco dining and barbecues. Outside power points and lights provided.





Location

Moat Farm is situated off the leafy and quiet Church Lane in Utterby, positioned in the foothills of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Moat Farm is positioned near St. Andrews' Church down a private lane backing onto open countryside.

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.

Viewing

Strictly by prior appointment through the selling agent.







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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 with an oil fired central heating system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band E.



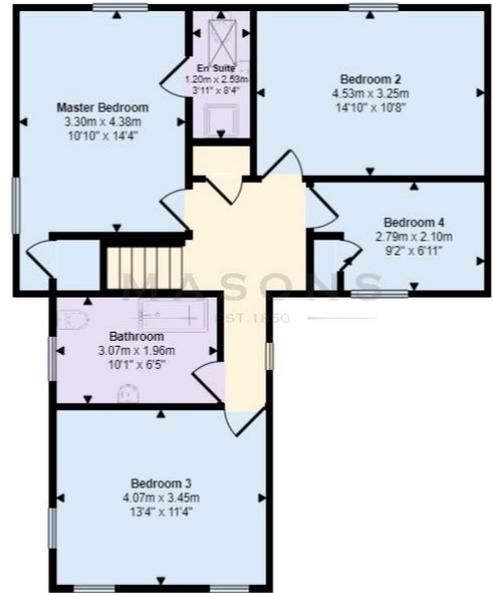
FLOORPLANS AND EPC GRAPH



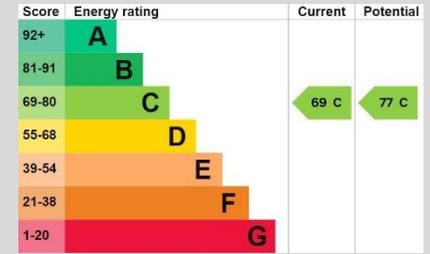
Ground Floor
Approx 125 sq m / 1350 sq ft

Denotes head height below 1.5m

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 350.



First Floor
Approx 75 sq m / 802 sq ft



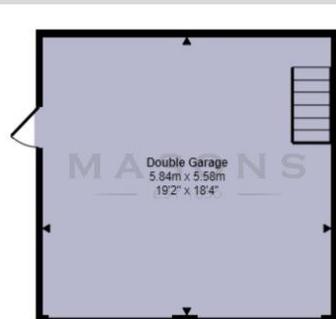
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Double Garage
Approx 33 sq m / 351 sq ft



Garage Loft
Approx 32 sq m / 350 sq ft