



REDWOOD HOUSE,  
17A TINKLE STREET,  
GRIMOLDBY, LN11 8SW

MASONS  
EST. 1850



# ABOUT REDWOOD HOUSE...

An individual modern detached residence set within around three quarters of an acre, enjoying beautifully kept mature gardens with open farm land views to the rear. This versatile home was built to exacting standards and offers extensive accommodation for a large family and briefly comprises, Sitting room, Breakfast Kitchen, Sunroom, Utility, Library and Study. To the first floor off the gallery landing are 5 double bedrooms with master en suite and further family bathroom. Positioned off the drive is a double garage with WC and first floor loft room making a potential annex (stp). The extensive private gardens enjoy a south westerly aspect with pond, log store, potting shed and brilliant tree house. A bespoke built Garden Room log cabin provides a brilliant versatile garden room. All ideally positioned just a short walk to village amenities.

## The Property

A completely individual and bespoke residence of particularly grand and handsome design, dating back to 2004, the property is of cavity wall, brick-faced construction with insulated solid concrete raft foundations with pitched timber roof structure having attic trusses and covered in interlocking clay pantiles. The loft space was built and designed in mind that the space would be converted in the future to provide further living accommodation and, therefore, could be carried out by the purchaser (subject to planning). The property is set well back from the road having large gravel drive with complementary two-storey garage building positioned to the left with double garage, entrance hall, gardener's WC and loft room, with the building designed to be used for future potential annexe conversion, having water, drainage and gas connections and would make an ideal granny annexe or holiday let (stp). The property has fully glazed uPVC double-glazed windows and doors and is heated by a gas Buderus central heating boiler with pressurised hot water cylinder to the first floor and supplemented by two stove burners within the property. A very special home which is set within total grounds of 0.72 acres (STS), enjoying superb private mature gardens to the rear with pond and numerous high-quality outbuildings, including an impressive log cabin garden room providing very versatile space, together with potting shed, log store and superb tree house to the rear, enjoying beautiful open farmland views beyond and across to the Lincolnshire Wolds.



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## Directions

Proceed away from Louth on the Legbourne Road and at the roundabout, take the first exit along the B1200. Follow the road for several miles into Manby Middlegate and at the traffic lights, turn left into Grimoldby along Tinkle Street. Follow the road for some distance and the property will be found on the left hand side.

## Accommodation

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

## Entrance Hall

A spacious, bright and wide entrance hall having windows to sides and staircase leading to first floor with timber banisters and spindles with carpeted treads. Floor laid to oak-effect laminate flooring and four panel solid timber doors to principal rooms. Alarm system control panel to side, coving to ceiling and bespoke radiator with fitted timber seat on top.

## Cloaks/WC

With frosted glass window, low-level WC, wash hand basin with tiling to splashback. Coving to ceiling, attractive decoration and oak-effect laminate floor.



### Library

Positioned to the front of the property on the right hand side, currently set up as a library and working space with window overlooking the driveway. Carpeted floor, coving to ceiling and built-in bookcases to side of the room.

### Study

Positioned at the front left side, also with carpeted floor, coving to ceiling and grey painted walls. Currently set up as a study but would make a versatile room for other uses. Potentially making a good ground floor bedroom if required. Electric consumer unit to wall.

### Sitting Room

A superb and spacious reception room being L-shaped and having window to side with sliding patio doors onto rear patio. Fireplace to side with marble surround and hearth with recently fitted, inset multi-fuel burner creating a warm and cosy space to relax in. Coving to ceiling and oak-effect laminate floor with wall and ceiling light points.





### **Breakfast Kitchen**

A good range of high-quality, hand-painted units with solid doors in Shaker style, painted in an attractive duck egg blue with beautiful granite work surfaces with matching upstands and inset twin Belfast sink with chrome mixer taps with worktop extending to the centre of the room providing a breakfast bar area, and large range of further matching cupboards to the opposite side, with drawers and cupboards. To the right of the sink behind two cupboard doors is a free-standing dishwasher, included in the sale. Twin upright contemporary radiators either side and spotlights to ceiling. Free-standing Falcon range cooker with electric ovens and five-ring gas hob with stainless steel finish (available by separate negotiation). Stainless steel splashback and extractor hood above. To the opposite side is a tall larder fridge which is also available by separate negotiation. Window overlooking the side garden and attractive tiling to floor. Opening through to:

### **Sunroom/Dining Room**

A superb full-width room on the rear of the property having fully glazed rear wall with three panelled sliding doors which open up to the rear patio, ideal for entertaining during the warmer months. High-level windows to either side, currently set up with dining area and snug and benefitting from high-level electrics for wall-mounted TV. Gas stove burner to side on stone hearth, coving to ceiling and tiled floor.

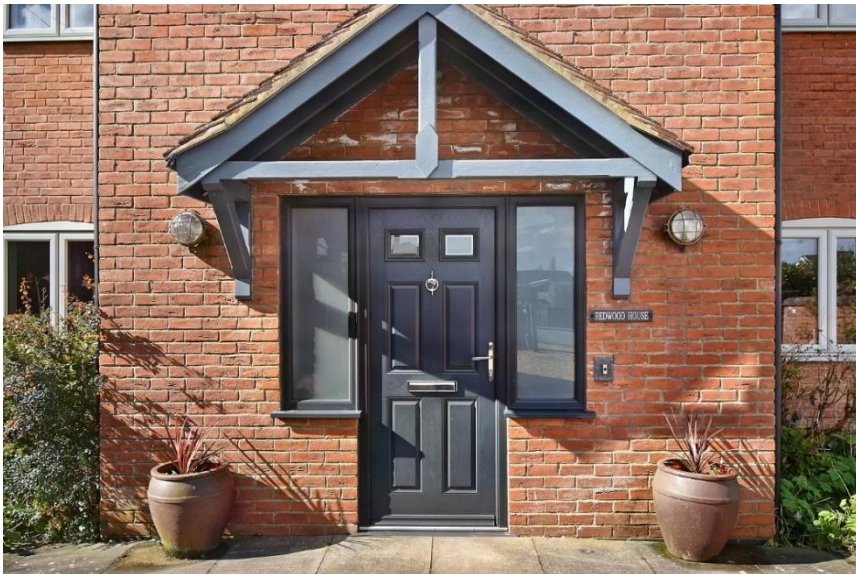
### **Utility Room**

Having a range of base and wall units with fitted worktop, space and plumbing provided for washing machine and tumble dryer or chest freezer and to one side is the wall mounted Buderus gas powered system boiler which is serviced on a regular basis and having timer controls below. Extractor fan to wall and tiled floors with part-glazed rear entrance door to side garden with window adjacent.



### First floor Landing

A very large and elegantly proportioned gallery landing with seating area and vaulted ceiling to front with windows to three aspects, creating a light space. Timber banister and spindles to stairs with four-panel solid timber doors to bedrooms and bathroom, with wide landing space extending to the rear, having carpeted floor. Loft hatch to roof space which is provided with loft ladder and lights and electrics, with **attic trusses** installed and boarded floor space, meaning the roof is pre-prepared for conversion to further bedrooms and en suite bathroom if the purchaser requires and was originally designed to be done when the house was built, with ample space for staircase to be installed off the landing. Would make ideal bedroom and en suite bathroom and installation of skylights, (subject to planning).





### Master Bedroom

Positioned at the rear with three windows overlooking the gardens. A bright and very large double in size with carpeted floor, attractive decoration to walls and a large range of built-in wardrobes to one end with hanging rails and shelving. Door into:

### En Suite Shower Room

A very large en suite having a large, walk-in shower cubicle with glass surround and pivoting door. Grohe thermostatic mixer, fully tiled to wet areas. Low-level WC, bidet and wash hand basin set within a smart granite worktop with cupboards below. Tiling to half-height walls in attractive grey colours with frosted glass window to side. Spotlights to ceiling and extractor fan to wall with tile-effect vinyl cushion flooring, white heated towel rail. To one side are double doors into the airing cupboard fitted with pressurised hot water cylinder and shelving provided for laundry.



**Bedroom 2**

A large double in size with window overlooking rear garden. Good range of built-in wardrobes to one corner and carpeted floor.

**Bedroom 3**

A further large double bedroom with windows to side. Ample space for double bed with further built-in wardrobes to corner. Carpeted floor.

**Bedroom 4**

Double bedroom with window overlooking the front drive and having carpeted floor.



### Bedroom 5

A final double bedroom with window to front and carpeted floor.

### Family Bathroom

Built-in corner bath with mosaic panelling. Low-level WC, wash hand basin and corner shower cubicle with Grohe thermostatic mixer and pivoting door. Attractive wallpaper to walls, white heated towel rail. Extractor fan to wall, frosted glass windows to side and half-height tiling to walls, with shaver point and attractive gloss grey tiles to floor.





### Double Garage

A superb outbuilding with double up and over doors to front, twin windows to the side and having light and electric provided. Central dividing blockwork wall with opening through with the space being partly prepared for conversion to an annexe which the buyer can carry out themselves, (subject to planning). Timber door through to entrance hall to side with front main entrance door and staircase leading to loft room. Plastered and decorated walls with concrete floor. Understairs storage cupboard housing the electric consumer unit and door into gardener's WC with low-level WC and corner wash hand basin with hot water heater, light and extractor fan. **Loft Room** positioned above the garage with windows to both ends, solid timber floor and part-vaulted decorated ceilings and walls, currently set up as a home gym. However, the entire building lends itself to an annexe or Air BnB (STP).

### Front Garden

Laid to gravel and having extensive parking for multiple vehicles, walled and fenced boundaries with well-planted mature borders with shrubs and bushes and the house being set well back from the road with the garage positioned to one side. Gated access at the side of the property leading into rear garden, block-paved step up to front and canopy with courtesy lighting either side. Anthracite grey composite front door with frosted glass side windows. The path extends to the left with further side gate down the side of the house leading to the utility door with adjacent paved courtyard.

### Rear Gardens

Extensive garden with the plot covering an estimated area of 0.72 acres (STS) with completely private grounds with mature plants, trees and shrubs creating a superb gardener's retreat, initially laid to paved patio adjacent the property with the garden enjoying a south-westerly aspect. Gravelled area to the side leading back to the front of the property. Paving extending to the side with a timber pergola with covered area to one side with built-in timber bench, lighting and electric sockets. Adjacent is the superb brick-built pizza oven. The garden is predominantly laid to lawn with central large pond with elephant grass and mature aquatic greenery. Private boundaries with fencing, mature planted borders and raised vegetable plots to one side. A range of fruit trees and mature coniferous trees to the rear boundary, providing privacy and screening from the wind, with the rear enjoying open farmland views for miles beyond, across to the Lincolnshire Wolds. Secure pet-proof mesh fencing to side and rear boundary.









The current vendor has built numerous high-quality outbuildings to the garden to include **Log Shed**, a timber-framed building with concrete and slabbed floor with pitched corrugated metal roof covering. To one side is a **Potting Shed** of timber-framed construction with concrete and slabbed floor, pitched corrugated metal roof covering with large timber door and ideal for storing garden machinery, with windows to side and front. Adjacent is a **Rhino Greenhouse** being a high-quality aluminium-framed and glass greenhouse with sliding entrance doors with concrete pathway and sleepers within. This greenhouse is available by separate negotiation.

#### **Garden Room Log Cabin**

Superbly built timber-framed cabin with brick base, pitched timber roof and interlocking clay pantile covering. Sheltered canopy to front with external lighting and having uPVC double entrance doors. A superb room currently set up as a games room and entertainment area with tiled floor, electric heaters, lights and power, having separate electric consumer unit. Vaulted ceilings with timber cladding, high-level windows to both ends. Mezzanine area to one end with ladder provided which would make an ideal den for children's sleep-over, etc. Pool table, television and table-football table all available by separate negotiation. This building could be used for a variety of purposes including homeworking space, games room, party room or used for running home business such as art studio or treatment room.

#### **Tree House**

A superb and very solid structure built by the vendor, having telegraph pole frame in concrete foundations with timber-framed structure on concrete base. At ground floor level is a useful workshop, being secure with own electric consumer unit, lights and power with windows to three aspects. Fitted work benches within. External steps lead up to "The Lookout" treehouse with timber entrance door and pitched corrugated metal roof covering with the space providing an excellent elevated views across open farmland with views across the Lincolnshire Wolds, ideal for wildlife enthusiasts or those seeking a tranquil place to relax in. Light, power and heating provided, windows to all sides. To the front is double-glazed patio doors leading out to the balcony with roof covering.



### Location

Grimoldby is a popular country village approximately five miles from the market town of Louth and in conjunction with the neighbouring village of Manby, there are local facilities including a primary school, post office/store, a pub, doctors' surgery, mini supermarket, restaurant and two churches. Louth has a wider range of amenities, including many individual shops, cafes, restaurants and bars, cinema and theatre together with secondary schools and academies including the King Edward VI grammar school. The town also has some excellent sports facilities to include a golf club, tennis academy, the Meridian Sports Centre with swimming pool and the playing fields on London Road. The local bus service stops near the house.

On the outskirts of Louth is the Kenwick Park leisure complex with equestrian centre and Grimoldby is about five miles from the popular Lincolnshire coast with nature reserves and miles of sandy beaches.

### Viewing

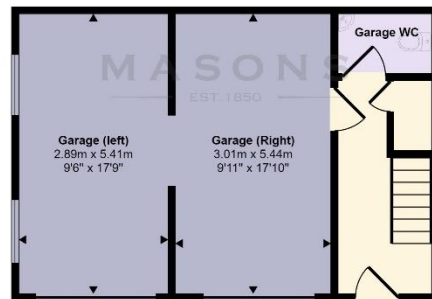
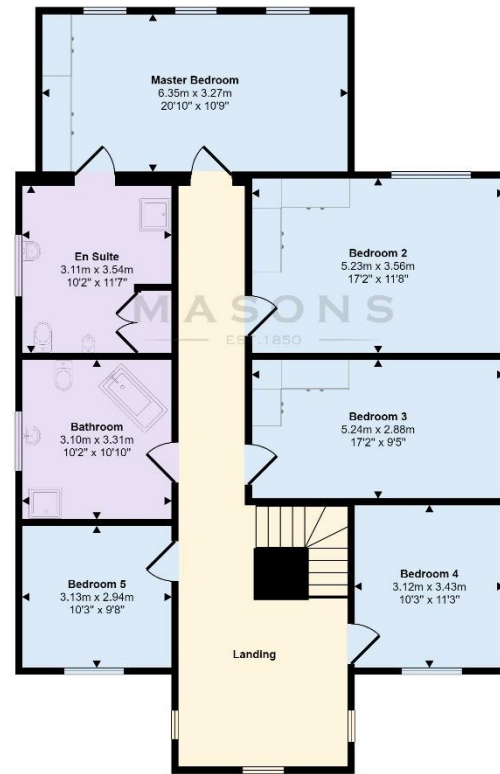
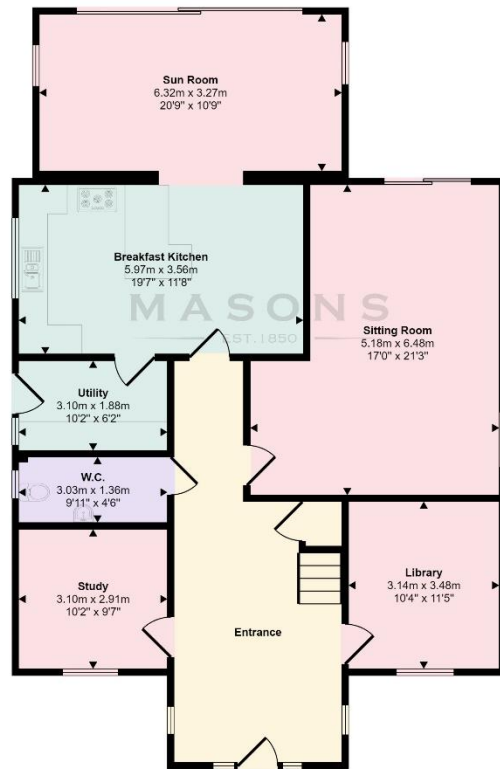
Strictly by prior appointment through the selling agent.

### 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 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 F.



# FLOORPLANS AND EPC GRAPH



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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