

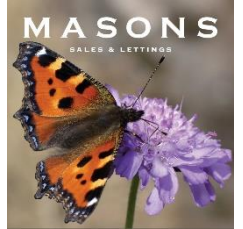


THE ROWANS  
LUDBOROUGH DN36 5SF

**Masons**  
EST. 1850

# THE ROWANS, LIVESEY ROAD, LUDBOROUGH, LINCOLNSHIRE DN36 5SF

An individual detached family house of generous proportions in a mature setting with attractive views and positioned on the outskirts of Ludborough village, well placed for travelling to Grimsby and Louth. Solar panels to the rear roof slope, air source heating system, 4 large double bedrooms, two bathrooms, elegant hall and landing, three reception rooms and recent garden room at the rear. Resin bonded drive to double garage and gardens to 3 sides.



## ABOUT THE ROWANS ...

The house is thought to date back to the 1970's and has rendered walls over a brick plinth beneath pitched timber roof structures mainly covered in concrete interlocking tiles. The windows are uPVC double glazed, mostly having diamond lattice panes and the fascia boards and soffits are finished in complementary white uPVC.

In recent years the house has benefited from low or zero carbon energy sources to include photovoltaic solar panels to the rear roof slope and an air source heat pump for central heating. There is a fireplace in the drawing room with a high-output grate and a small electric fire in the living room. A new porch has also been constructed for the main entrance and a double-glazed garden room at the rear, each with composite tiled roof. The driveway has also been re-formed with an immaculate resin-bonded finish

## ACCOMMODATION

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

### Ground Floor

The main entrance is at the front of the property from the resin gravel drive via a flight of brick-walled, stone steps with stainless steel handrail, outside downlighters and a double-glazed, wide front door into the:





### Entrance Porch

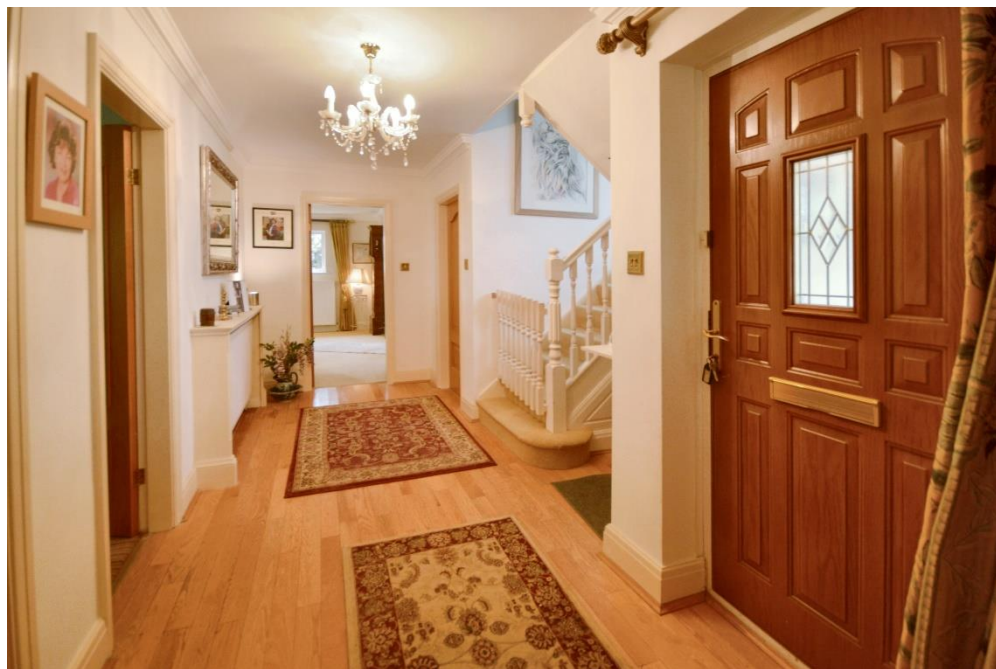
With double-glazed windows to front and side on base walls, part-sloping ceiling and a built-in storage cabinet with drop-down lattice-work doors at the rear. Ornate tiled floor with mat well and inner oak-effect uPVC door with decorative centre pane and widow adjacent to the:

### Entrance Hall

A wide reception area with an oak strip floor, moulded coving to the ceiling, radiator in a framed surround and return staircase with spindle balustrade having fluted spindles and newel posts leading to the first floor. Ceiling light point and double doors to a good size understairs store cupboard. Attractive internal doors with cathedral style, oak-effect facings leading off to the kitchen, reception rooms, and:

### Cloakroom/WC

Well-appointed with travertine style ceramic-tiled floor and walls, extending into the reveal of the window on the front elevation which has a Venetian blind fitted. White suite comprising a low-level, dual-flush WC and attractive stepped vanity unit with an oval shaped wash hand basin set on a granite plinth with tall chrome pillar lever tap. Wall mirror with LED downlights above. The vanity unit has base cupboards to the centre and each side. Chrome ladder-style radiator/towel rail, moulded coving to the ceiling and an eight-branch LED ceiling light.



### **Drawing Room**

A beautifully proportioned room, presently a seating and dining area for the current owner with a plastered and painted Inglenook style fireplace recess, having inset downlighters. Ornate pillared and carved fire surround to a polished stone fireplace with an inset raised high-output grate.

There are two ceiling light points, two wall light points, two radiators and a window with low sill to the rear elevation overlooking the rear garden, together with two high-level side windows adjoining the chimney. Moulded coving to the ceiling, ceiling speakers and folding oak-effect double doors which extend the drawing room into the:

### **Music Room**

Currently home to the owner's magnificent piano but otherwise a versatile reception room. The music room has a wide window on the front elevation, radiator, moulded coving to the ceiling with ceiling light point and an oak door providing independent access from the entrance hall.





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### Living Room

A comfortable third reception room positioned in the centre of the house with an ornate, marble pillared fire surround and hearth suitable for an electric fire and currently having a coal-effect electric fire. Radiator, moulded coving to the ceiling, six spotlights to a centre ceiling fitting and a tilt and slide, wide double-glazed patio door with matching side panel to the:

### Garden Room

A superb and highly insulated room from which to enjoy the garden, with diagonally laid Amtico stone-effect floor covering and high vaulted ceiling with eight spotlights to two ridge fittings. Long radiator and windows to three sides, partly over base walls with windowsills and partly at the rear from floor level including a fully double-glazed gable. On the side elevation there are French doors opening onto the garden and the windows have fitted blinds with the exception of the upper gable windows. There are three top opening windows, and this room enjoys a lovely outlook towards trees in the distance which form a backdrop to the garden.







### Breakfast Kitchen

Fitted with an attractive and extensive range of in-frame kitchen units comprising base and wall cupboard units with moulded doors and ornate handles, multiple drawer units, a combination of solid granite and granite-effect work surfaces with ceramic-tiled splashbacks and an inset acrylic stone-effect, one and a half bowl sink unit with lever mixer tap.

There is a stainless steel Rangemaster range cooker with glazed doors to two ovens, a grill and a warming drawer, together with a ceramic six-plate hob, all set into a framed surround. Britannia cooker hood inset above having twin downlighters, ornate ceramic tile splashback with a framed diamond pattern centre panel and wall cabinets on each side surmounted by ornate carved brackets supporting a moulded shelf over.

There are ornate moulded pelmets extending across the wide rear window with downlighters and an open shelf unit to the side. A Siemens stainless steel fridge/freezer is set into a purpose made shelved surround with tall slide-out larder racks to each side, a double cabinet over and granite work surface to the side. Further base cupboards and drawers with a dresser unit over, having multi-pane glazed display cabinets and centre open glass shelf set into an arched surround.

The granite extends over a framed surround to the radiator and there is a further radiator, ceramic-tiled floor and multiple downlighters to the ceiling. Oak-framed, glazed three-pane double doors open with a step down into the:







### **Breakfast Room**

With double-glazed French doors and inner fly-screen doors to the rear garden, together with a large rear window with Venetian blind, radiator, ceiling downlighters and a connecting uPVC door to the garage. Folding six-panel doors with ornate handles conceal a utility area which has a roll-edge work surface with centre double base cupboard under, a single drainer stainless steel sink unit with mixer tap, a Miele washing machine, base shelf unit and wall shelves, together with light over. The work surfaces have ceramic-tiled splashbacks.

### **First Floor Landing**



A particularly spacious first floor landing with balustrade extending from the staircase to form a gallery over the half landing below, and which has natural light from a window on the front elevation above. There is a wall light point adjacent to the half landing and a long, sloping ceiling up to the first floor. The landing has a radiator, moulded coving, three wall light points and white six-panel doors leading off to the bedrooms, bathroom and the walk-in airing cupboard which has an electric light, slatted linen shelves, clothes rails and a radiator.

### **Master Bedroom**

Positioned at the front of the house, this attractive double bedroom enjoys a lovely outlook from the wide window, across the front garden towards mature trees and parkland on the opposite side of the road. Long, double radiator, ornate moulded coving to the ceiling with two ceiling speakers, ceiling light point and an attractive range of built-in bedroom furniture with multi-pane, part-glazed single and double doors. Within the wardrobes there are clothes hanging rails and the single wardrobe has shelf compartments and slide-out drawers beneath. Moulded panelled doors complementing the built-in furniture fold back to reveal the:

### **En Suite Bathroom**

A spacious and well-appointed bathroom with a white suite comprising a panelled bath, ceramic-tiled and glazed shower cubicle with a Triton wall-mounted shower mixer unit and handset on rail, vanity wash hand basin, low-level WC and bidet with douche. The latter three components of the suite are fitted into an extensive range of built-in bathroom furniture finished in white with brushed metal handles to include base cupboards, drawers, high-gloss, stone-effect plinths and a mirror with downlighters over the wash basin. There are high-level cupboards and display shelves surrounding.

Ceramic-tiled floor and ceramic-tiled walls in travertine style with wide window on the rear elevation having blind and presenting a lovely outlook across neighbouring gardens to mature trees beyond. Chrome ladder style radiator/towel rail and six LED downlighters to the ceiling.







**Bedroom 2 (front)**

A good size double bedroom with a range of built-in shelf units to one corner and full-width, mirror-fronted wardrobes with three sliding doors, clothes rails, shelving and drawers to one side. Double radiator, moulded coving to the ceiling and wide window presenting a lovely outlook as from the master bedroom.

**Bedroom 3 (rear)**

A spacious double bedroom with a full-width range of built-in wardrobes, having four sliding, tinted mirror doors, the centre pair opening together and having fitted clothes rails and shelving. Radiator, moulded coving to the ceiling and wide rear window with attractive views to the rear.

**Bedroom 4 (side)**

A fourth double bedroom, again of generous proportions but presently used by the current owner as a spacious study with furniture which could be acquired by separate negotiation if required. There is a window on the side elevation with views out towards the village centre. Radiator, coved ceiling and ceiling light point.



### Family Bathroom

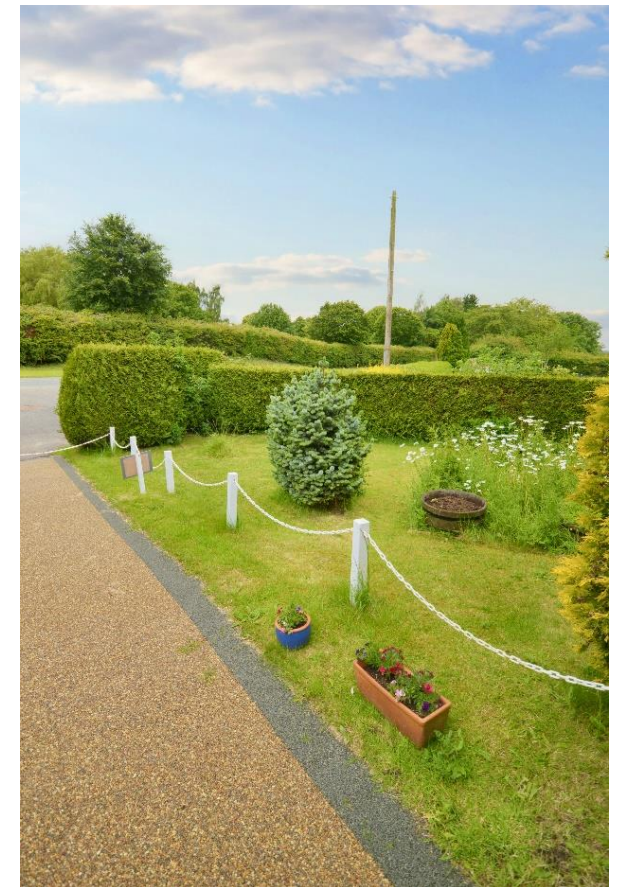
A large bathroom, well fitted with a white suite set into built-in bathroom furniture in birch style with rolltop, granite-effect plinths over. There is a low-level WC and bidet with douche set into a base unit with push button flush for the WC, centre shelves and split-level suspended wall cupboard units. Plinth mounted circular wash basin with a tall chrome pillar mixer tap. Above the wash basin there is a large mirror with four lights and to the rear is a panelled bath with shower fittings to the mixer tap and a folding glazed screen. To the opposite corner is a projecting glazed and mosaic-tiled shower cubicle with shower mixer unit and handset on wall rail. The walls of the bathroom are tiled from floor to ceiling with two-tone mosaic ceramic tiles extending into the reveal of the wide rear window which has a Venetian blind. The floor is ceramic tiled in white, and the ceiling has six LED downlighters and a trap access to the roof void. 2 x chrome ladder style radiator/towel rails.





## OUTSIDE

The house stands back from Livesey Road behind a deep grass verge with screen conifer hedge along the front boundary and an opening onto the driveway. The drive has been resin bonded with a contrasting-coloured border and sweeps up to the attached garage whilst also leading to the main front entrance. A brick walled flight of steps with stainless steel balustrade and sensors for outside lighting, leads up to the front door into the porch.





### Double Garage

A large double garage with a motorised remote-control sectional front door, double-glazed side window and high-level consumer units with MCBs. There are numerous strip lights, access to the spacious roof storage void, power points and a deep recess at the rear with a rear double-glazed window and the Therma V by LG large capacity insulated hot water cylinder with immersion heater and controls for the air source heat pump and solar panel boost. Fitted wall shelving and further ceiling light point close to the connecting door to the breakfast room.

### Gardens

The house stands on a plot of around quarter of an acre (STS) and the gardens extend all around the house. The front garden is arranged for easy maintenance with a variety of mainly evergreen shrubs set into a gravelled area extending across the front of the house. A lawn at the side of the driveway has a wildflower bed in the centre, conifer hedges and shrubs. A picket fence separates a side garden laid to lawn with ornamental trees and shrubs, a compost area and 2 **Garden Sheds**. The air source heat pump is positioned on the side wall of the garage.

A pathway leads from here to the rear garden which is separated by picket fencing and gate by the rear door from the breakfast room. The garden is laid to lawn extending around all three sides of the garden room with tall mixed shrubs and hedgerows maintaining privacy and a block paved patio by the French doors. There is small pond in the corner and a block lined flagstone pathway leads for here past shrubberies to the side of the house where an additional garden has gravel beds and screen timber fencing to the front garden. External rear weatherproof power points for garden equipment etc. high-level floodlight and outside tap.







### **Location**

Positioned approximately 5 miles north of Louth market town and 11 miles from Grimsby, Ludborough is just east of the Lincolnshire Wolds Area of Outstanding Natural Beauty. The village has a fine Church dedicated to St Mary and constructed in contrasting stonework. Close to the Church and just a short walk from The Rowans is the Livesey Arms country pub and restaurant which boasts a fine reputation for food and "a long history of revitalising customers and providing respite for travellers and locals alike – since 1792". Ludborough is also known for the Heritage Lincolnshire Wolds Steam Railway operated by enthusiasts ever looking to extend the line from the station to Louth.

### **Viewing**

Strictly by prior appointment through the selling agent.

### **General Information**

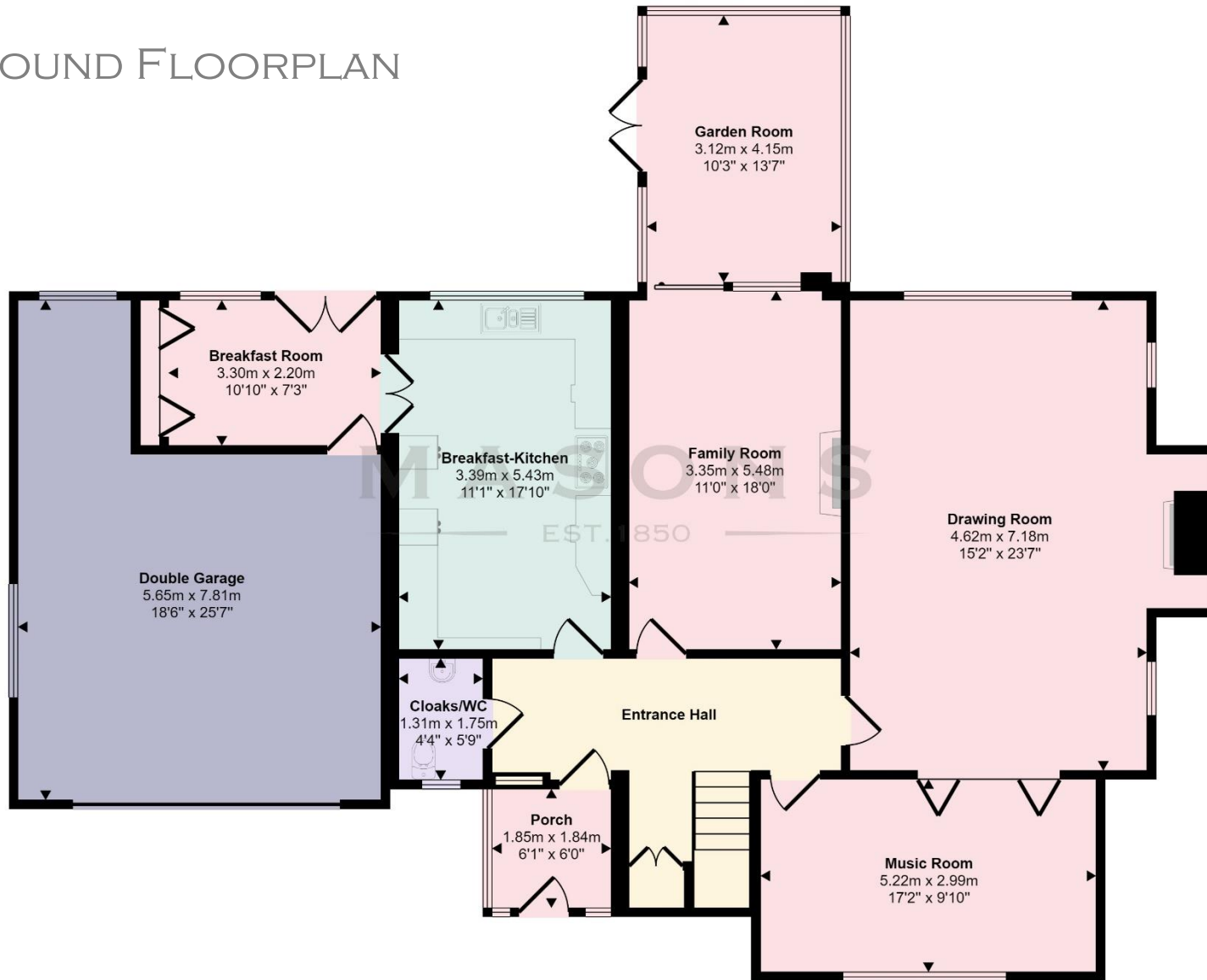
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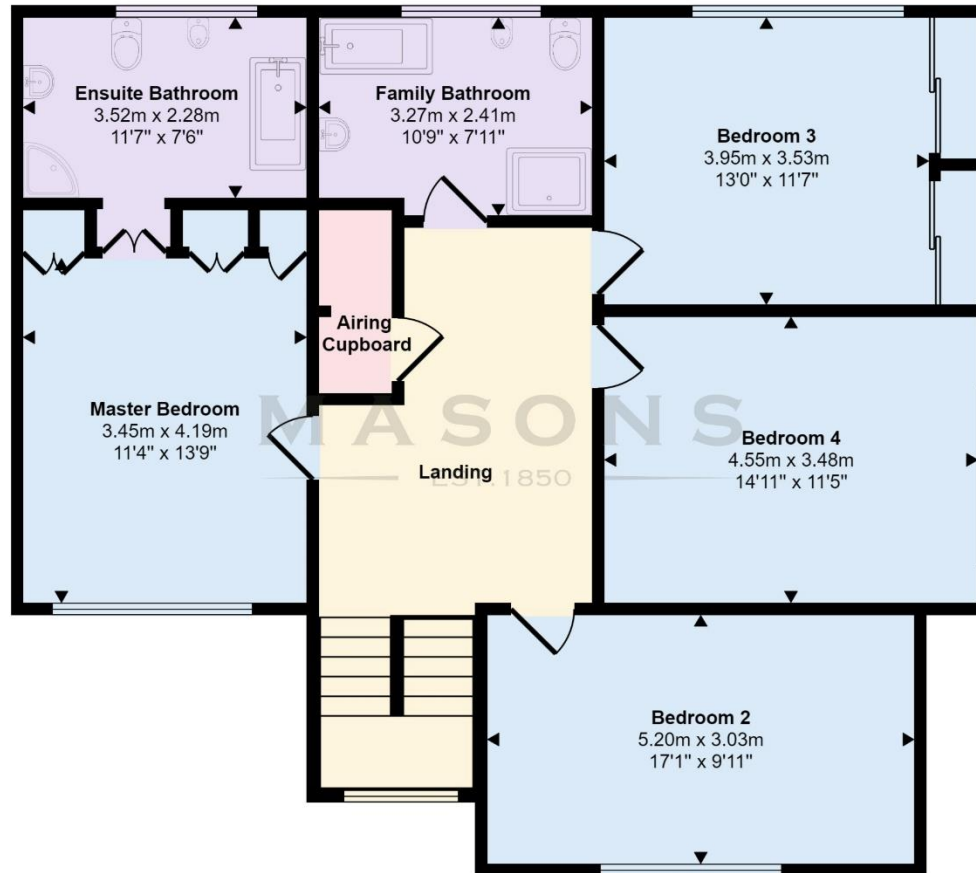
# GROUND FLOORPLAN



Ground Floor  
Approx 173 sq m / 1864 sq ft

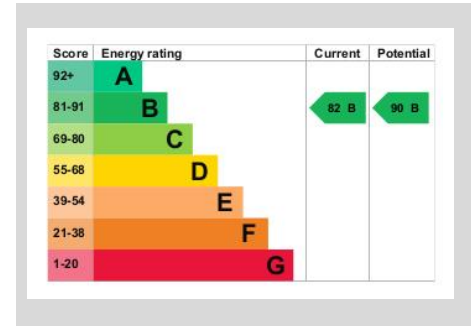
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# FIRST FLOORPLAN AND EPC GRAPH



**First Floor**  
 Approx 105 sq m / 1127 sq ft

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**MASONS**  
 EST. 1850

Cornmarket, Louth,  
 Lincolnshire LN11 9QD  
 T 01507 350500

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