

WHITBY HOUSE
FULSTOW LN11 0XG

M A S O N S
EST. 1850

WHITBY HOUSE, MAIN STREET, FULSTOW, NR. LOUTH, LINCOLNSHIRE, LN1 1 OXG

A superbly presented and substantial detached Period house in a village centre location just yards from The Cross Keys pub and standing in grounds of around 0.6 acre (STS) to include a range of outbuildings some 1500 sq. ft in area with potential for residential conversion (STP). 3 double-bedroom accommodation combining contemporary styling with character and to include 2 reception rooms, garden room and fitted dining kitchen. Superb large and level secluded gardens with a log cabin summer house.



Directions

From Louth, travel north on the A16 road passing the village of Fotherby and continue through to the far side of Utterby. Carry straight on at the staggered crossroads then take the right turn signposted to Fulstow. Follow the lane to the village centre and at the staggered crossroads, carry straight on along main street. Whitby House will be found on the left side after just a short distance.



ABOUT WHITBY HOUSE...

This handsome double-fronted detached house is thought to date back to 1880 and stands centrally within a large plot of around 0.6 acre with a frontage of approximately 42m (138ft) to the lane. The property has brick-faced, and part rendered external walls beneath pitched timber roof structures which were stripped, felted, re-battened and re-covered with clay pantiles in 2019.

Heating is by an oil central heating system supplemented by three multifuel cast-iron stoves in the fireplaces of the two reception rooms and the dining-kitchen. The windows are uPVC double-glazed including two large walk-in bay windows in the reception rooms.

The large windows create a light and airy atmosphere within the house and the stylish décor has a contemporary theme. On the east side of the house there is a wide driveway providing space to park a number of vehicles. Adjacent is an extensive range of outbuildings with practical current use whilst affording potential for conversion into a separate dwelling, holiday home or annexe, either fully or in part, (STP).

A glance at the photos will reveal a superb garden around all four sides of the house, and once through the gates, there is a secluded and private atmosphere with established trees and hedgerows along the boundaries. This belies the village centre setting just a few yards from the pub. Main Street is actually a small lane winding its way through individual properties before leading out into open countryside.



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 into the house is at the front of the property where uPVC part-glazed (double-glazed) doors open into an:

Entrance Porch

With top window over the doors featuring the house name, long, deep windows to each side and natural brick walls. An inner part-glazed (double-glazed) multi-pane door opens into the:

Lounge

An attractive reception room with walk-in bay window to the front elevation providing an attractive outlook and having Roman blinds fitted. Recessed fireplace with inset cast iron, multi-fuel stove on a slate tiled hearth and oak projecting mantel beam over. Double radiator, high-level electricity meter cupboard with the meter and electricity consumer unit with MCBs.







Sitting Room/Snug

Another lovely, cosy reception room, again having a bay window with Roman blinds and a window on the side elevation, also having Roman blind. Recessed fireplace with inset cast iron stove on slate hearth and oak beam mantel over. Coved ceiling, radiator and white four-panel door from the lounge.

The reception room ceiling lights operate on a double dimmer switch in the lounge



Hallway

A good size hall, centrally positioned within the house and having a radiator in decorative case and a feature diamond-shaped leaded window with coloured centre panes to the garden room adjacent. A wide staircase leads to the first floor with side screen and painted handrail via an upper quarter landing. There is a shaped door to an understairs storage cupboard. Coat hooks to wall plaque, part-glazed door to the lounge and white four-panel door to the:

Cloakroom/WC

A good size with a white suite set into a modern base unit enclosing the cistern for the dual-flush, low-level WC and having an inset wash hand basin with ceramic tile splashback, lever pillar tap and base double cupboard beneath. Limestone style ceramic-tiled floor, radiator, side window with roller blind and shaped understairs alcove. Tilting circular wall mirror and wall spotlight.





Dining Kitchen

A spacious and attractive dining kitchen with space for a large table and fitted with a range of kitchen units finished in olive green. These comprise base cupboard units, a drawer unit with deep lower pan drawer, an integrated faced dishwasher and refrigerator. LPG Rangemaster range cooker with five rings, double oven and grill finished in black and chrome with matching Rangemaster hood over.

Tall larder cupboard units, wine rack and hardwood block work surfaces with an inset, white ceramic one and a half bowl, single drainer sink unit having a chrome mixer lever tap. Metro style ceramic-tile splashbacks and dresser unit comprising an illuminated, glazed double door cabinet over drawers and a base cupboard. Slate-effect, ceramic-tiled floor, window to one side, two windows to the opposite side elevation and all windows are fitted with Venetian blinds. Recessed fireplace with cast iron, multi-fuel stove and a panelled door with centre windowpane leads to the:







Garden Room

With windows to the side and rear elevations, together with a part-glazed, double-glazed door to outside, this is a room from which to enjoy the garden in cooler weather. There is a slate-effect ceramic-tiled floor, a white uPVC panelled sloping ceiling, radiator in decorative case and a wall light point.





First Floor - Spacious Landing

With natural light from a large window to each side elevation, both having fitted Roman blinds. A screen extends around the stairwell and there are two ceiling light points, a smoke alarm and trap access to the main roof void. The windows provide attractive views over the gardens and towards the driveway. There is a range of built-in wardrobes finished in pale grey and comprising single and two double wardrobes with part mirror double doors to one unit and fitted internally with clothes rails and shelving.

Bedroom 1 (front)

A large double bedroom flooded with light from two front windows and a side window, all fitted with Roman blinds and having low sills to enjoy the outlook. Double radiator and coved ceiling.







Bedroom 2 (front)

Another good size double bedroom with window to the front and aside elevations, each having Roman blind. Radiator and coved ceiling.

Bedroom 3 (rear)

A good size double bedroom with window to the side and rear elevations, each fitted with roller blind. Radiator and part-sloping coved ceiling. Built-in range of units in pale satin grey with double doors to four cupboards, mainly fitted with shelving.



Bathroom

With a modern, square design suite in white comprising a low-level, dual-flush WC, pedestal wash hand basin with designer pillar tap and a panelled bath with two grips and individual lever taps. Walk-in shower cubicle with floor level access and a glazed side screen, ceramic-tiled enclosure and square design shower mixer unit with handset and a large, square drench head. Complementary part ceramic-tiled walls and splashbacks, rear window with tiled reveal and Roman blind fitted. Contrasting tall, matt black designer radiator.

Built-in airing cupboard with painted double doors and containing the foam-lagged hot water cylinder, shower pump and linen shelving extending into a top cupboard over. The bathroom has an attractive, decorative and intricately patterned ceramic tiled floor. There are three spotlights to a ceiling fitting and an extractor fan.



OUTSIDE

With an impressive frontage of around 42m (138') STS, Whitby House has a five-bar hand gate into the front garden opposite the central porch and the driveway on the right side has a curved, brick-walled entrance with pillars, stone finials and five-bar double gates. There is a wide, gravel driveway providing parking space for several vehicles.

Outbuildings

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

Directly adjacent to the driveway and extending along the eastern boundary, a range of outbuildings with a floor area of approximately 1,500 sq. ft. (139 m²), provides potential for conversion into an additional dwelling, annexe or holiday cottage (STP). Alternatively, the buildings are ideal for storage, garaging, workshop or hobby use as at present and there is a range of outside lanterns to the west elevation.

To the rear of the house, there is a smaller outbuilding comprising freezer room and utility, whilst attached to the house is a solid built range of boot room and boiler house. To the far end of the garden there is also an excellent summer house. More detail is provided as follow:.

Barn 1

Approached through timber double ledged, braced and framed doors with a lantern over, this large barn is brick-built under a pitched, clay pantiled and felted roof and has a single-glazed window facing the house and brick piers internally. The barn has light and power points with heavy cross beams supporting a loft over.

Garage

Double timber ledged, braced and framed doors open into the garage which also has light and power. The walls are brick under a corrugated roof with a beamed alcove to one side.

Barn 2

A second spacious brick-built barn under a corrugated roof with skylight panels and a beamed, square opening from the driveway. Rear sealed window and pedestrian door, ledged, braced and framed pedestrian door with single-glazed window facing the driveway and electric light.

Brick-built Workshop

With mono-pitched tiled roof, white-washed walls internally, LED strip light, power points and electricity consumer unit. **Garden Store** within the same structure with light, space for garden tools and appliances. Both these outbuildings have ledged, braced and framed doors.

Freezer Room and Utility

Contained within a detached brick-built outbuilding with two ledged, braced and framed doors and a concrete tiled and felted roof. There is plumbing, power supply and light for washing machine in the utility area while the freezer room has base cupboards and drawers, window to front and side (each with roller blind) ample space for fridge, freezer and other appliances. Strip light and power points.

Lean-to Stores

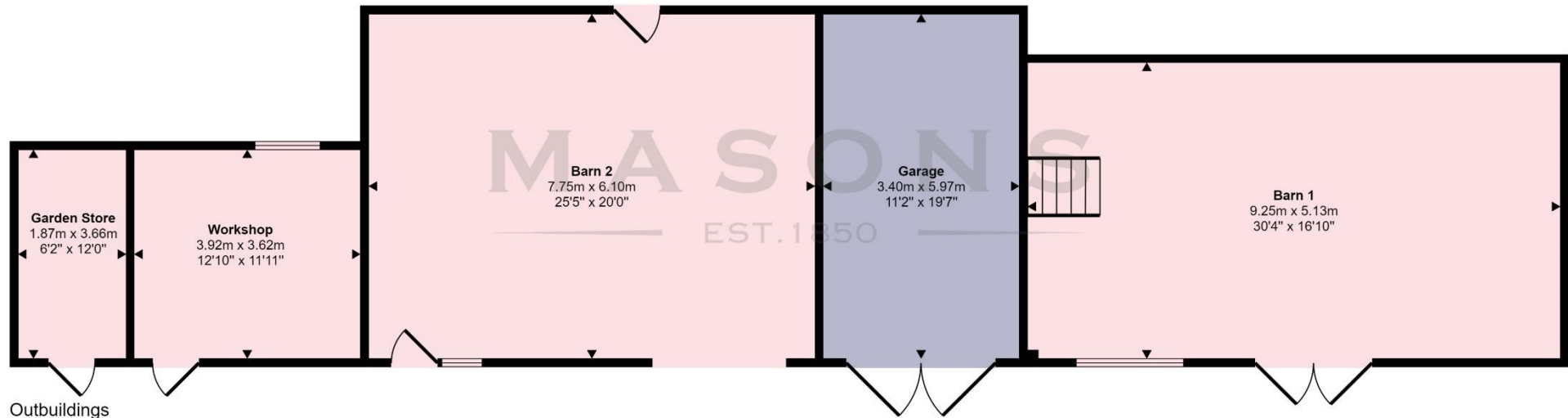
Brick-built under a mono-pitched tiled and felted roof and positioned against the rear wall of the cottage, these comprise **Boot Room** with high-level rack shelving, ledged and braced door and electric light. The programmer is here for the central heating and domestic hot water systems. **Boiler House** within which the Firebird Popular 90 oil-fired central heating boiler can be found via an original ledge door; electric light to the rafters.

Summer House

A superb modern log cabin with French doors having Venetian blinds onto the main garden and two windows with matching blinds. The cosy interior has a Scandinavian feel with natural pine walls, pine floorboards and pine panelled ceiling. There are power points, and this room is a quiet retreat with potential for use as a home-working office.



FLOORPLANS - OUTBUILDINGS



Outbuildings
Approx 139 sq m / 1493 sq ft

Denotes head height below 1.5m

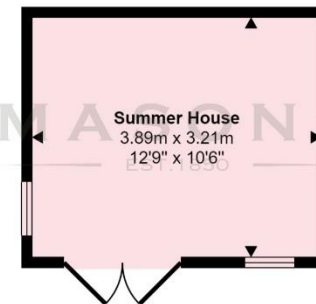
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Freezer Store/Utility
Approx 13 sq m / 139 sq ft

Denotes head height below 1.5m

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Summer House
Approx 12 sq m / 134 sq ft

Denotes head height below 1.5m

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GARDENS

The cottage stands in grounds of around 0.6 of an acre (STS) and the level gardens are an exceptional feature of the property.

Once inside, the gardens enjoy a feeling of seclusion and privacy with superb orientation for the sun throughout the day. At the front of the house there are lawns on either side of the pathway leading to the front porch with mature trees and shrubs, all set behind a mixed hedgerow flanking the five-bar pedestrian gate.

Along the pathway in front of the cottage there is a shrubbery border and climbing plants are on each side of the bay windows with walled trellis work. A hedge separates the front garden from the drive and the lawn extends around the west side of the cottage with colourful shrubs by the side elevation. Tall hedges and mature trees along the side boundary keep this area sheltered – this theme continues into the large, lawned rear garden.

There is no shortage of outside seating space with flagstone patios to the rear of the house for the afternoon and evening sun and by the garden room for earlier sunshine. The latter has brick-walled raised flower beds and picket fencing with gate from the drive and a gate to the front garden. Wall lantern adjacent. There is a further seating area beyond, and the oil storage tank is positioned behind the freezer store.













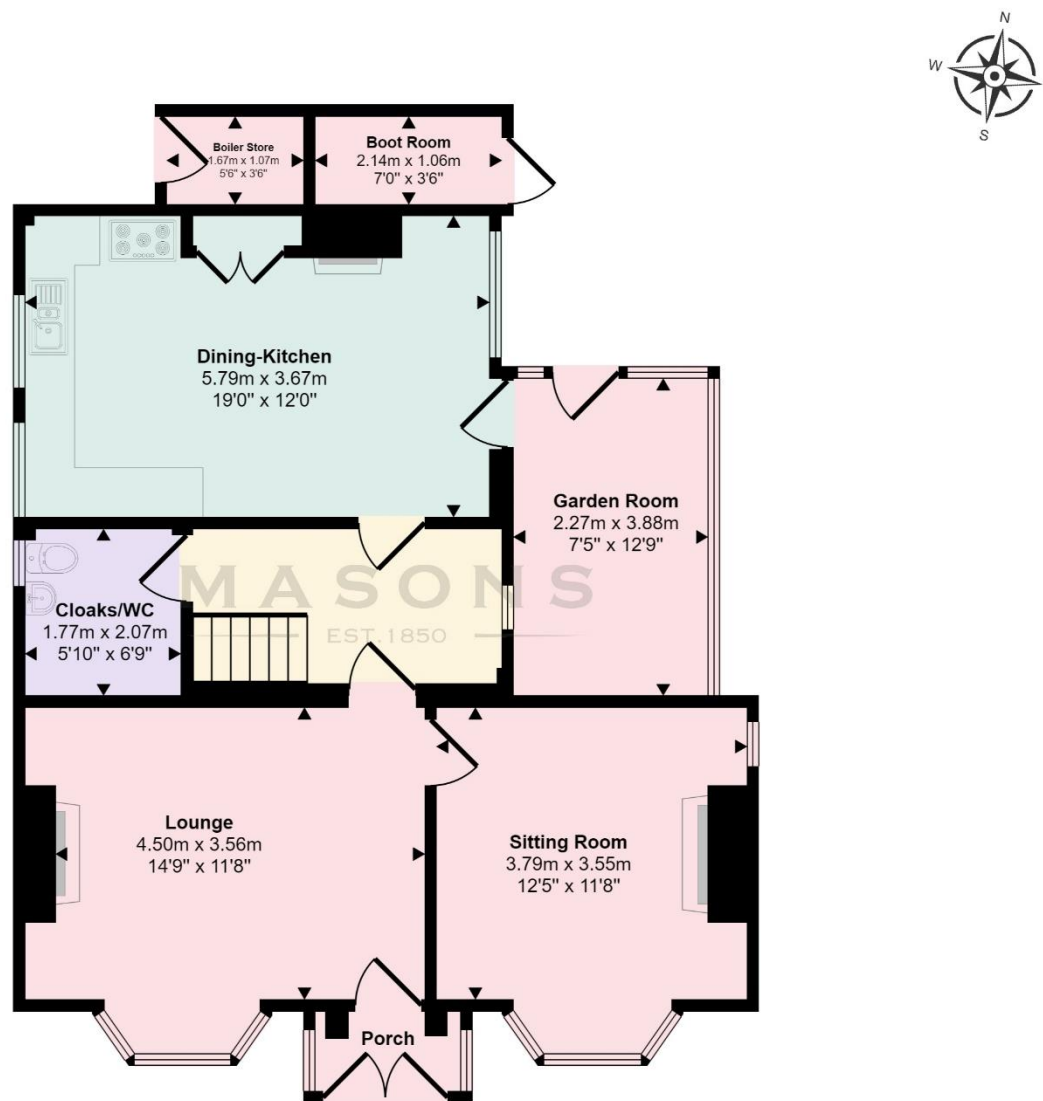
Location

The cottage is positioned on Main Street, the latter a misleading address as it constitutes a small lane leading from the village centre through a variety of individual homes before continuing out into open countryside. Fulstow is positioned away from, yet convenient for, the A16 road and stands between the market town of Louth to the south and the larger business centre of Grimsby to the north. The village stands on the Greenwich Meridian line, being the only English village where this crosses the village centre and is referred to in the 1086 Domesday Survey as Fugelstow.

The Grade II Listed church originates from the early 13th century and is dedicated to St. Lawrence. A village hall was built in 1986 and the village primary school dates back to the opening date in 1863. The Cross Keys public house stands just a few paces from Whitby House and a second former pub, The Lord Nelson, has now been turned into a residential house, further along the lane. A small, enthusiast-operated steam railway can be found on the western village outskirts.



FLOORPLAN GROUND FLOOR



Ground Floor
Approx 84 sq m / 905 sq ft

Denotes head height below 1.5m

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Louth and Grimsby each provide a wide range of shopping, recreational and schooling facilities and the area has many leisure facilities, including water sports at the neighbouring village of Covenham where the reservoir is located. The Lincolnshire coast is just a short drive away and has miles of nature reserves and sandy beaches and the area has contrasting countryside with unspoilt agricultural land along the coast and the scenic Lincolnshire Wolds to the west.

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 with LPG gas used for the range cooker in the kitchen. No utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.

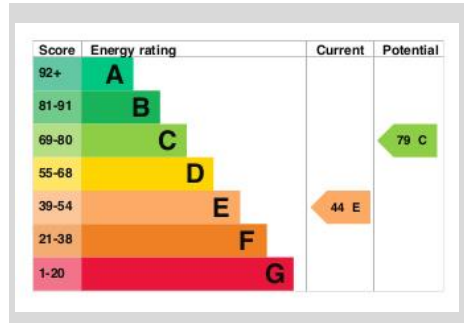
FLOORPLAN FIRST FLOOR, AND EPC GRAPH



First Floor
Approx 68 sq m / 734 sq ft

Denotes head height below 1.5m

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MASONS
EST. 1850

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