



M A S O N S
EST. 1850

ALPINE LODGE, THURLBY

ABOUT ALPINE LODGE

Alpine Lodge is an exquisite, individually designed detached family home, set on an expansive 2.85-acre plot (subject to survey). Built to the highest standards, this remarkable residence features a versatile layout and includes paddocks and an attached swimming pool. The property boasts a range of stunning design elements that are best appreciated in person.

Inside, the home offers a flexible living space, including an entrance hall, lounge, kitchen, dining room, garden room, shower room, and two bedrooms. The garden room provides access to the swimming pool, which is complemented by a separate sauna and shower room. On the first floor, you'll find two additional double bedrooms, the main bathroom, and a highlight of the property—a spacious open-plan family room that leads to a bar and balcony, offering panoramic views of the picturesque countryside.

Externally, the property is surrounded by beautifully maintained gardens, accessible from a double entrance tarmac driveway that leads to a double garage and car port. The paddock beyond offers ideal opportunities for equestrian activities.

Directions

Travel north out of Alford on the A1104 and bear right at the fork onto Bilsby Road continuing along the A1111 for a number of miles before taking the right turning signposted Thurlby onto the B1449, travel for a further few miles until arriving at Thurlby village and the property will be found on the right-hand side just before the former car sales garage.

The Property

This unique property has been owned by the original vendor since its creation, crafted to an exceptional standard by a renowned local builder. With its distinctive blend of Spanish and Alpine influences, the home boasts high-quality features including stone structures and a thoughtfully designed layout that maximizes its beautiful location. Highlights include a heated indoor swimming pool and sauna, as well as a magnificent first-floor family room with a bar and balcony that offer panoramic views of the surrounding countryside. The property is equipped with an oil-fired warm air ducting system and features aluminium double-glazed windows throughout. Additional standout elements include vaulted ceilings with exposed timber beams, exposed stone walls, and expansive windows that frame the breathtaking views.





ALPINE LODGE, THURLBY, LN13 9JL

Accommodation

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

Entrance Hall

Part glazed timber entrance door with leaded windows into the spacious hallway, having ornate stone and timber features with open tread logged stairs with cast iron railings to first floor below which is a pond enclosure with pump within, carpeted floor and solid timber entrance doors to further rooms. To the side is a good range of built-in wardrobes with large pantry cupboard to side fitted with shelving and having the alarm control panel.

Sitting Room

Spacious reception room at the front of the property with sliding patio doors, window to side aspect, curved stone clad wall with inset fishtank, carpeted floor and feature fireplace to side with timber hearth and brick backing, built-in corner TV cabinet to side with doorway through to:

Dining Room

Spacious reception room used as a dining room with sliding patio doors into swimming pool, carpeted floor and exposed timber beams to ceiling, stone arched opening with cast iron railings into:

Breakfast Kitchen

Having a good range of base and wall units with solid timber doors and marble effect laminated work surfaces, twin bowl stainless steel sink with tiling to splash backs, four ring electric hob with extractor hood above and an AEG built-in double electric oven, built-in fridge to side with the worktop extending to provide a breakfast bar area, built-in Hotpoint dishwasher.

Utility Room

Useful room to side with space and plumbing for washing machine and further white goods, extractor fan to ceiling and tile effect vinyl cushion floor.



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Rear Lobby

Timber entrance door with window to side with further glazed timber door into further lobby area with exposed stonework wall, tile effect vinyl cushion flooring, coloured glass blocks to one end and built-in cupboards to side with stone arch opening into the kitchen.

Bedroom 3

Positioned to the rear being a ground floor double bedroom with neutrally decorated walls, large window to rear aspect and carpeted floors.

Bedroom 4

Further double bedroom positioned to the front with carpeted floor, large window and a built-in desk to side with fitted shelves above with the room currently set up as a games room and having electric consumer unit to side.

Shower Room

Low level WC, bidet, walk-in shower with thermostatic mixer and wash hand basin with cupboards below, tiling to all walls and panelling with shaver point and tile effect floor and extractor fan to wall.



Swimming Pool

A superb feature of the property positioned to the side having initial sitting area with sliding patio doors, ideal for relaxing in on a summer's evening with step up into the swimming pool area having a timber framed roof with polycarbonate panels, large swimming pool to centre with stepped entry, tiled floor surround.

To one end is housed the oil fired boiler and electric consumer unit and filtration systems fitted within a cupboard, storage cupboard to side and opening into a built-in sauna unit with timber door, sauna system and timber benches within with pine cladding throughout, adjacent is a shower with glazed door and electric shower unit, panelling to sides with door adjacent giving access to the WC with wash hand basin adjacent.







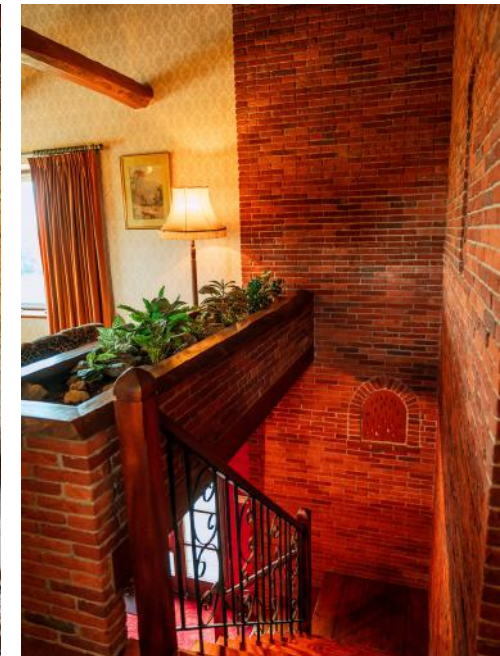
First Floor Family Room

Spacious first floor reception area being a superb feature of the property, having vaulted ceiling with exposed timber beams, exposed brick and stone walls, carpeted floor throughout with a large central dual aspect fireplace with log effect gas fire, stunning views and sunsets from the large windows looking across to the Lincolnshire Wolds for miles around, also having large sliding patio doors to side onto the superb balcony which has stone floor and railings to perimeter which captures the sun for the majority of the day. Opening from the main lounge area into:

Bar Area

Superb built-in bar to side with fitted shelves and exposed brick and stone walls, timber beamed ceiling, windows to side with a further seating area adjacent with painted mural to wall with the entire space making a superb entertainment area for families and friends.





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Master Bedroom

Spacious double bedroom to the front aspect with large window, very generous in size and having built-in wardrobes and bedside tables with further range of wardrobes to opposite side with built-in dressing table, carpeted floor.

Bedroom 2

Further double bedroom to rear with large window and extensive range of built-in wardrobes with carpeted floor.

Family Bathroom

A superb period style bathroom suite having sunken bath to side with tiled surround, wash hand basin set within worktop and fitted cupboards below, shaver point to side, low level WC, bidet, with carpeted floor, high level window, wall mounted heater and having large loft hatch to roof space with remainder of walls being fully tiled.





Double Garage

Having remote electric up and over door to front with twin windows to side, concrete floor, lights and electric provided with shelving to sides, also housing the warm air ducting and oil fired central heating system with timer controls and sliding pedestrian door to rear.

Car Port

Positioned behind the garage is a useful sheltered car port with inspection pit covered centrally.

Front Garden

Accessed via a tarmac drive with pillared entrance with the drive rising up and above the road having raised gardens to either side with stone clad supports, large pond to one side with lighting within, the driveway leading up to the garage and extending around giving access to the rear entrance, stone built boundary wall and raised lawned garden spanning the full width of the property with concrete patio to front of house and access to swimming pool. Gateway to side of property giving access to an enclosed patio area with timber garden shed behind which is the oil storage tank.

Paddock

Superb grass pasture paddock extending away from the front of the property and with a gradual downhill slope extending to around 2.85 acres (sts) in total, having hedged and open boundaries and part post and wire fenced, with the paddock making a superb opportunity for equestrian, horticultural or leisure use (subject to planning).

Rear Garden

Having separate entrance from the side road and also including a grassed area to the left of the drive, which is owned by the property, stone pillared entrance to rear garden, tarmac drive extending and grassed area to side, high level stone wall with intricate iron railings within, with concrete path leading to rear entrance door.



Viewing: Strictly by prior appointment through the selling agent.

Covenant

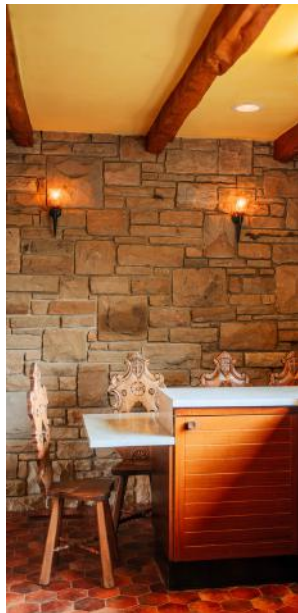
A clause will be placed on the land so that it can only be used as meadow, the grazing of cattle or sheep, for stabling exercise and grazing of horses or donkeys, for gardening or for the growing of trees or shrubs for a period of 25 years. The property is also available without the paddock if not required by the purchaser.

Location

The property is positioned in a country setting just 3.5 miles from the market town of Alford yet only 4.5 miles from the long sandy beach at Anderby Creek. The larger market town of Louth is about 16 miles and Skegness 11 miles. Main regional centres are in Lincoln 42 miles, Grimsby 33 miles and Boston 28 miles. Thurlby stands in an attractive rural area of Lincolnshire with shops and schools in the market towns, village primary schools (the closest in adjoining village Huttoft) and a range of leisure facilities along the coast together with nature reserves.

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 and water but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band F.

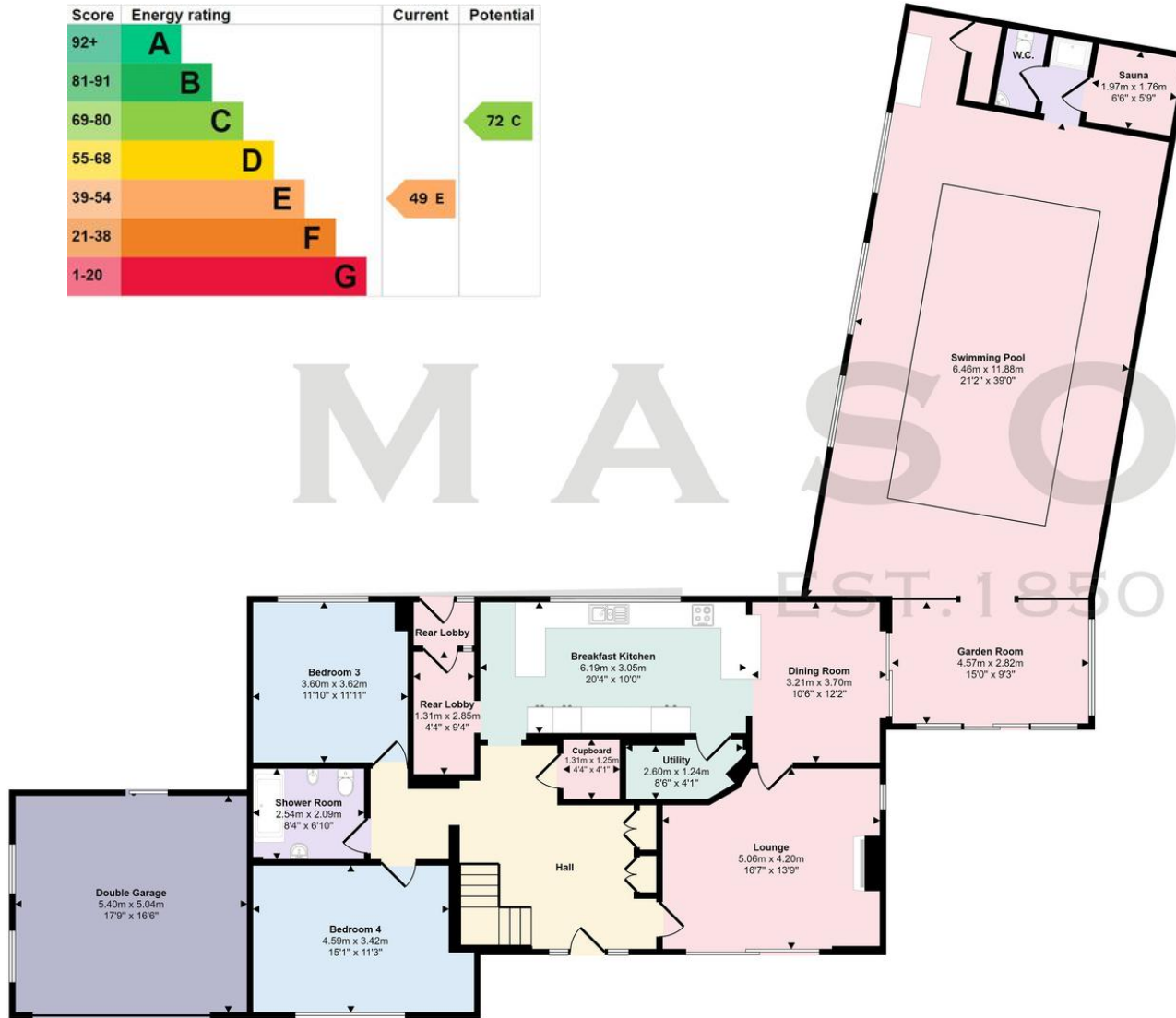


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Approx Gross Internal Area
368 sq m / 3960 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Ground Floor
Approx 253 sq m / 2721 sq ft



First Floor
Approx 115 sq m / 1239 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.

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