



6 Beck Farm Mews
Barnoldby-le-Beck DN37 0BH

M A S O N S
SALES & LETTINGS

- **Prime village location just east of the Lincolnshire Wolds**
- **Attractive, exclusive development adjoining the Grade I Listed Church**
- **Individual four bedroom detached family house**
- **Attractive and secure walled courtyard/garden**
- **Spacious block paved driveway and double garage**
- **Two reception rooms (one could be ground floor bedroom 5)**
- **En suite shower room, family bathroom, utility room and cloakroom/WC**
- **Oil fired central heating system, double glazed windows**

Directions

From Louth take the A16 north and after passing through Utterby take the next left turn towards Ludborough. On entering the village turn left onto the A18 (Barton Street). Continue for several miles to the mini roundabout, carry straight on here and take the next right turning – continue down the hill along the wide tree-lined road into the centre of Barnoldby-le-Beck village. Take the third left turning along Church Lane and bear left into Beck Farm Mews where the property will be found on the right side.



The Property and Location

The house is understood to date back to 1999, and comprises an individual, detached family home positioned in a small exclusive development in a mature setting on the west side of St. Helens Church and within a particularly sought after village one and a half miles from Waltham and just over six miles from Grimsby. Caistor is just over nine miles away. Waltham has a variety of local shops whilst Grimsby and Cleethorpes provide a wide range of amenities.

The property has brick-faced cavity walls with stepped eaves and uPVC double-glazed windows for ease of maintenance, all set beneath a clay pan-tiled roof. The design incorporates a long rear wing containing the dining kitchen and utility/cloaks WC with the double garage extending across at the rear and the side brick boundary wall completes a secure enclosure around the private courtyard garden. There is an ample, double width, block-paved driveway creating generous parking space in addition to the garaging and a further garden to the front of the house.

Accommodation

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

Ground Floor

Clay pan-tiled canopy porch with timber pillars on brick plinths and part-glazed, multi-pane wooden front door to:



Entrance Hall

Radiator, coat hooks to wall plaque, three wall uplighters, smoke alarm, door chimes and coved ceiling.

Staircase with spindle balustrade leading to the first floor.

Lounge

An attractive room with an oriel bow window to the front elevation, double-glazed French doors onto the courtyard garden and a brick Inglenook-style fireplace with a cast iron Jotul wood-burning stove set onto a brick and quarry tiled hearth with beam over. Radiator and coved ceiling with halogen spotlights inset.

Family Room

A versatile additional reception room which could alternatively be a ground floor double bedroom or could be a formal independent dining room if preferred. This room also has an oriel bow window to the front elevation, radiator, coved ceiling and six ceiling halogen spotlights.

Farmhouse style open plan Kitchen and Dining Room – an impressive and spacious area with a range of fitted units to the kitchen finished in cream and comprising base cupboards and drawers with a kick-space heater beneath on one side, tall unit with built-in oven/grill and separate four-plate ceramic hob with canopy over, having inset cooker hood.

Integrated refrigerator and dishwasher. Matching wall cupboards, roll-edge work surfaces and ceramic tiled splashbacks. Dresser unit with glazed doors and centre shelves. Ceramic tiled floor with decorative pattern inset, double radiator and side double-glazed French doors onto the courtyard garden.



Utility Room

Roll-edge work surface with ceramic tile splashback and single drainer stainless steel sink unit, cupboard beneath and space with plumbing for washing machine. Ceramic tiled floor, covered ceiling, extractor fan and electricity consumer unit with MCBs. Coat hooks to wall plaque and trap access to the wing roof void. Door to the garage.

Cloak Room/WC off

White suite comprising low-level WC and pedestal wash hand basin with tiled splashback. Ceramic tiled floor, coved ceiling and radiator.



First Floor Spacious Gallery Landing with pine spindle balustrade extending around each side of the stairwell. Smoke alarm, coved ceiling, trap access to the roof void and recessed airing cupboard containing the foam-lagged hot water cylinder with immersion heater and linen shelves.

En Suite Shower Room

White suite of low-level WC, vanity wash hand basin in wide unit with cupboards beneath and matching wall cupboard to the side, mirror and pelmet with down lighters above together with corner ceramic tiled and glazed shower cubicle with a mixer unit, having a square line hand set and drench head above. Coved ceiling with halogen spotlights, extractor fan and chrome ladder-style radiator/towel rail. Ceramic tiled floor.

Bedroom 2

With radiator and coved ceiling.

**Bedroom 3**

Radiator and coved ceiling.

**Bedroom 4**

L-shaped with exposed pine floor boards, radiator and coved ceiling.

Family Bathroom

White suite comprising wood panelled bath, low-level WC and pedestal wash hand basin together with a corner glazed and ceramic tiled shower cubicle with electric shower unit. Ceramic tiled walls, radiator, ceramic tiled floor, coved ceiling and halogen spotlights. Radiator and extractor fan.

**Outside**

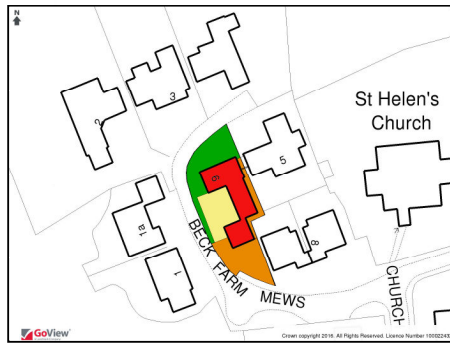
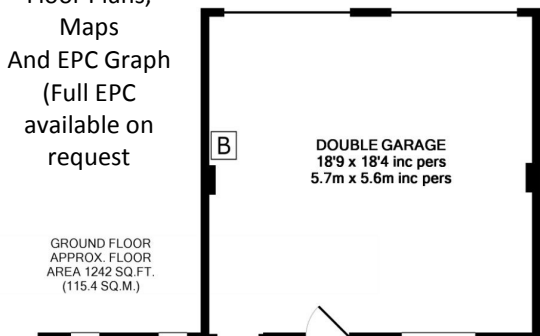
At the front of the house there is a garden, mainly finished in gravel with a variety of ornamental shrubs and bushes, rockery area and a pathway leading to the front canopy porch. To the rear and side of the house is the enclosed courtyard garden with brick wall to the side boundary and once more finished in gravel with a sweeping curved, slab-paved pathway and brick-lined, curved patio.

**Bedroom 1**

With a built-in range of furniture having cream coloured doors and comprising two double wardrobes together with a chest of drawers to each side and providing clothes hanging space with shelving above. Radiator, cottage-style part-sloping ceiling and door to:

Floor Plans,
Maps
And EPC Graph
(Full EPC
available on
request

GROUND FLOOR
APPROX. FLOOR
AREA 1242 SQ.FT.
(115.4 SQ.M.)



Dwarf curved brick retaining wall, shrubbery bed and covered store. This area forms a sun trap, particularly during the afternoon and evening and is an ideal space for patio furniture, flower pots, tubs and hanging baskets. There is a screen ledged and braced door maintaining privacy and allowing access from the driveway and there is an outside light and water tap. Timber garden shed adjoining the garage.

The double garage is approached over a wide block-paved drive which creates a parking area of generous size. The double garage has two up-and-over doors (one of which is a remote controlled motorized door) and has strip lights, power points and a part-boarded roof space for storage. There is a pedestrian door to the courtyard garden and positioned to one side is the Boulter oil-fired central heating boiler. A screen door and pathway allows access around the opposite side of the house from the front.

Viewing

Strictly by prior appointment with the selling agent.

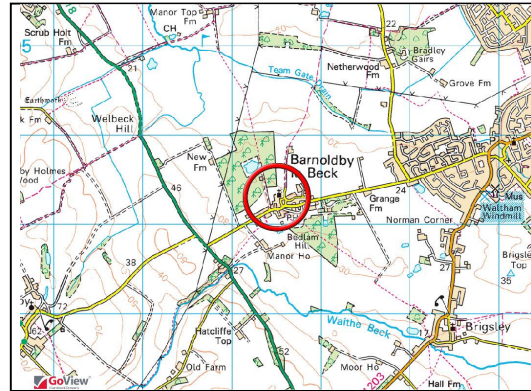
General Information

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.

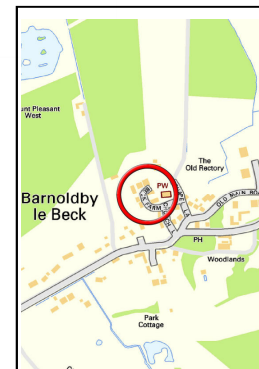
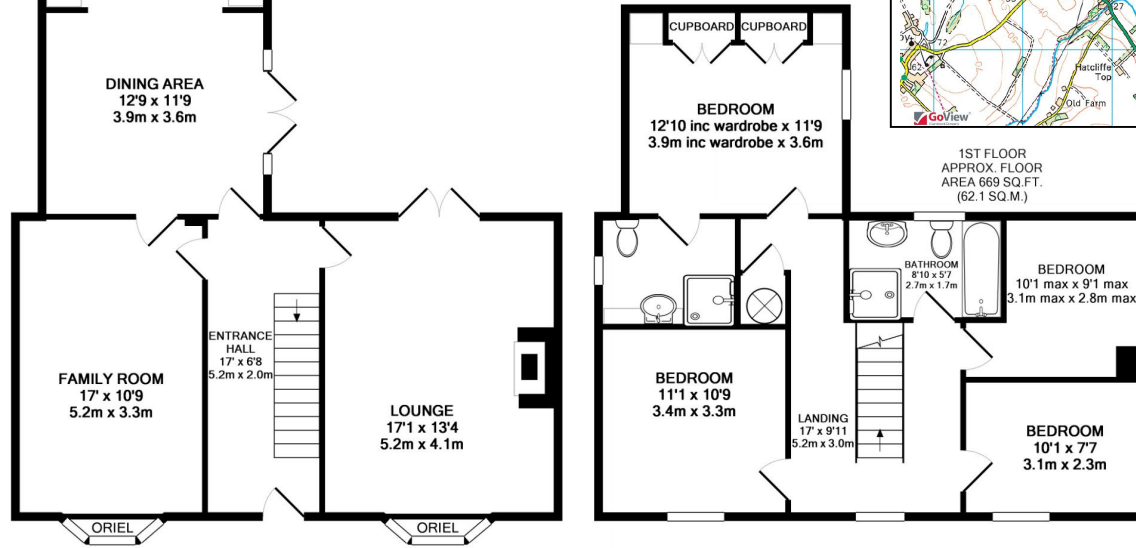
We are advised that the property is connected to mains water, electricity and drainage but no utility searches have been carried out to confirm at this stage. Oil fired central heating system and double-glazed windows. The property is in Council Tax band F.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs	G		
England & Wales		87	87

Environmental Impact Rating (CO ₂)		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales		43	63



1ST FLOOR
APPROX. FLOOR
AREA 669 SQ.FT.
(62.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 1911 SQ.FT. (177.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016



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