

VILLAGE & COUNTRY

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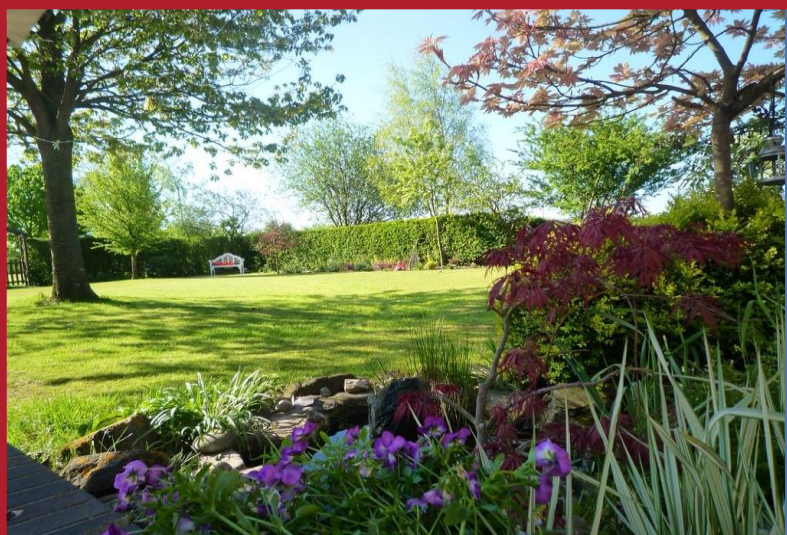
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BEECH GROVE, MAIN ROAD, LITTLE CARLTON. LN11 8HP



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BEECH GROVE, MAIN ROAD, LITTLE CARLTON



BEECH GROVE, MAIN ROAD, LITTLE CARLTON.LN11 8HP

This is a substantial modern detached family village residence, standing in a very appealing elevated location in the heart of the small village of Little Carlton only a short drive away from the Georgian market town of Louth in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, and the sandy beaches of the East Coast.

The house provides a comprehensive range of well-appointed accommodation comprising of four formal reception rooms, an eye catching Breakfast Dining Kitchen, a large feature conservatory, a very large Master Bedroom Suite with an accompanying huge Dressing Room and a Shower Room, a further four Bedrooms and more.

The grounds extend to approximately 0.7 of an acre (sts) with ample parking, formal gardens and an adjoining small Pony Paddock. In addition to this there is a large purpose built building offering large Double Garaging, good stabling and a first floor Family Annex with Bed Sitting Room and Shower Room. The building offers good potential for development into an even larger family annex or for other uses, subject to any necessary planning consents.

The property is positioned to the middle of the village in this quiet and attractive rural setting. To the west is the nearby village of Legbourne with a post office/store, the East Wold primary school, Nursery School, a public house and an active village hall. Louth is the main market town in the area (6 miles) and has three markets each week, a central shopping area, two supermarkets, cinema and a theatre; primary, secondary and grammar schools, sports and swimming complex and a number of sports clubs including a golf course and tennis academy. The leisure centre at Kenwick Park has an equestrian centre, golf and swimming facilities. Lincoln is approximately 33 miles, Grimsby 22 miles and the property is only around 9 miles from the East Coast with nature reserves and open beaches for you to walk. There are also good road connections out to the M180, Humberside Airport and the Humber Bridge.



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DIRECTIONS

From Louth at the junction of the A16/B1200 at the Legbourne Road/Kenwick roundabout, take the first left to Manby. Turn right at the Manby traffic lights along Carlton Road, continue for about 1.5 miles to Little Carlton village. Beech Grove is situated on the right hand side around 200 yards after the sharp left hand bend.

ACCOMMODATION

DINING HALL a substantial and attractive introduction to the accommodation, overlooking the front gardens, staircase up to first floor, solid wood floor covering, ceiling beams and joists and an under stairs storage cupboard.



Dining hall

DRAWING ROOM a substantial family reception room with both a north easterly outlook over the front gardens and a south westerly view from the sliding patio window to the rear. There is an eye catching feature Inglenook fireplace with open fire as well as ceiling beam and joists.

INNER HALLWAY

CLOAKROOM having a wash hand basin with unit beneath, low level WC, tongue and groove wall panelling to dado rail height and tiled floor.

LAUNDRY/UTILITY ROOM having single drainer stainless steel sink unit with accompanying fitted works surface area with base and wall cupboard space Room for appropriate laundry white goods and a tiled floor.

BREAKFAST DINING KITCHEN having an attractive range of contemporary fitted units with Corian and Granite work surface areas, stainless steel appliances including Britannia 7 ring gas/electric Range cooker with fitted Smeg deep fat fryer, a large stainless steel featured food preparation island with seating and Granite surface breakfast bar to one end. A stainless steel double sink unit with drinking water tap, breakfast dining area to one end, tile splash backs and flooring, floor to ceiling sliding patio window providing access to the grounds and doors though to Sitting Room/Study and to:



Dining kitchen

PANTRY/SIDE ENTRANCE LOBBY having fitted storage and hanging space, room for an additional fridge/freezer as appropriate, tiled floor and splash backs. Double glazed panelled rear entrance door to grounds.

SITTING ROOM/STUDY another good sized and versatile family reception room having a north westerly aspect and solid wood flooring. French window through to the Conservatory and doorway providing access to:

STUDIO with a high conservatory style glazed roof in part, floor to ceiling glass window overlooking the rear garden; a range of fitted units comprising of cupboard and shelf space and a studio work area ceramic Belfast style sink with stainless steel splash back.



Studio

A STUNNING FEATURE CONSERVATORY of excellent proportions and an eye catching luxury addition to the reception space of the house; high pitched roof and feature wall with low level lighting. Raised gas flame effect fireplace with surround, and radiator ensuring this delightful room can be utilised all year round. Double French doors lead out to the rear patio and garden beyond.

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Conservatory

FIRST FLOOR

LARGE GALLERY LANDING with a seating area overlooking the front garden and wood style laminate floor covering. Door to staircase up to the second floor.

AN IMPRESSIVE MASTER BEDROOM SUITE



Master bedroom

MASTER BEDROOM with a very pleasant south westerly outlook over the rear garden and to countryside beyond and pine flooring. Door through to: **LARGE DRESSING ROOM** having a north westerly aspect; separate very large walk-in wardrobe with shelving and hanging space with ample space for additional storage and a sofa if required. There is a built in airing cupboard and access to roof space. **EN-SUITE SHOWER ROOM** appointed in a very appealing contemporary design style, double basins with dark wood storage units beneath and cream granite style work surface areas; large walk in shower cubicle area with glazed side panel; low level WC, tiled floor and walls.

BEDROOM 2 [13' x 10' 6" (4m x 3.2m)] having north easterly outlook over the front elevation; built in wardrobe space, wood style laminate floor covering.

BEDROOM 3 [16' 1" x 10' 4" max (5.5m x 3.1m)] with a north easterly view out over the front garden; built in double wardrobe and wood style laminate floor covering.

BEDROOM 4 [16' 1" x 10' 4" max (5.5m x 3.1m)] having an attractive outlook over the rear grounds and adjoining countryside to the south west; built in wardrobe and wood style laminate floor covering.

FAMILY BATHROOM attractively appointed with corner bath, enclosed shower unit with glazed door, large feature basin with toiletry cupboard and drawer space beneath and low level WC. There is a chrome feature towel rail, wall tiling to dado rail height about suite area and tiled floor.



Family bathroom

SECOND FLOOR

BEDROOM 5 a loft conversion having sloping ceilings in part having dormer windows with south westerly aspects; large enough for both a double and a single bed, Wood style laminate floor covering and access to roof space at eaves.

OUTSIDE

The house stands in an imposing elevated position above the lane, from where there is access to the property across the tarmac driveway providing more than adequate parking space for family and visitors to the front and down the side of the house. The front garden has been attractively landscaped with lawn and accompanying well stocked beds and borders and hedging to the boundaries as appropriate. Set to the north western corner of the grounds there is a substantial purpose built building providing; **LARGE DOUBLE GARAGE** with double up and over doors, separate Toilet with low level WC and wash hand basin and rear service door through to **FAMILY ANNEX** with Ground Floor Entrance Lobby to the stairs up to First Floor Landing, large Bedsitting Room with views over the grounds and a good sized En-suite Shower Room with fitted shower cubicle, wash hand basin with toiletry cupboard below, low level WC and tiled walls.

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Annex bed sitting room/en-suite shower

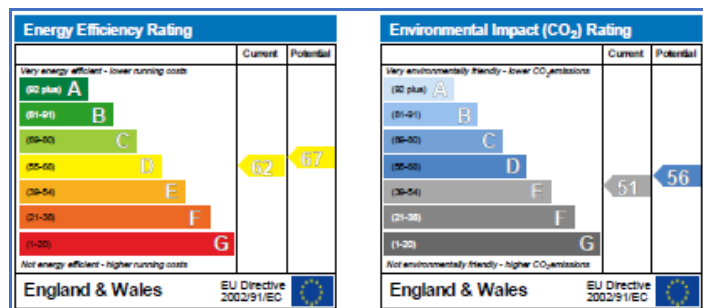
STABLES comprising of two good sized Loose Boxes and a Tack Room with a veranda front roof and accompanying concrete apron with wash down outside water tap. This large outbuilding offers potential for further development as a yet even larger large family annex, office/workshop space and more, subject to any necessary planning consents and building control requirements.

The rear garden has been thoughtfully landscaped. There is a large paved patio area adjoining the south western elevation of the conservatory, with low walls and steps up to the good sized garden lawn with its small feature pond and waterfall. There is mature planting to the beds/borders and a very pleasant south westerly outlook across to open countryside. There is both pedestrian and vehicular access through to the **PONY PADDOCK** with fruit trees, which may prove suitable to some as an additional landscaped garden.

IMPORTANT NOTICE

The potential for conversion of the existing buildings to additional accommodation is subject to obtaining all the necessary consents from the local authority. Potential applicants are advised to discuss any possible development intentions they have in detail with the local planning authority prior to any exchange of contracts for the purchase of the house. For information regarding the loft conversion please make appropriate inquiries of the clients solicitors and the local planning authority building control department. Purchasers are also advised to obtain legal advice in respect of any covenants applicable to the property within the deeds.

“The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, will require further verification. We formally instruct you to speak to our client’s solicitors in regard to all of these matters.”



Site plan

Brochure revised 16.2.15

DISCLAIMER

Messrs Robert Bell and Company for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Messrs Robert Bell and Company has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

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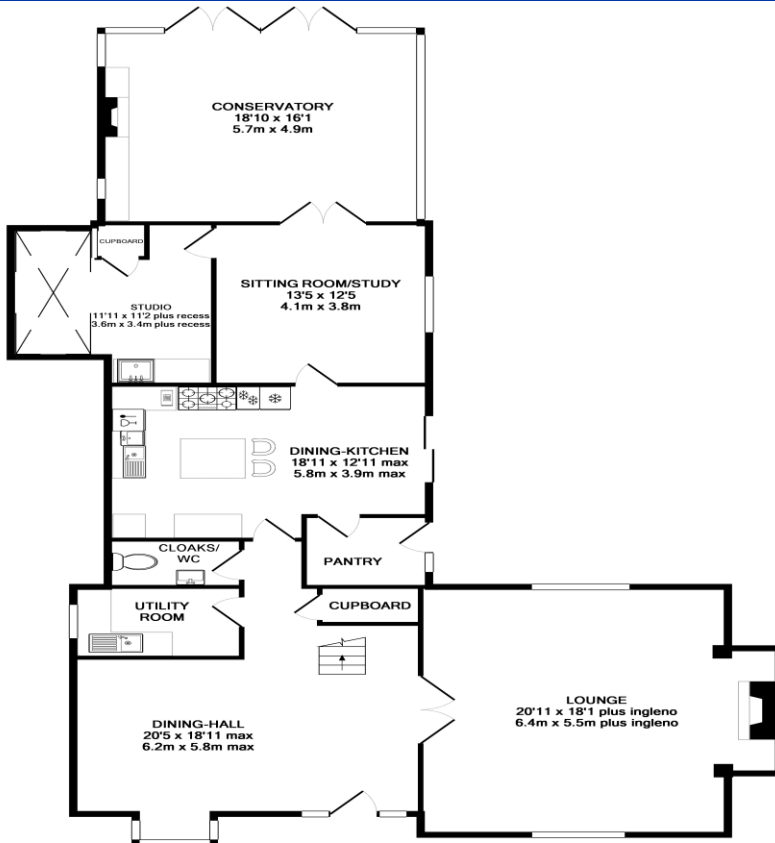
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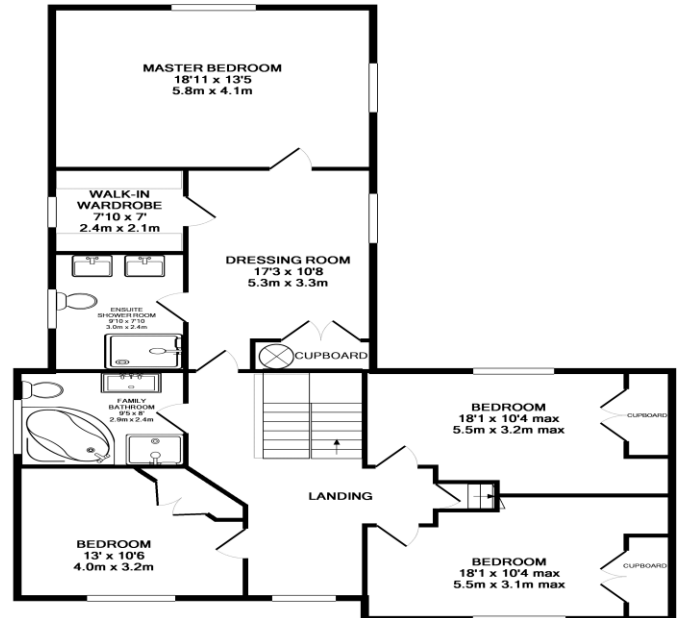
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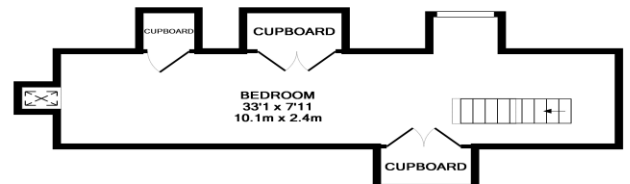
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GROUND FLOOR
APPROX. FLOOR
AREA 1740 SQ. FT.
(161.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1311 SQ. FT.
(121.8 SQ.M.)

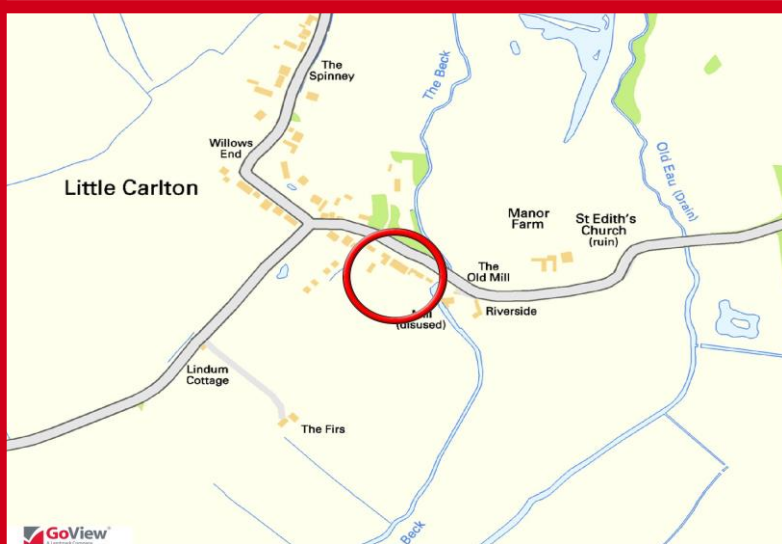
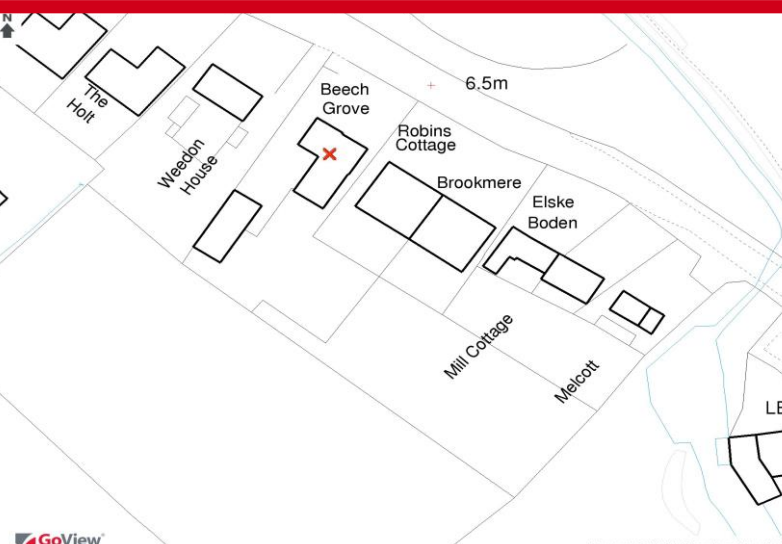


2ND FLOOR
APPROX. FLOOR
AREA 325 SQ. FT.
(30.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3376 SQ. FT. (313.6 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.

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