



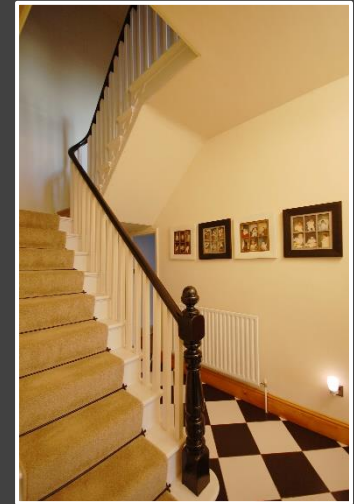
Rural  
and  
Equestrian

Warren House  
North Somercotes

**M A S O N S**  
RURAL & EQUESTRIAN



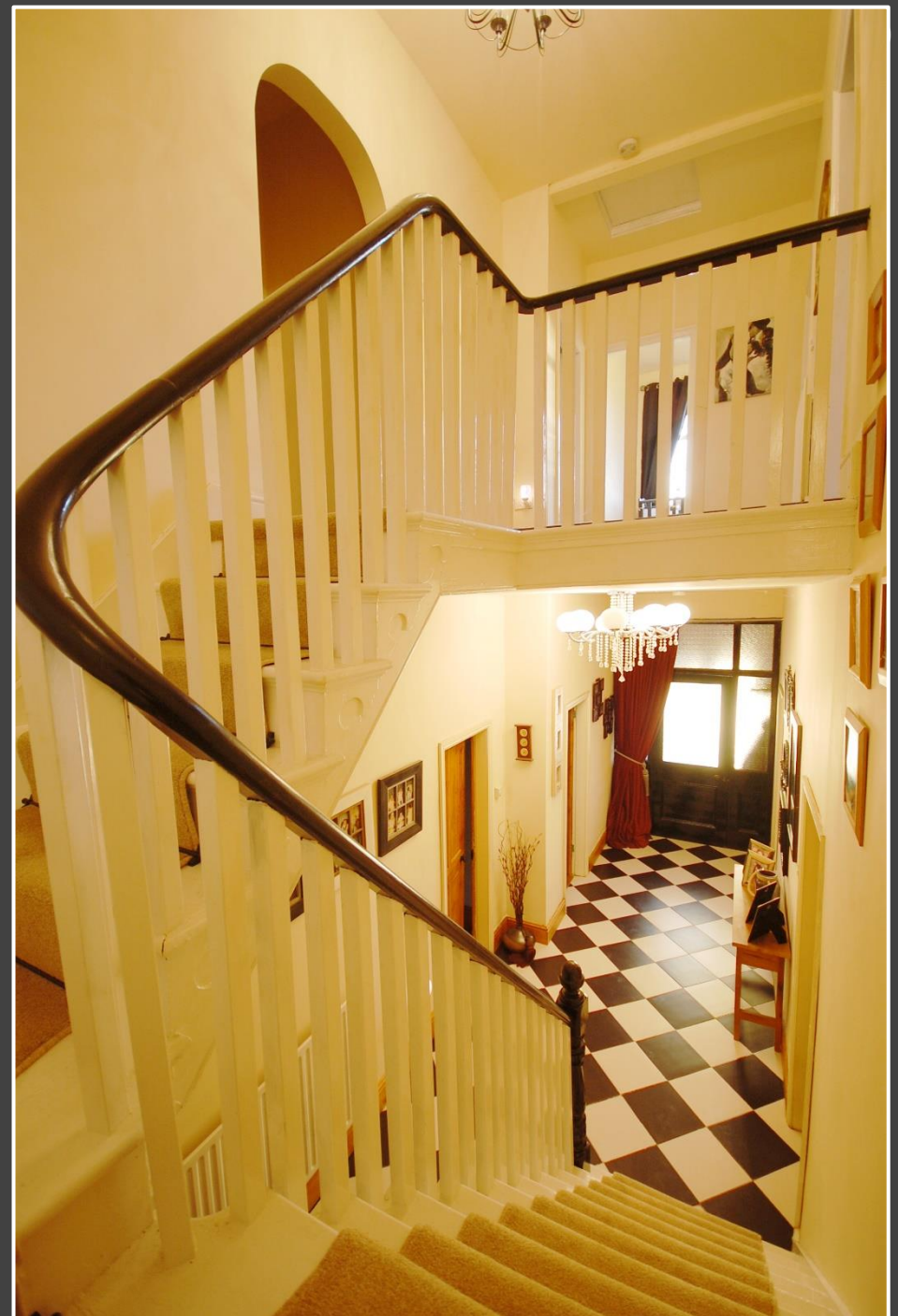












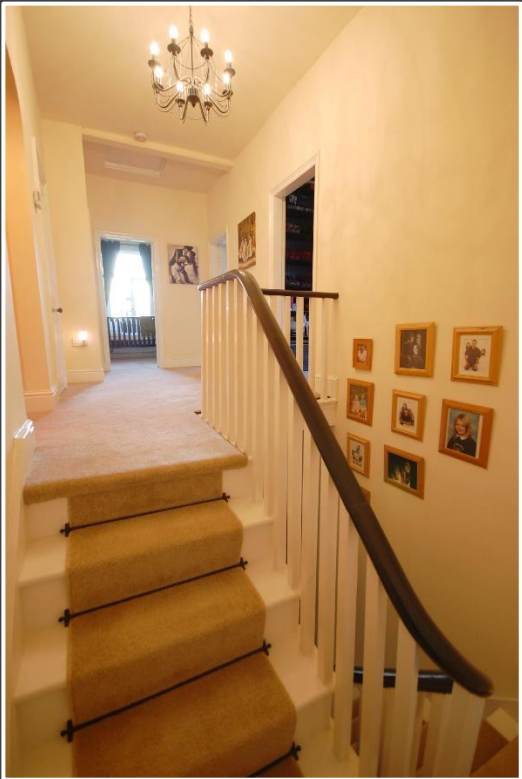








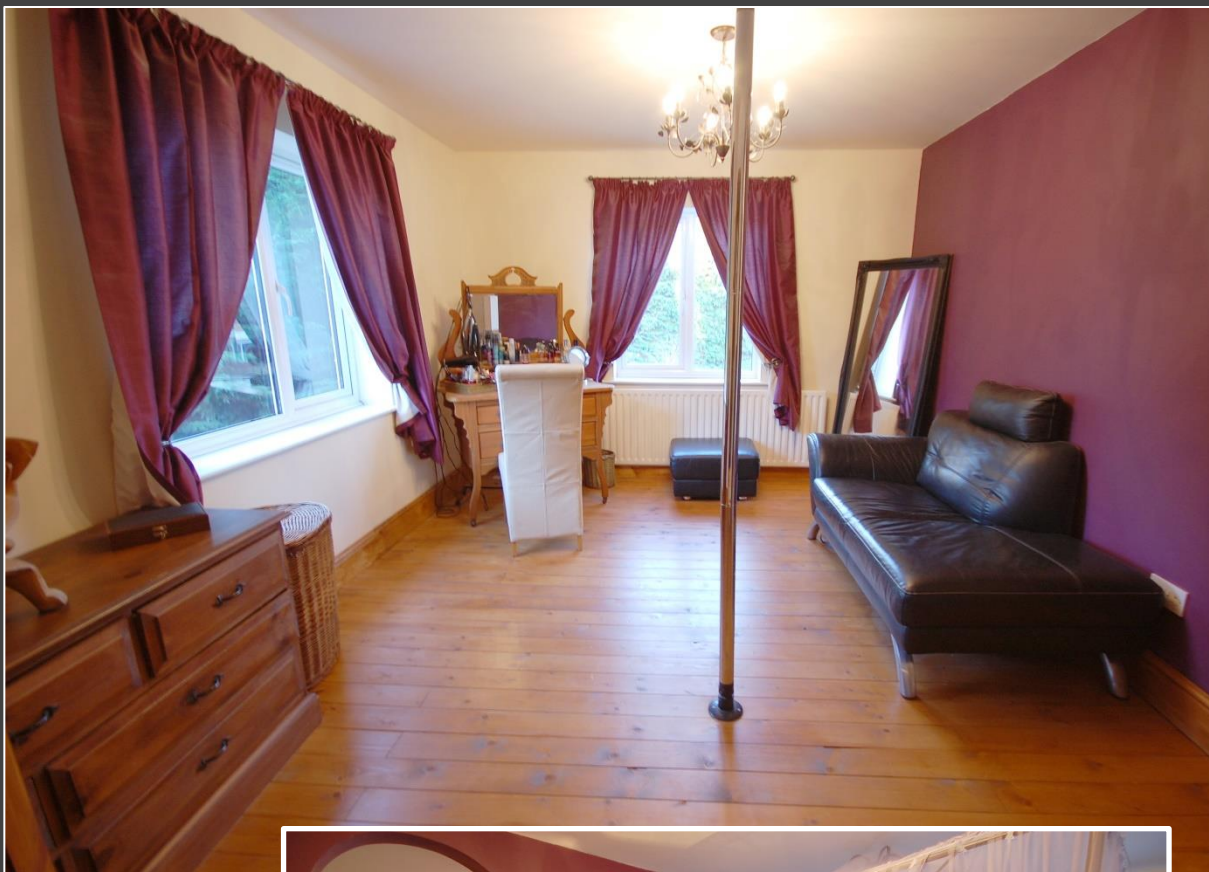




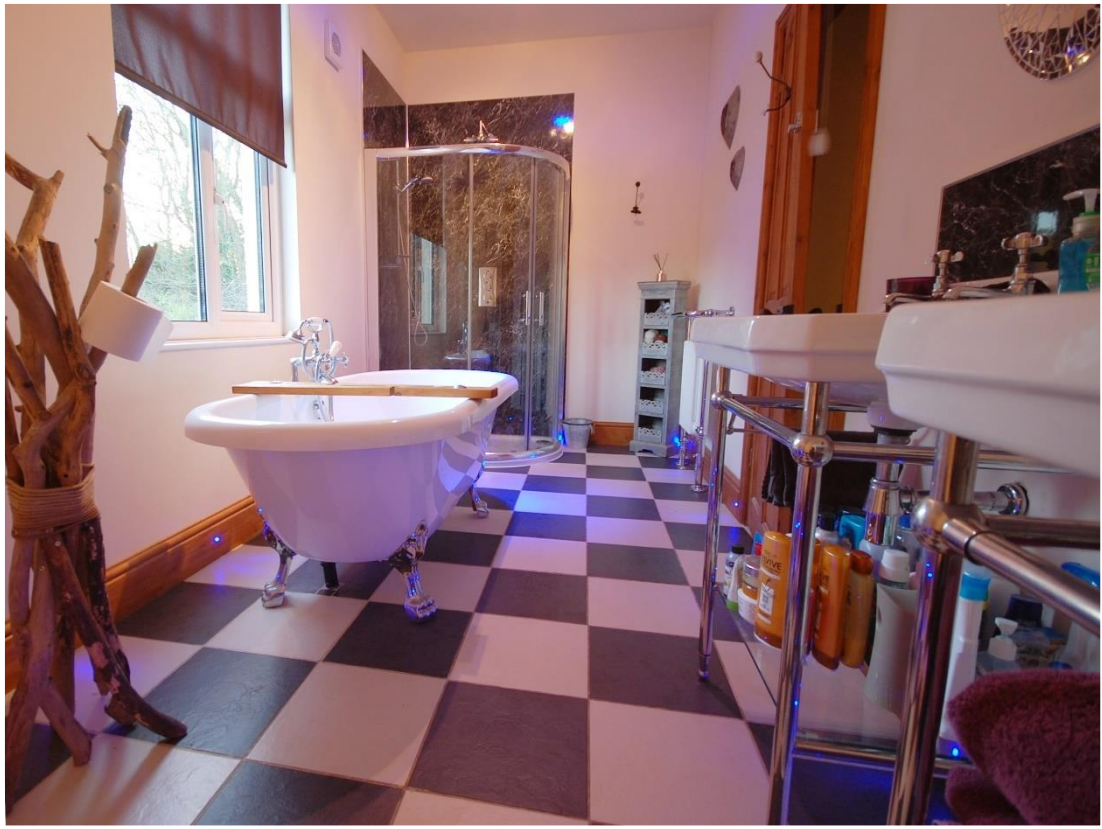


























**A substantial, detached, double-fronted family house, now thought to be just over 100 years old and which has been the subject of a significant extension and improvement scheme creating superbly presented and well-proportioned family accommodation. The property stands in large mature grounds extending to approximately 1.75 acres (subject to survey) and enjoys a quiet situation set well back from the road with a large workshop, single garage and timber store shed to the rear providing potential live/work use (subject to planning permission).**

#### Directions

Entering North Somercotes on the A1031 road from the north, proceed through the centre of the village and continue past the village hall on the left and then just after the Oasis Fishing Lakes the informal approach to the rear of Warren House will be found on the left. There is also a main entrance which has been reinstated with gates onto a long driveway leading up to the main, front elevation of the house. Viewers are asked to take the first entrance and park to the rear of the house in the driveway adjacent to the workshop.

#### The Property

This substantial family home has brick faced and rendered walls beneath pitched timber roof structures which have been re-covered with concrete tiles. The property has double-glazed windows, an LPG dual-zone central heating system and a security alarm system. The rooms are traditionally arranged and of excellent proportions with high elegant ceilings.

The house can be approached over a central front gravel driveway leading directly through the lawned and tree-lined deep front garden, or via an owned, shared informal driveway leading around to the gated gravelled courtyard and outbuildings at the rear.

#### Location

North Somercotes is a larger than average village in the coastal area of Lincolnshire and has a number of local shops, a post office, two public houses, schools, take-away food shops, butchers, restaurant, playing fields with pavilion and bowls club, church and village hall. There are some pleasant walks nearby whilst the beach and coastal pathways are less than 1.5 miles away. The nearby holiday park on the south side of the village has a fishing lake, tennis courts, snooker room, bars and there are walks through pine woodland stretching away to the rear of Warren House.

Louth is the main market town in the area and Grimsby is the nearest main business centre. Louth has a recently completed sports complex with swimming pool and gymnasium, together with golf course, bowls and tennis academy. On the outskirts is the Kenwick Park Leisure complex with an equestrian centre.

#### Accommodation

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

#### Ground Floor

Part-glazed double doors open onto a Front Entrance Porch with switch and socket for exterior lighting, ceiling light point, and a large central part-glazed door set into a

matching part-glazed surround with deeply moulded decorative glazing, to:

#### Reception Hallway

A spacious and elegant hallway with contrasting black and white ceramic-tiled floor, high ceiling, feature staircase with white pillared balustrade and turned black newel posts leading to the first-floor gallery on the landing above. Radiators, smoke alarm, light point for chandelier, central heating thermostat and pine four-panel doors leading off.

#### Lounge (side)

A well-proportioned room with pine floorboards, two radiators, window to the side and rear elevation and a large brick arched fireplace having a cast iron multi-fuel stove inset on a ceramic-tiled hearth. TV point and smoke alarm.

#### Dining Room

At the front with exposed pine floorboards and a further brick fireplace with beam mantel shelf, quarry-tiled hearth and a cast-iron log-burning stove inset. Radiator, TV point, side window and large front walk-in bay window facing the main garden. Smoke alarm.

#### Sitting Room

Also at the front of the property with exposed pine floorboards, brick arched feature fireplace with ceramic-tiled hearth and open grate. This room also has a large walk-in bay window overlooking the main garden and a television point together with radiator, smoke alarm and speaker connections.

#### Study

A quiet retreat at the side of the house with a built-in pine desk having knee hole beneath, a drawer to each side, window above and two tiers of pine wall shelving adjacent. Radiator, telephone and internet sockets, aerial cable sockets and electrical connection box for a hot tub. Pine floorboards.



**Snug/Playroom**

Also positioned at the side of the house with radiator, exposed pine floorboards and side window.

**Dining Kitchen**

An extremely impressive and spacious L-shaped room fitted with an extensive range of units finished in cream with woodblock-effect roll edge work surfaces and contrasting black and cream ceramic tiled splash backs. The units comprise base cupboards, drawer units including wide pan drawers, an island unit with shelves to each end, base cupboards and a retractable power point pillar.

White Belfast ceramic sink with enamel drainer and space with plumbing for dishwasher. Leisure range cooker with two electric ovens, grill, pan store and five LPG rings together with an electric griddle/warming plate. Matching range of wall cupboard units with pelmet lighting, space for a tall American-style fridge/freezer, chrome ladder-style radiator/towel rail, two further radiators and above the cooker is a wide stainless-steel cooker hood with inset lights.

High-level wine rack, ceramic-tiled floor throughout, three ceiling light points, wall mounted CD/radio and three windows. From the dining area there are French doors onto the decking area at the side of the house. Part-glazed (double-glazed) door to the side garden opposite and a further single-glazed (part-glazed) internal door to the:

**L-shaped Utility Room**

Fitted to complement the kitchen with tall larder/storage cupboard unit, roll edge work surface and space beneath with plumbing for washing machine together with space for a tumble dryer and for a refrigerator. Wall-mounted Glowworm LPG central heating boiler with programmer for the ground floor heating zone. Single and double wall cupboard units, space for chest freezer and ceramic-tiled

floor extending through from the kitchen. LED spotlight fitting, smoke alarm and carbon monoxide alarm. The tiled floor extends through a connecting door into the:

**Cloakroom/WC**

White low-level, dual-flush WC and corner bracket wash hand basin with splash back; electric light.

**First Floor****Gallery Landing**

With pillared balustrade extending from the staircase around the stairwell. Ceiling light point for chandelier, white four-panel doors leading off and shaped archway to an **inner landing** which leads to the family bathroom and the master bedroom suite.

Radiator, trap access to the roof void, smoke alarm and digital programmer for the upper floor heating zone. Recessed airing cupboard with foam-lagged hot water cylinder having immersion heater, clothes rail and shelf.

**Master Bedroom Suite (at the rear)** comprising:

**Double Bedroom**

With radiator, window to the side and rear elevations, ceiling light point, TV point and pine floorboards extending through a shaped walk-through archway into the:

**Ensuite Dressing Room**

With large radiator, window to side and rear elevations and smoke alarm. Double doors open into a large walk-in wardrobe with light and extensive clothes hanging space, together with shelving.

**Ensuite Shower Room**

With a white suite of low-level, dual-flush WC and pedestal wash hand basin with splash back. Splash-boarded, floor-level, easy access shower cubicle with glazed side screen

and wall-mounted shower unit with fixed drench head. Light-operated extractor fan, black and white ceramic-tiled floor and chrome ladder-style radiator/towel rail supplemented by an electric heating element with switch in the bedroom adjacent.

**Bedroom 2 (side)**

A large double bedroom with two windows, cast iron Art Nouveau style fireplace, smoke alarm, TV point, two radiators and a range of fireside wall shelves.

**Bedroom 3 (front)**

A double bedroom with two radiators, smoke alarm, two windows and television point with sockets. Feature cast iron Art Nouveau style fireplace. Views over the main garden at the front.

**Bedroom 4 (front)**

Also having an Art Nouveau style fireplace with decorative floral and green ceramic-tiled hearth, smoke alarm, TV point and radiator. Views again over the long front garden towards Warren Road.

**Bedroom 5/Nursery (front)**

With radiator and front window providing views along the main central driveway to the house.

**Family Bathroom**

An impressive and well-appointed bathroom fitted with a white suite comprising a free-standing, double-ended roll-edge tub bath with chrome ball and claw feet and a shower/mixer tap to the centre; twin Edwardian style large wash hand basins set on chrome supports with splash backs and illuminated mirrors over, high-level old-fashioned WC with cistern on ornamental brackets and a corner glazed double-size shower cubicle with easy access curved tray, glazed screen, curved doors and a wall-mounted shower unit with handset and drench head. Old



fashioned radiator and chrome towel rail combined, ceramic-tiled floor, light-operated extractor fan and LED coloured lights to the skirting boards. Ceiling light with matching LED's and spotlights.

### Outside

The grounds are a feature of the house and provide an exceptional setting with deep lawns on either side of the central front driveway and these in turn are flanked by tree belts creating a sheltered and private environment. There is a large gravelled patio before the house, ideal for garden furniture and alfresco dining, whilst to the side, is a very secluded garden within the trees. Here, a raised timber deck has been constructed with space adjacent for a hot tub and steps up through a balustrade enclosure.

The second shared driveway to the rear entrance is owned by the house as far as the southern boundary and gives access to the large rear gravelled courtyard which provides a spacious parking and turning area for several vehicles whilst also giving access to the larger outbuildings.

### The Workshop

Brick-built with single-glazed windows, and a corrugated roof with 5 skylight panels, the spacious dimensions are shown on the floorplans and the part glazed sliding doors are set into an opening some 4.92m wide x 2.83m in height. The workshop has a concrete floor, strip lighting, floodlighting, power points and a partitioned office together with a small attached store on the far side.

### The Garage

A brick and block built single garage with tiled roof, up-and-over door, side single-glazed window, power points, bench, strip lighting and pendant light. Dimensions also shown on the floorplan.

There is also a **timber garden shed, chicken shed and polytunnel.**

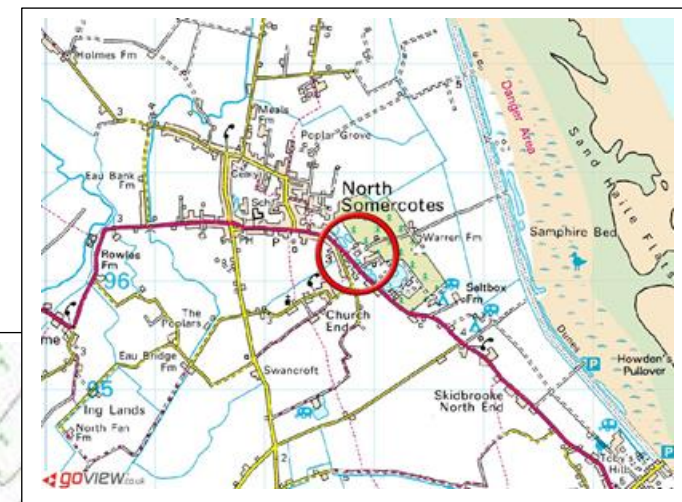
**Overage Clause** – If planning permission is obtained within a 25-year period for development other than outbuildings and extensions which are ancillary to the main dwelling, the sellers reserve a 50% share of any uplift in value to be triggered either by sale or commencement of such development.

### 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

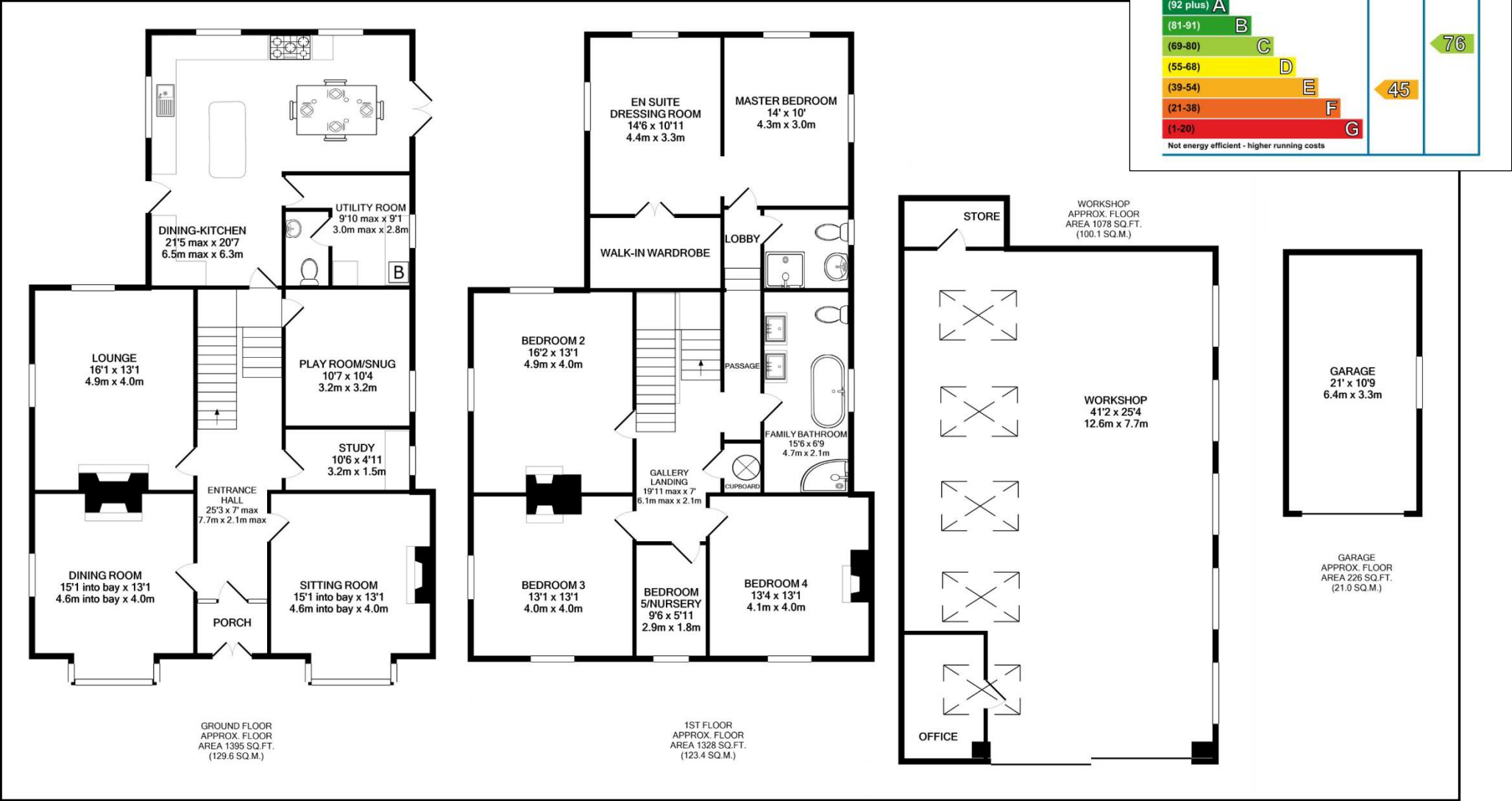
verification by a solicitor at sale stage. The property is understood to be connected to mains water, drainage and electricity but no utility searches have been carried out to confirm at this stage.

The property is in Council Tax band D.





Floorplans and EPC Graph (A copy of the full Energy Performance Certificate can be emailed as a PDF)



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