



Rural and Equestrian



Grove Cottage  
Marshchapel DN36 5FL

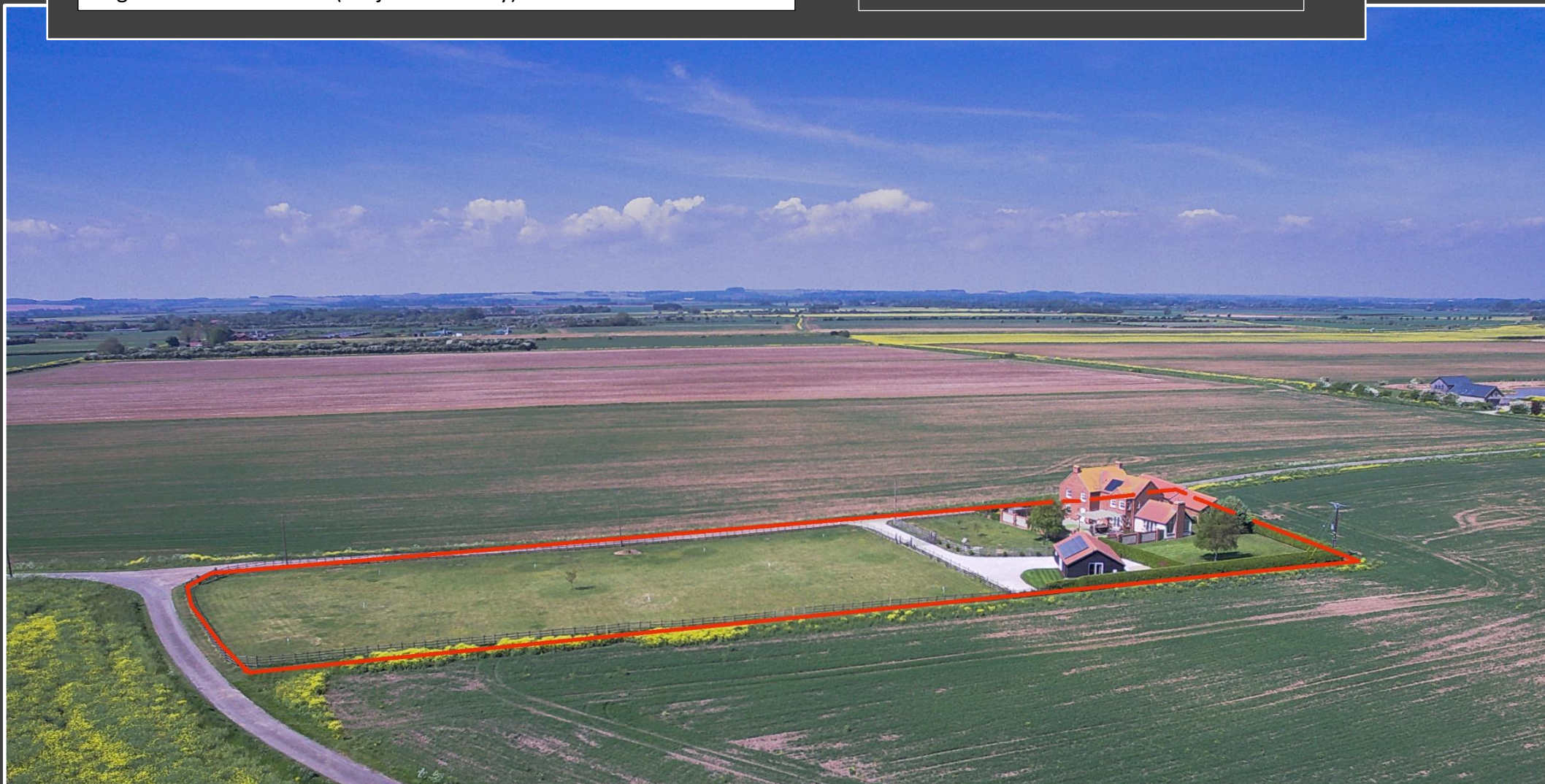
**M A S O N S**  
— EST. 1850 —



A truly exceptional, individual, detached, country residence enjoying an open rural setting with unspoilt farmland surrounding and no immediate neighbouring property. Completed in 2014, this eco-property comprises a superbly appointed family house with a separate award-winning holiday cottage, extensive outbuildings to include a studio/workshop, dog parlour, double garage and gymnasium all set in grounds of 1.75 acres (subject to survey).

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# *The House*

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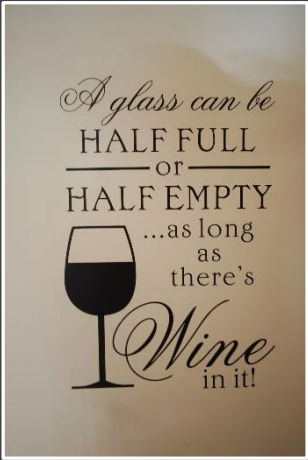
















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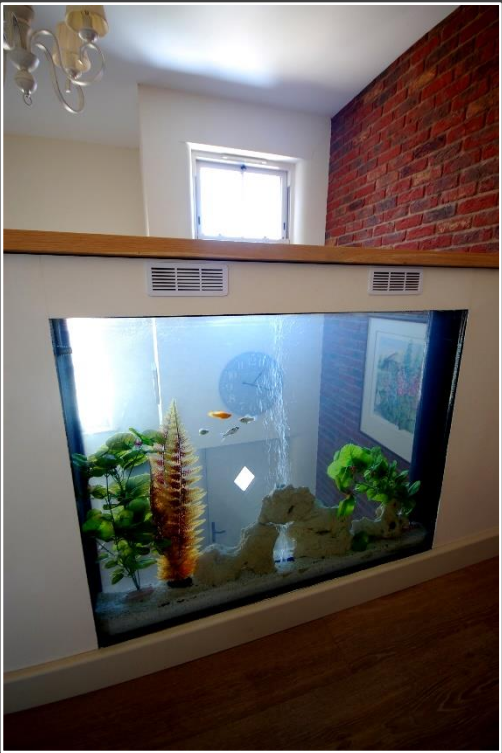
































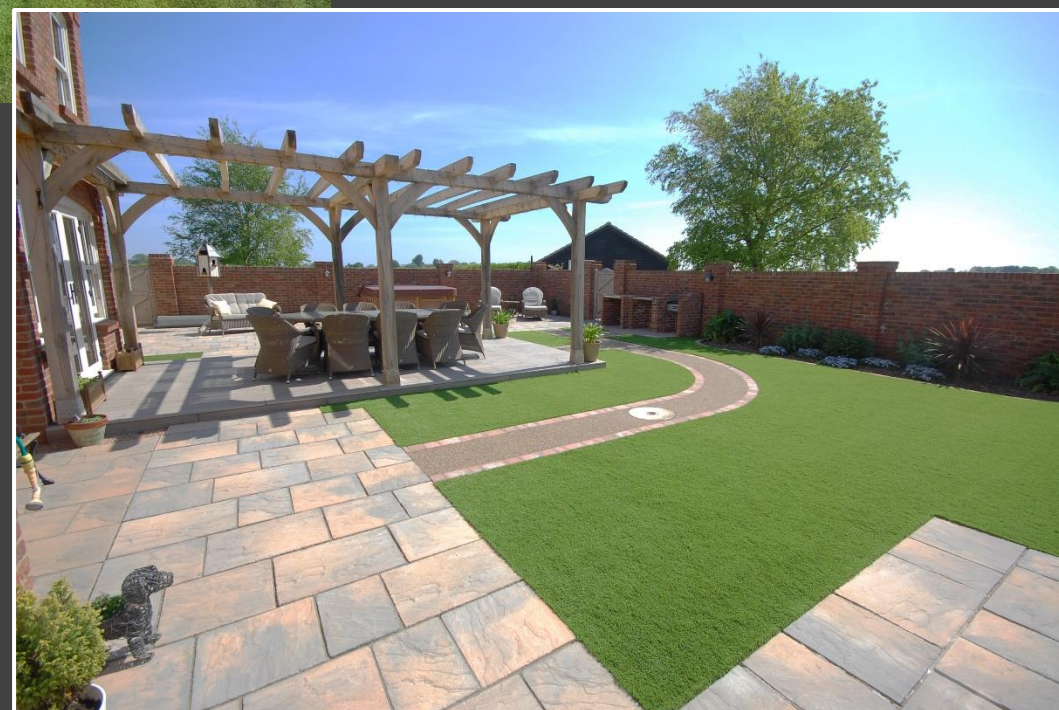














# *The Lodge*

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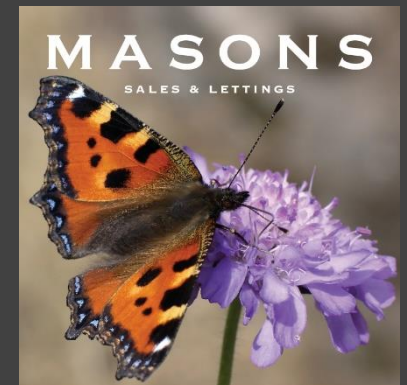


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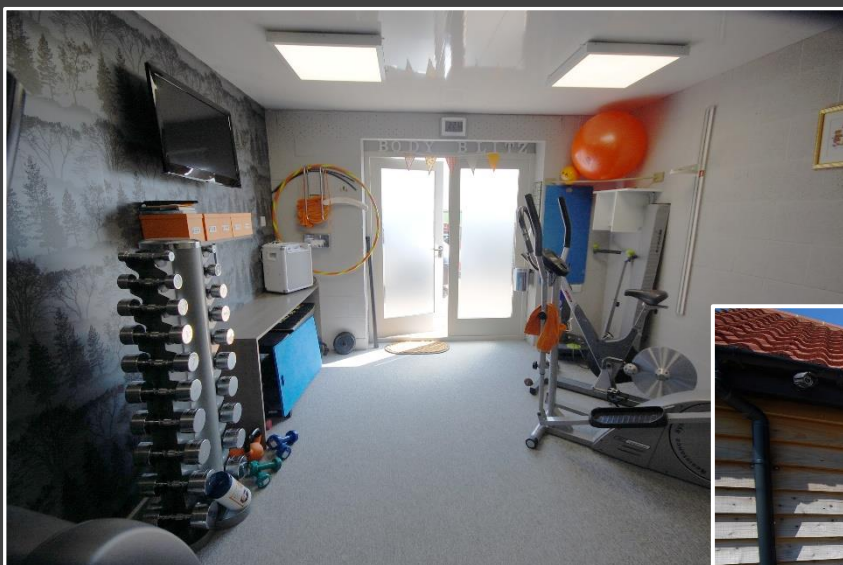




# *The Outbuildings*













### Background

If you are looking to escape from it all in style, then here is the solution. Completed in 2014 with an NHBC guarantee this substantial county home replaced a former relatively modest house and takes advantage of stunning open views on all sides together with formal gardens and a fenced grass paddock. The house is an excellent design presenting traditional external elevations and the cavity-wall built holiday cottage has been timber clad externally, as have the impressive outbuildings to maintain a traditional rural image for the entire property. There is a spacious driveway and parking area for the house with a long sweeping independent driveway to the holiday cottage. The grass paddock has presently been mown to create a miniature golf course but has the potential for equestrian, horticultural, hobby farm, or further leisure use such as a CL site, log cabins etc subject to planning as maybe necessary.

A glance at the EPC will reveal the extreme efficiency and minimal running costs of the entire property and the concluding specification notes below explain in more detail how this is achieved.

### Directions to the Property

From Louth follow the A16 road north, passing Fotherby and after leaving Utterby take the right turn at the staggered crossroads along Pear Tree Lane towards Covenham. At the next crossroads, carry straight on, continue through the sharp S bend and then turn left along the canal side. Follow the lane to the small crossroads and turn left here. Carry on around the sweeping bends until the lane leading to Grove Cottage is found on the left side.

**Accommodation** (approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale).

### Ground Floor

Tiled **Canopy Porch** with a heavily constructed oak frame, open sided above a brick base wall to one side with oak pillar. Wide front door with diamond shaped windowpane.

### Entrance Hall

An interesting reception area which is open initially to two-storey height with a gallery landing featuring a bespoke aquarium overlooking the entrance area. The Karndean flooring features a decorative inlaid compass and there is a wide return staircase with LED detail step lighting and rear window above the half landing leading to the 1<sup>st</sup> floor. LED spotlights are set into the lower ceiling whilst above the staircase there is a high-level chandelier point. Good size under stairs store cupboard and a further recessed cloaks cupboard to the rear with coat hooks, light and the consumer units fitted with MCB's.

### Cloakroom/WC

White suite set into cream-coloured base units with oak tops and comprising low level WC with concealed dual flush cistern and shaped vanity wash hand basin with two wall light points and complementary mirror.

### Dining Kitchen

A spacious and hugely impressive room with an extensive range of kitchen furniture comprising painted in-frame base and wall cupboard and drawer units to include a curved corner unit, a large granite topped island unit with inset Belfast style white ceramic twin sink unit and an exceptional oak dresser with illuminated bevelled glass display cabinets, glass shelves, in-frame drawers and base

cupboards. LED pelmet and spot lighting, three pendant lights, Amtico flooring and wide space with plumbing for an American style fridge freezer.

There is a Falcon induction double oven range cooker with hood set into a mock chimney breast incorporating concealed cabinets, a microwave combination oven to the island unit and an integrated dishwasher. The dining area of the kitchen extends into a projecting bay on the front elevation with French doors onto the walled garden and there is a sliding door to an excellent **Pantry** fitted with a comprehensive range of shelving, storage racks and LED lighting.

### Lounge

Flooded with light this contemporary reception room has a high vaulted ceiling with exposed collar beams concealing detail lighting above and a glazed gable around the full height natural brick chimney breast with recessed fireplace and inset cast iron stove. There are two windows on the rear elevation and French doors with glazed side panels opening onto the main formal walled garden.

### Dining Room

An excellent size with two windows presenting views across the fields towards the Wolds in the distance. Painted cast iron feature fireplace with open grate and built in dressers to each side of the chimney breast comprising base cupboards (one designed to house a hostess trolley) and shaped drinks/ display shelving with wine-glass racks over all finished in grey.

### Study / Bedroom 4

A versatile ground floor room enjoying a dual aspect with windows to the front and side elevations and having an extensive range of built in cupboard units presently left open at base level for dog cages, but these can readily have



cupboard doors re-instated if required. Built in shaped oak effect corner desk and second desk to the opposite corner.

### Utility Room

Fitted in complimentary style to the kitchen with hand painted in-frame units having oak block worksurfaces and upstands. Belfast white ceramic inset sink unit, space with plumbing for washing machine, space for tumble drier and LED spotlights. Ceiling mounted retractable clothes maid and rear contemporary door with four inset panes onto the walled garden.

### First Floor Gallery Landing

Also enjoying the bespoke aquarium set into the screen which overlooks the reception area and lit by daylight from the two rear windows (one above the half landing and a high level window over the main door). This area gives the house a spacious feel and there is a door from the inner landing into a built-in airing cupboard containing the large capacity stainless-steel hot water cylinder and the expansion vessels for the pressurised hot water system.

### Master Bedroom

A stunning spacious double bedroom extending into a front bay window with a serpentine shaped plinth with inset mini-LED's and upon which there is a double ended free-standing contemporary bath in white with wall mounted taps and spouts. Extensive range of Sarah Anderson hand-painted built-in bedroom furniture comprising wardrobes with clothes hanging rails and shelf compartments extending around the far corner of the room. Further window to the rear elevation, two small gable windows and high vaulted ceiling with exposed collared beams concealing high level detail lighting. Feature mock Victorian style fireplace and walk through opening to the :

**En suite Shower Room** illuminated by sensor and wall lighting and comprising a semi screened splash boarded shower cubicle with thermostatically controlled Aqualisa mixer unit, large drench-head and handset. Twin circular vanity wash basins set onto a painted dresser base with a plinth above incorporating wall mounted taps and spout together with two mirror fronted cabinets. Connecting door to a separate WC with concealed system, large chrome dual flush control, illuminated display alcove and splash boarded walls. Electric chrome ladder style towel rail/radiator.

### Bedroom Two

A further spacious double bedroom with built in bespoke Hammonds limed oak effect furniture comprising single and double wardrobe with shelf-unit to the side. Superb open panoramic views across the countryside towards the Lincolnshire Wolds.

### Bedroom Three

A good-sized double bedroom enjoying a dual aspect with window to the side and front elevations providing alternate views across the countryside and over the walled courtyard garden towards the paddock. This room also has built in Sarah Anderson hand-painted furniture comprising single and double wardrobe and full height shelf compartments to the side.

### Shower Room

Fitted with a concealed splash boarded shower cubicle having an Aqualisa thermostatically controlled shower mixer unit with wall handset and drench head above; white suite of twin slender vanity wash hand basins set into a suspended vanity unit with drawers and illuminated mirrors over together with splash boarded splash back and

low level dual flush WC. Electric chrome ladder style radiator/towel rail and extractor fan.

### Attic

A door from the landing opens onto a paddle-style timber staircase which leads up to a useful **Attic** – though this does not have building regulation consent for use as habitable rooms, the main area has been insulated and plywood boarded with lighting for storage purposes and has floor boarding and access panels to the under eaves space within which the shower pump, extractor fans and associated equipment are located. A door leads onto a **separate Enclosed Attic** which the present owners have used as an occasional study or video-gaming area.

### The Lodge

Main entrance positioned on the side elevation and comprising a double-glazed door with matching double-glazed side panel to:

### Open Plan Lounge / Dining Area and Kitchen

A spacious light and airy L shaped room with a fully fitted kitchen area having a range of units finished in cream with wood block effect work surfaces, LED plinth lighting and integrated appliances comprising integrated fridge freezer, dishwasher, washing machine, ceramic four plate hob and built in oven with grill together with a stainless steel and glazed cooker hood above - all from the Zanussi range.

Wall mounted TV, LED spotlights, two pendant lights and an electric wall heater. Recessed cupboard with coat hooks. The seating area has a large window with low sill presenting lovely open views across the paddock. French oak Karndean floor covering (which extends throughout



the accommodation), wine store, stainless steel one and a half bowl sink unit and further front window presenting open views towards the cottage driveway and countryside beyond.

### **Bedroom 1**

A double bedroom with an electric heater, part sloping ceiling, oak effect floor covering and double-glazed patio door with matching side panel and opening onto the patio adjacent with hot tub. Connecting door to the:

**En Suite Bathroom** which is splash-boarded on all four sides with a white suite comprising panelled bath with shower fittings and glazed screen, semi pedestal wash hand basin and low level dual flush WC. Electric heater, illuminated mirror, LED spotlights set into the part slopping ceiling and light operated extractor fan.

### **Bedroom 2**

A further double bedroom with two windows on the rear elevation, an electric heater, part sloping ceiling and two wall light points. Wall mounted TV, angled wall to one corner and connecting door to the:

**En Suite Shower Room** with a splash-boarded shower cubicle having electric instant shower unit, chrome electric ladder style towel rail / radiator, vanity unit with concealed cistern for the low-level WC and inset wash hand basin. Wall mirror with light, LED lighting and light operated extractor fan.

**Integral Store** accessed by door on the rear elevation and containing the insulated hot water cylinder with immersion heater, electricity consumer unit with MCB's and the various control and junction boxes in connection with the solar panels.

## **Outbuildings**

### **Studio / Workshop**

An impressive room in which to carry on hobbies or work from home with a wood strip effect floor covering, six large square LED ceiling lights set into the UPVC white gloss panelled ceiling, two windows to the gable elevation and wide single and bi-folding double glazed French doors opening onto the car port adjacent. Ample power points and electric oil filled radiator.

### **Car Port**

A useful covered parking and storage area with an outside tap and sensor light operated on entry by pedestrian or vehicle. Positioned to one side is the Panasonic air source heat pump which efficiently provides under floor central heating to the ground and first floor accommodation of the main house.

### **Dog Parlour or Utility Store**

Fitted with a Belfast sink, hand shower and base cupboard units with granite works surfaces, strip light and electricity consumer unit with MCB's.

### **Double Garage**

With a combination of fluorescent and square LED lights, ample power points, two pairs of ledged braced and framed doors on the front elevation and useful roof storage space. An opening at the rear to one side leads into a further store behind the dog parlour.

### **Gymnasium**

An impressive modern space for a gym with carpeted floor, painted block internal walls, square LED ceiling lights set

into the high gloss white UPVC panelled ceiling, TV point and obscure glazed French doors on the front elevation.

### **Garden Store**

A useful and good-sized store with wide door on front elevation, light, power points and roof storage space.

### **Outside**

The grounds of the property equal the buildings in terms of superb maintenance and presentation.

To the south lies the grass pasture paddock which is enclosed by Lincolnshire post and rail fencing with a field gate access from the driveway which leads to the holiday cottage and a separate independent access from the corner of the lane. For the present time, the owner has created a miniature 9-hole golf course within the paddock with a number of holes.

The holiday cottage also has its own independent five bar gated access and a long and sweeping driveway which leads to a turning and parking area before the front elevation with formal lawned garden, gravel and slab paved patio areas for seating or al fresco dining furniture with the **Hot Tub** located to one side.

There is a larger orchard area to one side enclosed by post and rail fencing on three sides with fruit trees and a mock well. Adjacent is a rendered and brick wall with piers separating this area from the grounds of the house with an inset substantial ledged, braced and framed screen pedestrian door for access.

The grounds of the house are approached through a bricked walled and pillared vehicular entrance onto a spacious parking area between the house and outbuildings also giving vehicular access to the carport and double



garage. On the south side of the house there is a superb sheltered formal garden fully enclosed by brick walls with pillars and landscaped for easy maintenance with areas of synthetic grass, block lined resin pathways, slab paved patio areas of generous size and a projecting ceramic tiled raised patio surmounted by a heavy timber pergola. Against the far wall there is a brick-built BBQ with large granite topped side plinths. There are outside lights and a further ledged braced and framed door leads into a lawned garden area to the side of the house where the lounge wing with glazed gable projects. This area has been turned into a practice putting green and has an ornamental tree and fencing with a rustic arched opening from the driveway.

**Viewing:** Strictly by prior appointment with the selling agent.

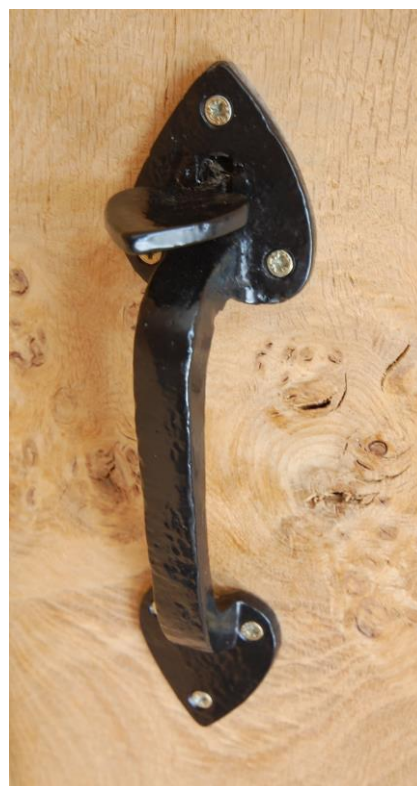
#### Specification details

Completed in 2014 and replacing a more modest detached house, the main property has "Old Caterham" handmade brick faced cavity walls with decorative brick corbelled, easy-maintenance gables beneath a pitched timber framed concrete tiled roof. The windows are UPVC framed sliding sashes with double glazed panes and a tilting facility for interior cleaning of the external panes.

Both the holiday cottage and the main outbuildings are constructed in cavity block work which has been clad externally to maintain the rural appearance of the buildings beneath pitched timber roof structures covered in concrete tiles which complement the main house. Windows are again UPVC double-glazed with matching external doors and bi-folding French doors into the studio. The garage doors are substantial ledged and braced timber as is the wide door into the garden store. The main house has under floor heating to both ground and first floors provided by the Panasonic air source heat pump

supplemented by thermal solar panels. In addition, there are photovoltaic solar panels with a balance of 17 years for a feed to the National Grid and currently producing around £2,200 per annum. The subsidy for the heating system is currently providing around £1,500 - £1,600 per annum and has around 2 or 3 years to run at the time of writing. The holiday cottage is insulated to high standards and heated by electric oil filled radiators.

Both the main house and the cottage feature superb handmade light oak door cases with dowelled joints and heavy ledged and braced natural oak cottage style doors with substantial wrought iron Norfolk latches.





Window sills in the main house are hand made in waney-edged oak and the switch gear for main house lighting is Jim Lawrence antique brass dolly switches which traditionally flick upwards to switch on, with complimentary sockets.

The kitchen features an island unit with nibble-edge granite work surface while remaining work surfaces are of oak block construction with matching upstands and there is a Falcon induction range cooker set into a mock panelled chimney breast with oak side panels concealing pull out spice drawers and a superb oak mantle.



A water softener is located in the cloakroom cupboard and the kitchen has a space and plumbing for an American style fridge freezer. The combination microwave oven and dishwasher are by Neff and the house flooring is mainly finished in Karndean with the exception of the kitchen which has an Amtico floor.

There are Neptune handmade sink bases and cabinets while the wardrobes to the main and third bedrooms are by Sarah Anderson. Bedroom two has Hammonds fitted wardrobes and each bedroom has a high level socket and

aerial points for TV's as does the dining area of the kitchen. The built-in furniture in the study is also by Hammonds and the two bespoke handmade drinks cabinets in the dining room provide an easy access for a hostess trolley if required. The heating system is supplemented for atmosphere by a multifuel stove set into the lounge fireplace which makes an attractive focal feature.

The dog parlour has an electric shower unit fitted to the wash down area with large Belfast sink and granite work tops. The TV point within the gymnasium has a separate TV aerial as does the holiday cottage.

Please note that the holiday cottage hot tub will be included in the sale but the main hot tub in the grounds of the walled garden and the potting shed are of sentimental value to the owners and will be removed prior to sale.

#### **Holiday Bookings**

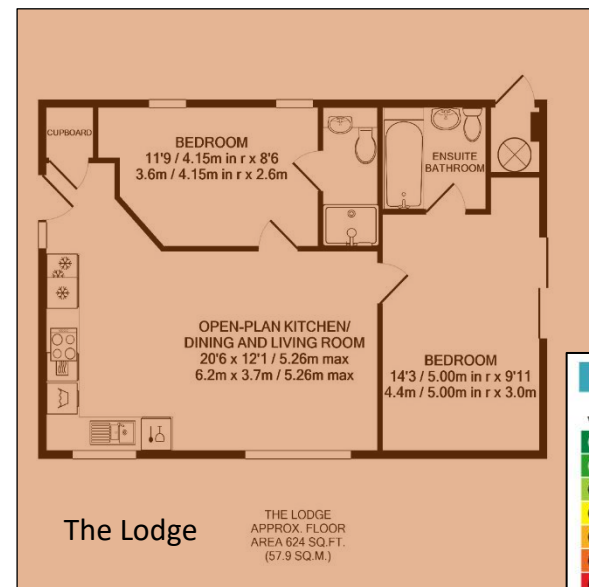
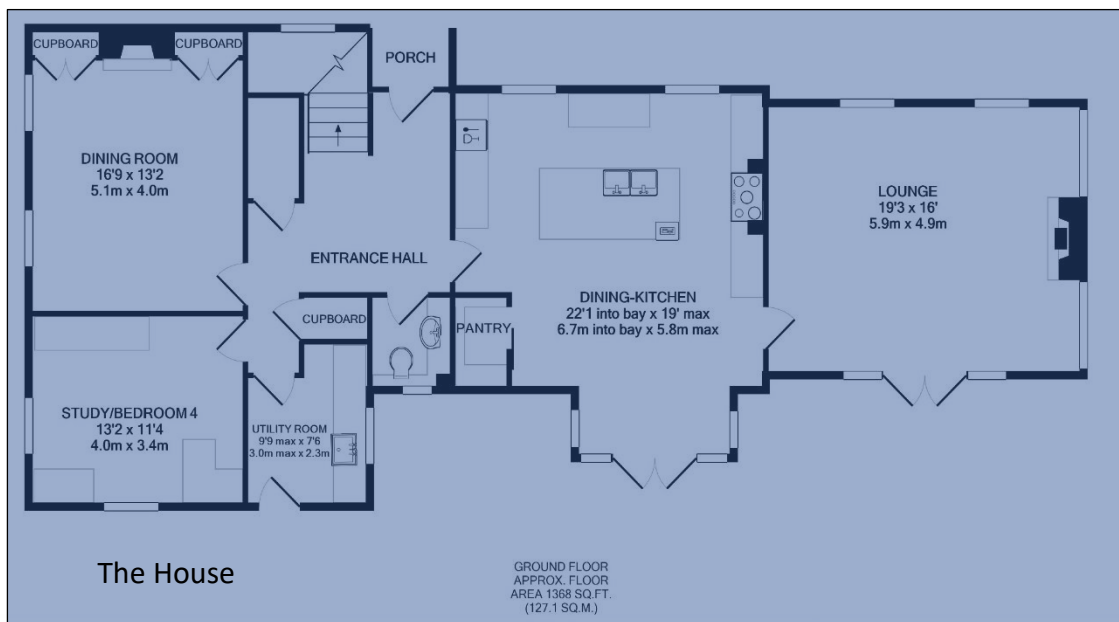
Please note that the holiday cottage has seven or eight bookings at the time of writing for 2021 and details of the holiday cottage promotion on the internet can be found by entering UKC1079 into the google search bar.



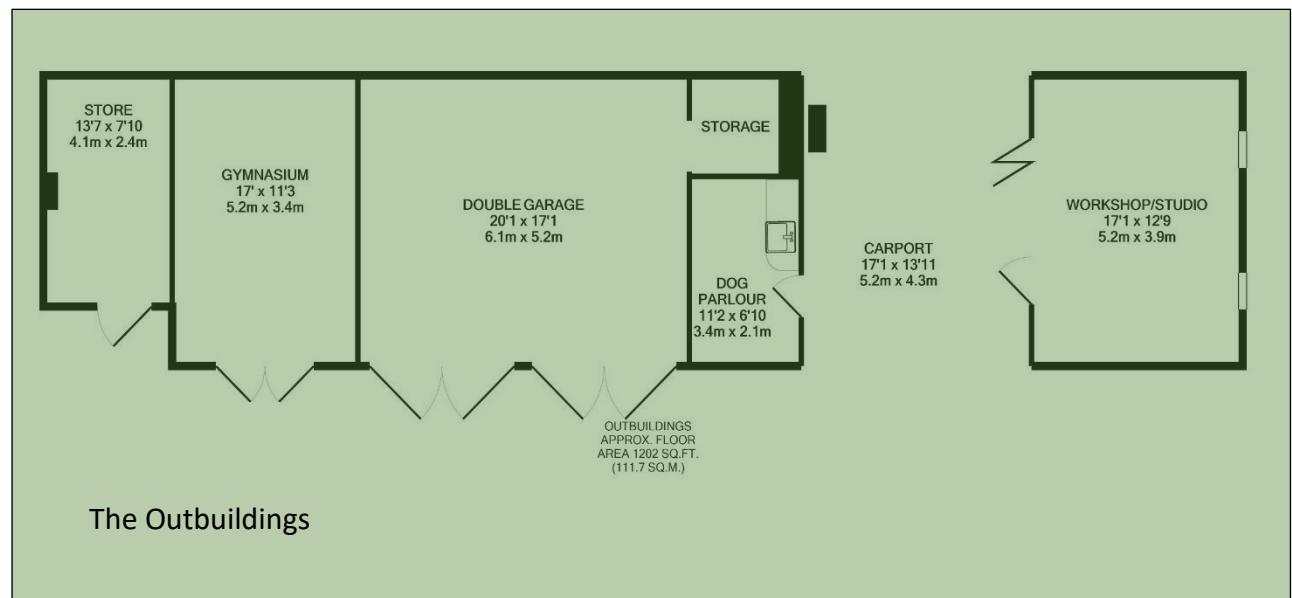
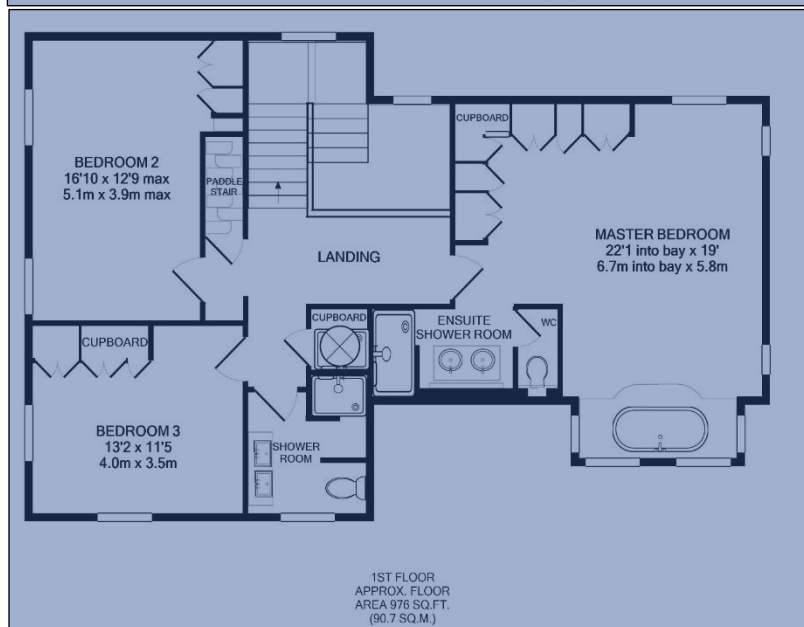
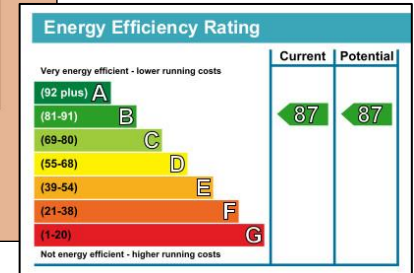
#### **General Information**

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 and electricity, whilst drainage is to a private system, but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band E.





Floor Plans  
and  
EPC Graph  
for Grove Cottage  
The full EPC  
can be emailed  
on request



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#### Important Notice

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