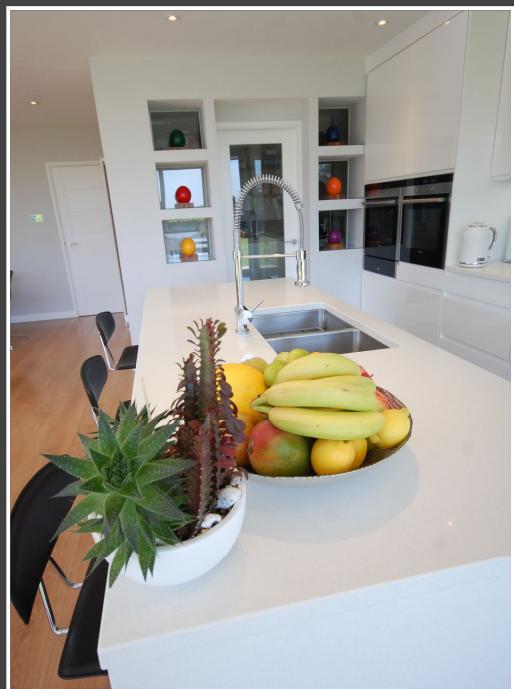




The Roffey  
North Thoresby DN36 5QS

**M A S O N S**  
SALES & LETTINGS



# The Roffey, Station Road, North Thoresby, Lincolnshire DN36 5QS

Exuding contemporary style, this highly individual Scandinavian style, detached house provides superbly appointed family accommodation with equally impressive grounds and occupies a prime position within a sought-after village between Louth and Grimsby. Combining extensive double-glazing with comprehensive interior and exterior lighting, the house enjoys a unique ambience both during the day and night.

- Stunning living/dining kitchen flooded with light from three patio doors and fitted with a smart range of units in gloss white with quartz work surfaces and breakfast bar
- Elegant glazed entrance and hallway with ultra-modern shower room off.
- Lounge with fully-glazed front and rear walls, high mono-pitched ceiling and feature fireplace with stove.
- Study overlooking the main approach to the house.
- Four bedrooms, the master and guest bedrooms enjoying open field views through patio doors onto a rear glazed balcony.
- Second balcony with patio doors from bedrooms three and four at the front of the house.
- Contemporary bathroom and en suite shower room.
- Double-glazed windows and oil-fired central heating system.
- Long sweeping driveway through a sylvan approach to a parking forecourt and a large attached garage with drive-through option.
- Beautiful mature gardens with an array of exterior lighting, multiple seating areas and planting.
- Log cabin summer house painted white with useful implement stores at the rear.
- A truly exceptional home and viewing is highly recommended

## Sole Agents:

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## Directions

From Louth, take the A16 north towards Grimsby and follow the road past Fotherby, through Utterby and onwards to North Thoresby. When approaching the village, ignore the first right turning and take the next right turn immediately before The Halfway House Bar and Bistro. Follow the road into the village centre, go past the village square and continue around the road where it branches left onto Station Road. Continue until The Roffey is found standing back from the road on the right side.

## The Property

Originally constructed during the 1960s in classic Scandinavian style, this individual house has been transformed with meticulous attention to detail into the stunning turn-key opportunity now presented for sale. The house has rendered principal walls enhanced by subtle cedarwood panelling and interspersed with large windows, patio doors and glazed panels beneath a pitched, concrete-tiled roof which projects to both front and rear forming deep, overhanging eaves. These in turn create a canopy above the first floor balconies which face the front and rear gardens. There is a surprisingly large attached garage with double doors at the rear, allowing a drive-through option and the house has an oil-fired central heating system, together with a log-burning stove in the lounge. The ground floors are mainly finished in quality oak-effect laminated flooring with porcelain kitchen tiles whilst the most of the first floors have a solid oak covering. The property is exceptional.

## Accommodation

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

### Ground Floor

Deep veranda with pillars, down-lighters, wide bradstone-paved plinth and double-glazing from ground level with inset white, wood-grain effect front door having a brushed steel handle into the:-

### Entrance Hall

An elegant reception area with a recessed store cupboard having a white gloss-finish door and containing coat hooks and high-level shelves. Walk-in cloaks cupboard with shoe racks, clothes rail, coat hooks, dado panelling, coving and down-light. White, tall designer radiator, LED ceiling spotlights, smoke alarm and staircase leading off to the first floor with a brushed steel handrail.

### Shower Room

Ultra-modern and finished in white throughout with ceramic tiled floor and walls featuring a mosaic tiled display alcove with glass shelves. Glazed and ceramic tiled shower cubicle with marble-effect enclosure and Aqualisa chrome wall mixer unit; rectangular wash hand basin with angled side shelves and low-level WC with concealed cistern and dual flush button over. Shaver socket and white ladder-style radiator/towel rail.

### Lounge

A room enjoying a unique environment with a high mono-pitched ceiling and concealed up-lighters. Double-glazed front and rear walls bringing light streaming into this room and creating dual aspect open views across the grounds. Two tall designer radiators. High feature chimney breast with slate-effect, ceramic tiled fireplace and complementary hearth fitted flush with the floor and enclosing a modern multi-fuel stove. Cedar panelled chimney breast above with projecting down-lighters.

## **Living/Dining Kitchen**

A beautiful modern room enjoying a feeling of open space and natural light with two wide, double-glazed patio doors on the rear elevation and a smaller side double-glazed patio door. The kitchen area has a porcelain tiled floor and is fitted with a wall of units in high-gloss white with a complementary island unit forming a breakfast bar. Quartz work surfaces and inset, twin bowl, stainless steel sink unit with a high arcing mono-block mixer tap and flexible hose. Two built-in Siemens electric, self-cleaning fan ovens, each with grill and one having a warming drawer. Integrated Teknik dishwasher and refrigerator, Siemens five ring induction hob with glass splash-back and Regato Italian powerful cooker hood above. Spacious open plan seating and dining areas and two columns of glass-backed alcoves on each side of the door through to the utility room. Extensive LED down-lighters to the ceiling and above the work surfaces. Beautiful views across the gardens and countryside beyond. Porcelain floor tiling extending from the kitchen area into the:-

## **Utility Room**

Roll edge, woodblock-effect work surface with inset single-drainer, stainless steel sink unit and porcelain tiled splash-back, stainless steel rack shelving over, double cupboard beneath and space with plumbing for washing machine. Built-in housing for upright freezer, shelves to the side and work surface for microwave oven. Full-height shelf compartments, four spotlights to ceiling fitting and connecting door to the garage.

## **First Floor**

### **Landing**

Approached from the staircase with oak steps and quarter landing. Oak floor extends throughout the landing and bedrooms. LED ceiling spotlights, modern radiator case and trap access to the roof void.

### **Master Bedroom (Rear)**

With a built-in range of units comprising one single cupboard and two

double wardrobes fitted with shelving and rails and finished in white. High, part-sloping ceiling with spotlights, two white floating bedside shelves, stunning panoramic views across the fields and patio door with side panel to the rear glass balcony. This extends across the full width of the house with a glazed and stainless steel screen. The main roof above forms a canopy above on brackets with inset lighting.

### **En Suite Shower Room**

With a gleaming white suite of low-level, dual-flush WC, suspended oval-shaped vanity wash basin on ceramic tiled plinth and up-stand with projecting wall-mounted tap over and glazed shelf beneath. Corner ceramic tiled and glazed shower cubicle with chrome mixer unit, curved doors and Aqualisa shower unit. Ceramic tiled floor and walls, LED spotlights, extractor fan and white ladder-style radiator/towel rail.

### **Bedroom 2**

Also positioned at the rear with high, part-sloping ceiling and spotlights, a built-in range of one single and two double wardrobes, again finished in white. Rear patio door enjoying the same open views as the master bedroom and also opening onto the wide rear glass balcony.

### **Bedroom 3 (front)**

Built-in range of two double wardrobes finished in cream with part-glazed doors, clothes rails and shelving. LED spotlights, chest of three drawers, part-sloping ceiling and double-glazed patio door onto the full-width front balcony with solid screen and overlooking the tree-lined approach to the house below.

### **Bedroom 4 (front)**

Two built-in double wardrobes in cream with part-glazed centre doors, clothes rails and shelving. This room also has double-glazed patio door onto the front balcony, LED ceiling spotlights and a floating wall shelf with down-lighter.

### **Family Bathroom**

White suite comprising low-level, designer dual-flush WC, white ceramic



tiled vanity unit with modern shaped wash hand basin and mono-block mixer tap with cedarwood panelling above. Panelled Jacuzzi bath, LED spotlights, ceramic tiling to floor and walls and Velux skylight window. Double doors with white gloss finish to a built-in shelved linen cupboard.

#### Outside

The house is set well back from the road and approached over a gravel driveway shaped to lawns on each side and formed into turning areas and a parking forecourt of generous size. The driveway leads across on the left to the

**Garage** – surprisingly spacious, the garage has been built up to the angled side boundary and therefore widens to a width of 5.8 metres at the rear with part-glazed rear double doors allowing drive-through access into the rear garden if required. Positioned in the corner is the oil-fired central heating boiler operating via controls positioned in the utility room. Santo hot water cylinder connected to the pressurised hot water system. Electricity meter and consumer unit with MCBS. Front remote-control, motorised roller door, strip lighting, power points, single-glazed side windows and internal mail box.

**Gardens** - As clearly shown in the photograph, this property has beautifully landscaped gardens in a style which perfectly complements the design of the house with areas laid to lawn, spacious Bradstone paved patio areas with decking, multiple outside lights and a large main rear lawn with well-stocked shrubbery and raised timber lined flower beds. There are many well-tended mature trees, shrubs and bushes.

Adjacent to the side patio doors from the living kitchen, there are L-shaped bradstone and decked patios with built-in seating, sheltered by side walls and a pathway to a screen door from the front garden. The balconies form verandas over the raised patio area before the rear patio doors and over the front entrance.

Positioned to one side of the main lawn and angled for the evening sun there is a log cabin summer house painted white externally with deep canopy over decking at the front, glazed double doors and window to each side, power supply, wall light points and TV point, together with plumbing if required for a central heating radiator. This is a cosy space on a warm sunny evening whilst looking out across the garden. At the rear and concealed from the garden there are useful built-in stores with single and folding doors for ease of access. There are further landscaped patios to each side of the summer house with slate beds and decking around Bradstone paving, garden bench seating and a fenced enclosure.

#### Location

North Thoresby is a sought-after village with a strong community spirit and is positioned around 8 miles equidistant from Grimsby and the market town of Louth. There is a post office/shop, convenience store, surgery (opposite the house) and pharmacy together with primary school, Little Ducklings pre-school, Church of St. Helens, village hall,



football, cricket and bowls facilities together with two public houses – each with restaurant. A bus service runs between Louth and Grimsby and the National Express bus service also runs through the village.

#### General Information

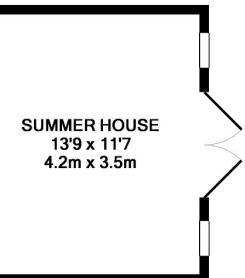
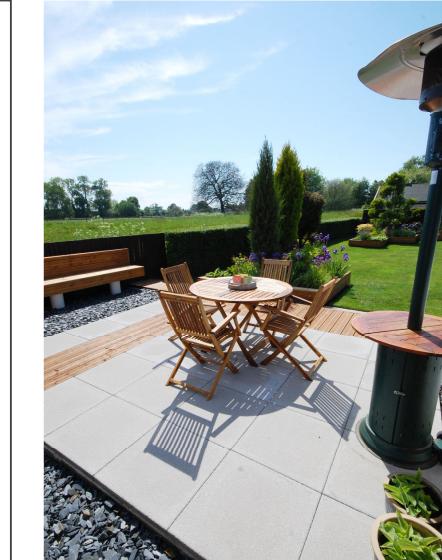
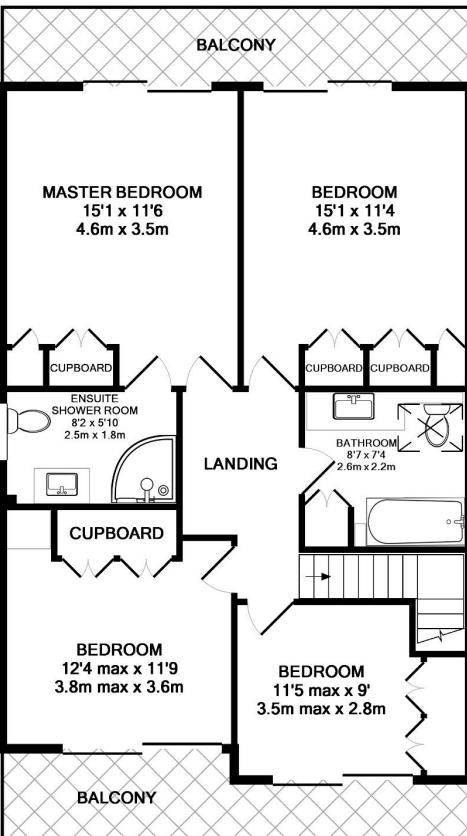
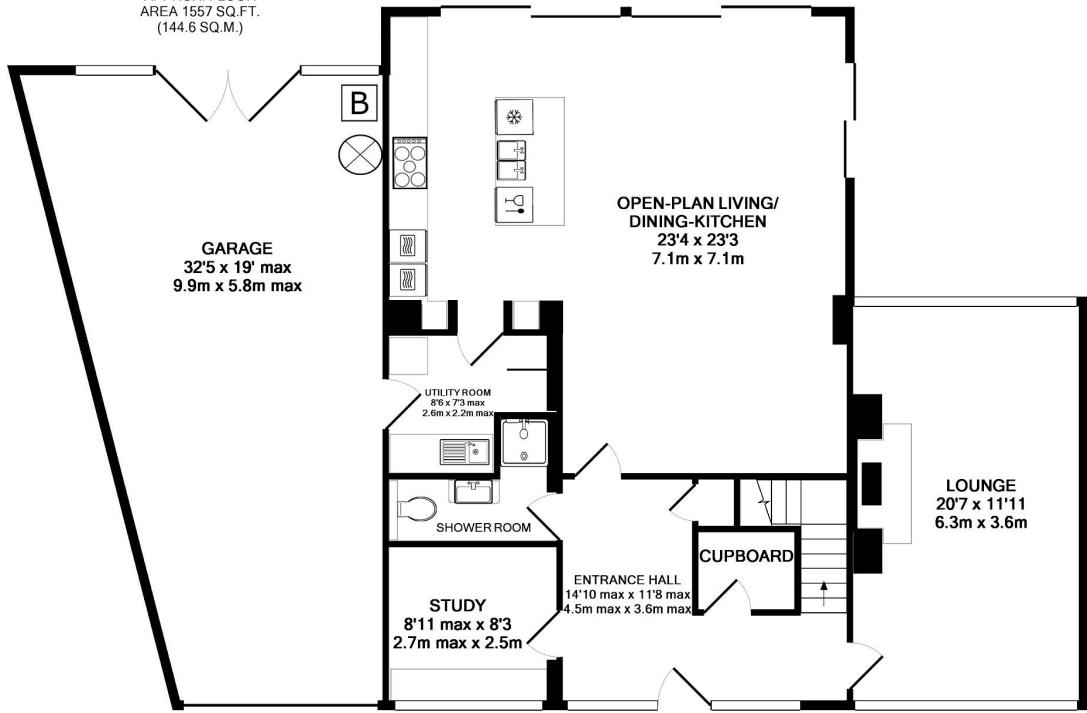
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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. The property is in Council Tax band E.

# Floorplans and EPC Graph

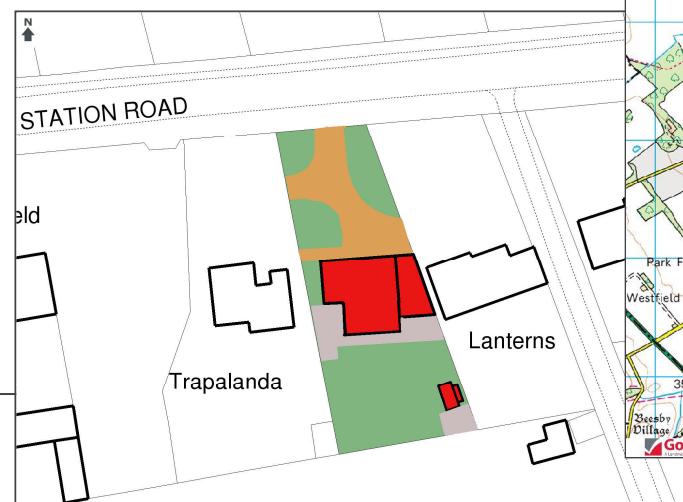
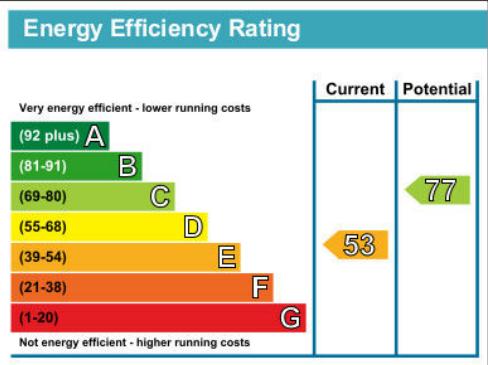
Full EPC Report available by e-mail on request

TOTAL APPROX. FLOOR AREA 2570 SQ.FT. (238.8 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 1557 SQ.FT.  
(144.6 SQ.M.)



SUMMER HOUSE  
APPROX. FLOOR  
AREA 187 SQ.FT.  
(17.4 SQ.M.)





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