



Rural and Equestrian



Enderby House
Theddlethorpe LN12 1NX
M A S O N S
EST. 1850

A highly impressive, detached country residence of contemporary design constructed in 2017 to a superb specification and ultra-efficient (see EPC) with underfloor heating by ground source heat pump, photovoltaic solar panels and aluminium double glazing, all positioned in a rural location on the village outskirts with panoramic views over farmland to both front and rear. Spacious and versatile detached double garage (presently used as a studio by the present owners) with office over and potential for conversion to an annexe or holiday cottage (STP)



Contents

*Schedule of Photographs
Directions - The Property
The Accommodation
Viewing - Location
General Information*

































Directions

From Louth take the Legbourne Road away from town and proceed to the roundabout at the end of the Louth bypass. Take the first exit along the B1200. Follow the road for some distance carrying straight on at the Manby Middlegate traffic lights and then proceed for several miles into and through the village of Saltfleetby.

At the crossroads in the village, turn right onto Three Bridges Lane and proceed to the end of this lane and then turn left. Follow the country lane from some distance into the village of Theddlethorpe All Saints and continue past The King's Head thatched pub on the left. Where the road makes a sharp left turn, bear right along Rotten Row and continue until Enderby House is found on the left side.

The Property

Constructed in 2017 with an LABC 10-year warranty, this individual, contemporary detached country house is of modern timber-frame construction with brick-faced external walls beneath a pitched timber roof structure covered in slates. The double-glazed windows are aluminium framed with a grey finish and the state-of-the-art heating system provides underfloor heating to both ground and first floors from a ground source heat pump. The domestic hot water system is pressurised and the property also has photo-voltaic solar panels connected to the electricity system in the house and providing an income by feeding overflow supply to the national grid. Installed under an incentive scheme, the heating system provides a 7-year return of approximately £400 per quarter until 2025.

The excellent detached double garage has been constructed to complement the house with insulated brick faced walls under a high-pitched roof covered in slates with skylight windows for the first-floor versatile space which provides potential for home-office/studio use with a central staircase from below and a washroom with WC and basin. Indeed, the present owners have chosen to replace the garage doors with double-glazed French doors and side panels and the interior of the ground floor area has also been plastered and decorated illustrating the potential for alternative uses as a craft studio (as at present), an annexe or holiday let (STP).

Accommodation

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

Ground Floor

The main entrance is on the side elevation where a composite, grey, woodgrain-effect door with frosted double-glazed pane and a complementary double-glazed side panel opens into the:

Entrance Hall

Wide, light-oak feature return staircase with glazed side screens leading to the first floor accommodation via two quarter landings with a wall up/downlighter and high level skylight window to the vaulted ceiling above. Digital underfloor heating control, built-in shoe cupboard to one side, LED ceiling downlighters

and smoke alarm. Natural slate floor covering which extends throughout most of the ground floor accommodation.

Cloakroom/WC

White suite comprising low-level, dual-flush WC and suspended vanity unit comprising a white, rectangular wash hand basin with chrome mixer tap over a grey gloss double cupboard beneath and having mosaic, glass-tiled splashback. LED downlighters to the ceiling, extractor fan and side window.

Lounge

A bright, modern room with far-reaching views over the open fields on the opposite side of the lane and through bi-folding, double-glazed doors on the side elevation across the garden. The front window is a large, double panel unit from floor level and the room has a ceiling light point, four wall light points and a digital central heating control.

Living and Dining Kitchen

An exceptional open-plan room with an overall width of 10.6m, the kitchen area is fitted with a range of grey, woodgrain-effect, Shaker-style units with chrome door knobs and handles and comprising base cupboard units, tall, pull-out larder units and quartz work surfaces. Inset stainless steel, double-bowl, single-drainer sink unit having mixer tap over. Island unit with hardwood block work surface with black ceramic AEG five plate induction hob and a

suspended ceiling above, incorporating a concealed extractor hood with LED downlights adjacent and a wine glass rack. Beneath there are curved corner base units and wide drawer units including deep pan drawers. Neff stainless steel double oven and grill positioned at mid-level. Integrated Siemens dishwasher and Caple wine cooler.

Adjacent to the island unit is a complementary split-level dining table with a hardwood block surface and three pendant lights above. Slate flooring extending from the kitchen and dining area into the living area which enjoys a tremendous feeling of space, having a high vaulted ceiling, (4.3m from floor to ridge) with three long pendant lights in grey, complementing those over the dining table.

Two sets of double-glazed bi-folding doors on the rear elevation present superb views over the surrounding countryside and open onto a wide slate-paved patio extending across the rear of the house. There are three slim windows to the front elevation allowing glimpses over the entrance driveway and fields beyond. To each side of the opening between the dining and living areas there are useful alcoves for display purposes and wine storage. The living area also has two chrome, wall-mounted light fittings, each with three spotlights. Digital heating controller

First Floor Landing

Approached from the light oak return staircase with glazed side screen which extends to form a gallery over and above the staircase is the double-glazed Velux skylight window allowing light to flood onto the

landing area. LED ceiling downlighters, smoke alarm and trap access to the roof void.

Master Bedroom

A stunning room by virtue of a large, double-glazed rear window from floor level, presenting panoramic views across the rear garden and over open fields stretching away for several miles into the distance.

This spacious bedroom has a built-in range of wardrobes finished in matt white with handleless doors and fitted with clothes rails, shelving and storage compartments. Part-sloping ceiling, LED downlighters and digital underfloor heating controls for this room and the:

En Suite Shower Room

Ultra-modern with a non-slip tiled floor, complementary ceramic wall tiling and tiled easy-access shower cubicle with glazed side screen and a rebated chrome shower mixer unit having a ceiling mounted drench head. White low-level, dual-flush WC and suspended vanity unit with marble, rectangular shaped wash hand basin and a tall, single lever, chrome pillar tap together with a marble-tiled splashback. Double-glazed Velux skylight window and wide, wall-mounted mirror illuminated by LED's which create a 3D effect.

Bedrooms 2 and 3

Positioned at the front of the house, these double bedrooms are each of equal size and have a double-glazed Velux skylight window to the high sloping

ceiling, together with a front window from floor level presenting fine views over the open countryside. Each also has a built-in wardrobe finished in matt white with a handleless door, clothes rail and shelving. There is a ceiling downlighter and two wall light points, together with digital heating control in each room.

Family Bathroom

Fitted with an ultra-modern white suite comprising a low-level, dual-flush WC, a floor-standing, oval-shaped bath with rebated wall lever taps and spout and a marble, circular wash basin set onto a vanity unit with tall chrome, single lever pillar tap and dark grey double cupboard and drawer unit under. Ceramic-tiled floor and splashbacks, chrome shaver socket, LED downlighters and a combined extractor fan and spotlight. Double-glazed Velux skylight window and storage racks to the rear of the door.

Detached Double Garage

As shown on the floorplans, this building is an excellent size and the present owners have chosen to use the building as a ground floor studio, replacing the designed up and over doors with double-glazed French doors with side panel. The planned use could readily be re-instated by replacing the glazing with garage doors.

Internally, the main area has insulated and plastered walls with a painted finish, four ceiling light fittings, each with four LED spotlights, a smoke alarm and ample power points. A central staircase leads from

the rear to the first floor with pillared balustrade on each side. To one side is a built-in range of base cupboard and drawer units with roll-edge work surface and a single drainer, stainless steel sink unit. This building has its own electricity consumer unit and there is a connecting double-glazed door from the main area to the greenhouse at the rear.

First Floor

A spacious first floor area with part-sloping ceiling, three Velux double-glazed skylight windows, two ceiling light points and smoke alarm. Pillared balustrade extending around the stairwell on each side and door to a:

Washroom

White suite of low-level WC and small bracket wash hand basin; sloping ceiling and electric light.

Greenhouse

An excellent metal-framed lean-to greenhouse positioned to the rear of the garage building and having solar LED wall lights and a gravel and block-paved floor.

The Grounds

The house stands centrally on a plot with an area of around one third of an acre (STS) and is slightly elevated above the lane and surrounding gardens. A wide gravelled and kerbed driveway leads up to a spacious parking and turning area giving access to the garage building. Lawned gardens extend across the

front of the house and around the south-west side elevation before continuing across the rear of the house. A block paved pathway leads to the main entrance with slate steps and approach to the front door, before continuing to the rear garden and patio.



A slate pathway slopes gently up around the front of the house continuing to form a raised pathway and patio around the south-west elevation and then forming a superb deep raised patio for the full width of the house at the rear, all enjoying the daily sun. Brick walled steps lead down onto the lawn and the gardens have a wealth of flowering plants, shrubs and bushes set into borders and beds. To the side is a large kitchen garden with sleeper-lined growing beds. There are ample wall downlighters, high-level floodlights and an outside water tap. Adjoining the garage is a timber garden shed. NB the poly-tunnel is not included in the sale and will be removed.

Viewing: Strictly by prior appointment through the selling agent.

Location

Theddlethorpe All Saints is a country village positioned in the coastal area of Lincolnshire and approximately three miles to the north of the main nearby shopping centre, Mablethorpe. There are market towns in Louth (12 miles) and Alford (10 miles) while the main business centres are in Lincoln and Grimsby. The village contains a variety of individual properties and a primary school, together with the attractive thatched pub – The King's Head. The neighbouring village of Theddlethorpe St. Helen takes its name from the Church of St. Helens which dates from the 14th and 15th centuries.

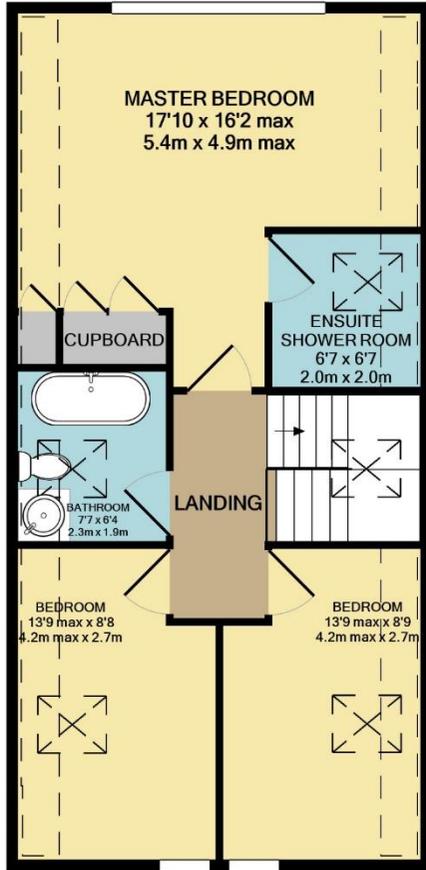
The coastal area has a variety of attractions including miles of nature reserves, sandy beaches, holiday resorts, bridleways and other rural pursuits whilst the market towns provide shopping facilities, schooling and recreational amenities.

General Information

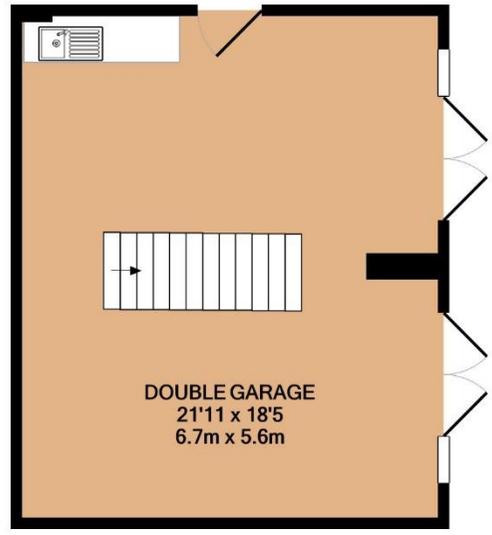
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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 electricity and water whilst drainage is to a modern, private drainage system. No utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.



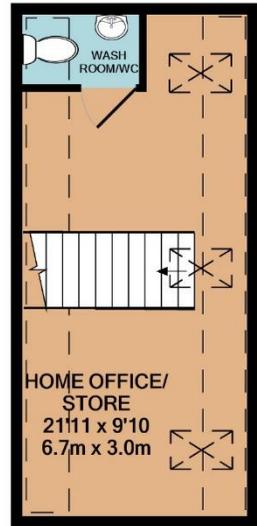
GROUND FLOOR
APPROX. FLOOR
AREA 910 SQ.FT.
(84.5 SQ.M.)



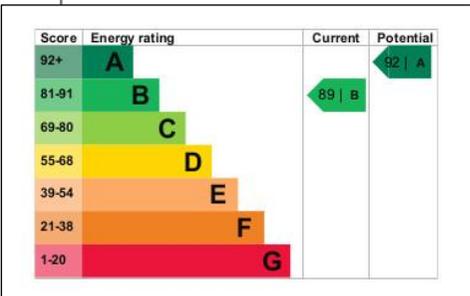
1ST FLOOR
APPROX. FLOOR
AREA 651 SQ.FT.
(60.5 SQ.M.)



DOUBLE GARAGE
APPROX. FLOOR
AREA 399 SQ.FT.
(37.0 SQ.M.)



STUDIO/HOME OFFICE
APPROX. FLOOR
AREA 223 SQ.FT.
(20.7 SQ.M.)



Floorplans and EPC Graph

NB A PDF copy of the full EPC can be emailed on request



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice
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