



The Old Stables Lodge
South Elkington LN11 0SA

M A S O N S
RURAL & EQUESTRIAN



The Old Stables Lodge

Church Lane, South Elkington, Louth, Lincolnshire LN11 0SA

A superb, spacious single-storey Barn Conversion with large, mature, landscaped gardens (approximately two-thirds of an acre STS) and a detached three car garage with workshop, all positioned in a sought-after Wolds village surrounded by scenic countryside yet just two-and-a-half miles from the market town of Louth.

- Spacious, versatile four/five bedroom accommodation with many individual features and totalling approximately 2,900 square feet (270 m²).
- Enclosed gated driveway and detached brick and pan-tiled three car garage designed and built to complement the dwelling with workshop and storage attic.
- Mature landscaped sunny gardens positioned to the rear with spacious sun terrace, pergola and fountain.
- Character living accommodation of generous proportions and ideal for entertaining.
- Impressive living and dining kitchen with separate utility room off.
- Thirty-three foot (10.3m) games or snooker room (snooker table available by negotiation unless sold previously) with potential for sub-division to create an annexe.
- Prime Lincolnshire Wolds village location just yards from the parish church and set away from the main road with attractive views.
- Oil-fired mainly under-floor central heating system and double-glazed windows.

Sole Agents:

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Directions

From Louth head towards Market Rasen along Westgate and follow the road to the bypass roundabout. Take the second exit along the A157 and after a short distance bear right at the fork along the A631, again towards Market Rasen. Follow the road over the hill and down through the wooded area to South Elkington village and turn left into Church Lane immediately before the village stores. Follow the lane and continue past the church on the left, from where the private lane then leads around to the right past the pond and where The Old Stables Lodge will be found facing you on the right side.

The Property

Estimated to date back to the late 1800's, The Old Stables Lodge has been created by the conversion and extension of a long range of former outbuildings in an L-shaped configuration. The property has brick-faced principal walls beneath a pitched natural slate roof with decorative ridge, dove cote and wind vane. The accommodation has double-glazed windows, stripped pine interior doors and an oil-fired central heating system which is mainly of under-floor design covered in oak effect laminated flooring – the boiler has been renewed since the date of the Energy Performance Certificate. The detached garage building has been constructed in a complementary style with brick facings beneath a pitched clay pan-tiled roof and has a workshop and staircase to a very useful attic storage space.

Accommodation

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

Brick pathway and curved steps leading up to a wide shaped archway into the **Entrance Porch** with quarry-tiled floor, cupboard to each side and inset, multi-pane front door with matching side panels to the: -

Dining Hall

A spacious reception and living area open to the roof ridge with feature exposed roof truss and beams, ceiling light point and three wall light points. The living/dining kitchen is to the right and the part-glazed entrance is mirrored at the rear leading into the conservatory. Double doors open for entertaining from the dining hall into the: -

Lounge

A super room of excellent size, also open to the ridge with feature roof trusses and beams, a large brick fireplace and chimney breast with brick hearth and inset Charnwood multi-fuel stove with deep oak mantel shelf above. Wall light points and beam spot-lighting. Connecting door through to the west bedroom wing.

Conservatory

With double-glazed windows and French doors, a hipped polycarbonate roof, ceramic tiled floor with decorative inset pattern and fine views across the garden.

Living and Dining Kitchen

Particularly spacious with a range of units having a painted finish and comprising base cupboards, drawer unit, roll edge, woodgrain-effect work surfaces with ceramic tile splash-backs, wall cupboards with pelmet lighting and two-way glazed display cabinets on pillars, corner shelves and a built-in



dresser with further display cabinet, shelving and drawers. Stepped brick-built surround to recess for range-style cooker (the current cooker can be purchased by negotiation if required). Space with plumbing for dishwasher, white one and a half bowl sink unit, two exposed timber roof trusses with spotlights to beams and this room is again open to full ridge height. Door to the roof void above the east wing and connecting door to: -

Utility Room

Space with plumbing for washing machine and single-drainer, stainless steel sink unit over. Pine-fronted wall cupboards, base cupboards, ceramic tiled floor and Firebird Enviromax oil-fired central heating boiler with digital wall programmer and zone controls for the heating. Part-glazed door to the garden with decorative pane.

Rear Hallway

Giving access to the games/snooker room, cloakroom/WC, master bedroom suite and office/bedroom 5. Ceiling light, wall uplighter and coat hooks.

Master Bedroom

A spacious double room with ceiling beam, ceiling light point and two wall light points. Dual aspect with front and side window.

En Suite Shower Room

White suite of panelled and glazed corner shower cubicle with wall mixer unit and contemporary drench head together with curved glazed doors; low-level WC and pedestal wash hand basin. Ceramic tile splash-backs, ceramic tile floor, radiator and mirror-fronted cabinet with spotlight. Ceiling spotlight and extractor fan.

Cloakroom/WC

White suite comprising low-level WC and pedestal wash hand basin. Part ceramic tiled walls, wall uplighter and extractor fan.

Office/Bedroom 5

With trap access to the wing roof void.

Games/Snooker Room

A room of exceptional size with partial under-floor heating and two radiators. Presently used as snooker and games room, the snooker table can be acquired unless previously sold, by negotiation. This room affords scope for sub-division in order to create an annexe or alternative living/sleeping accommodation if preferred and there are presently two spotlight fittings and three wall light points to frieze panels. Double-glazed patio door onto the main patio and garden. Large built-in store cupboard with sliding doors.

The three remaining bedrooms are accessed from a hallway on the west side of the property together with the family bathroom and separate cloakroom.

Bedrooms 2, 3 and 4

Of generous proportions with under-floor heating and each has an exposed ceiling beam. There are two wall light points to the rear bedroom.

Family Bathroom

White suite comprising low-level WC, shaped corner bath with moulded side panelling and inset seat, pedestal wash hand basin and a ceramic tiled shower cubicle with Aqualisa mixer unit and folding glazed door. Shower fittings to the mixer tap of the bath, ceramic tile splashbacks, mirror cabinet with corner shelves and beam to ceiling which has inset spotlights. Extractor fan.

Cloakroom/WC

With a white rope-effect suite comprising low-level WC and pedestal wash hand basin with ceramic tile splash-back. Ceiling spotlight and extractor fan. Base cupboard containing the manifold for the under-floor heating system.

Outside

The Garage Block

As shown on the floor plans, the garage block provides triple car parking with the third garage space reduced in size slightly by the staircase leading up to the very useful attic storage space over the main part of the building. There



are power points, strip lighting and an electricity consumer unit with MCBs. Stainless steel sink unit to one corner of the garage with cold water tap only and connecting door to the Workshop with further power points, strip light and double-glazed windows. The attic storage space has a maximum height to the ridge of approximately six feet and has strip lighting and two skylight windows.

Grounds

At the front of the property there are lawns on either side of the pathway which leads up to the front door and fencing along the front boundary with inset brick pillars and a galvanised pedestrian gate. Brick walled entrance with double gates to the enclosed driveway providing ample parking space and leading to the garage building. The drive is enclosed at the rear by a curved brick retaining wall and illuminated at night by sensor floodlights. Steps lead up through a galvanised gate into the main formal garden area. The gardens are a superb feature of the property and have been landscaped to create lawns shaped around the extensive slab-paved terraces with gravel borders and outside lighting. A pathway leads through the lawn around feature circular and shaped box hedge compartments with seating areas, then continuing through a pergola with climbing plants over into a kitchen garden divided into four walled quadrants with pillars. Metal-framed greenhouse.

The main lawn sweeps across the rear of the property and is sheltered by a high hedge to the side and rear boundary with a further elevated terrace enjoying the sun for most of the day and ideal for garden furniture. The lawn continues around the rear wing to a side garden with mature trees, a lined shrubbery bed and pathway through a side gate back to the front of the property. Attached to the rear wing is a large timber pergola on capped brick plinths and base wall with flagstone paving and an enclosure for LPG storage tanks. Exterior garden lighting including pillar lights around the fountain.

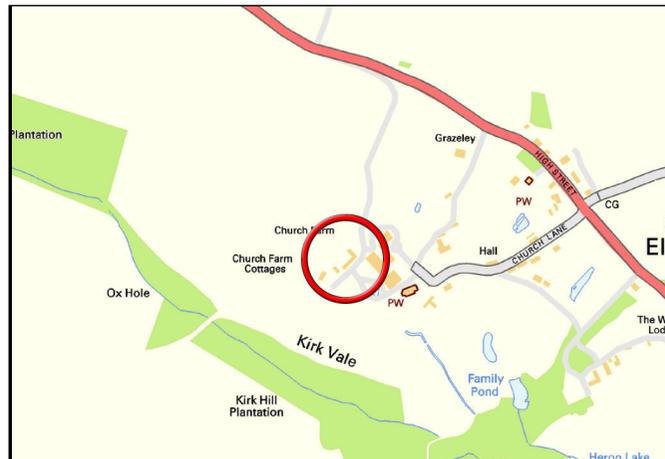
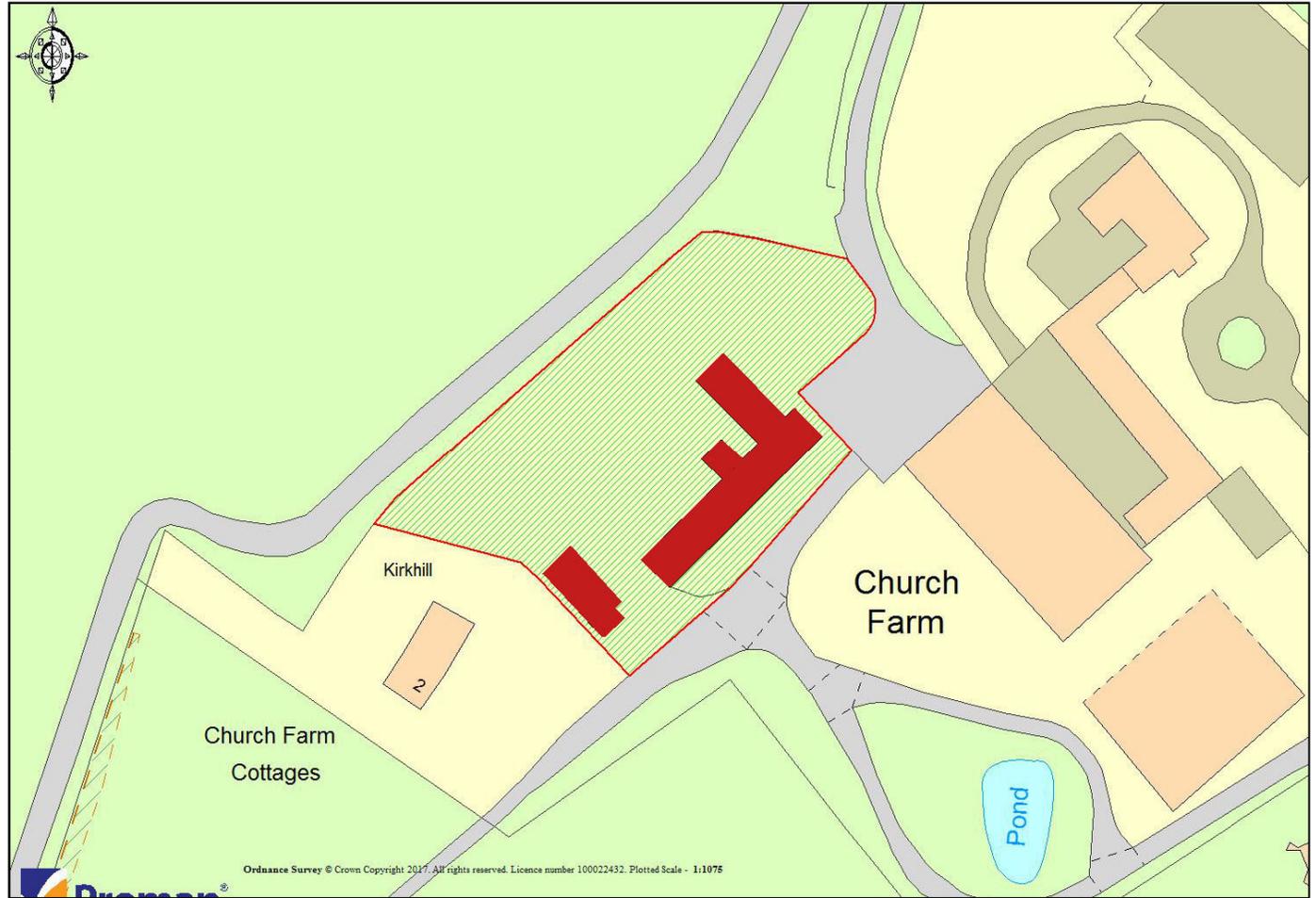
Location

The property stands in a sought-after Wolds village surrounded by scenic countryside and a short walk from the village stores, but only 2.5 miles from Louth market town. There are some lovely walks through the surrounding fields, hills and woodland which pass through the village and can be joined just yards from the property.

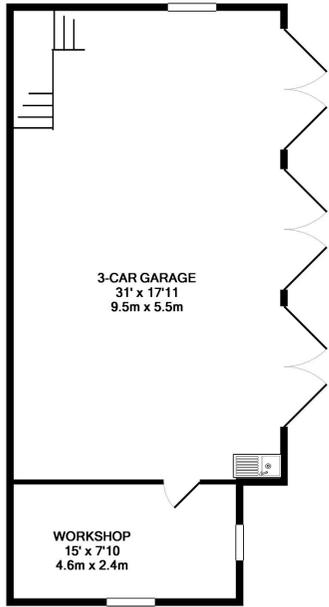
Louth has many individual shops, 3 markets each week, excellent schools including the King Edward VI grammar, sports facilities, cinema, theatre and the Kenwick Park Leisure and Equestrian Centre on the outskirts. Main regional business centres are in Grimsby and Lincoln.

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 when the title plans are made available. We are advised that the property is connected to mains water and electricity but no searches have been carried out to verify at this stage and no drainage searches have been performed. The property is in Council Tax band F



Floor Plan – Garage Block



TOTAL APPROX. FLOOR AREA 673 SQ. FT. (62.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-65) D		
(39-54) E	49	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

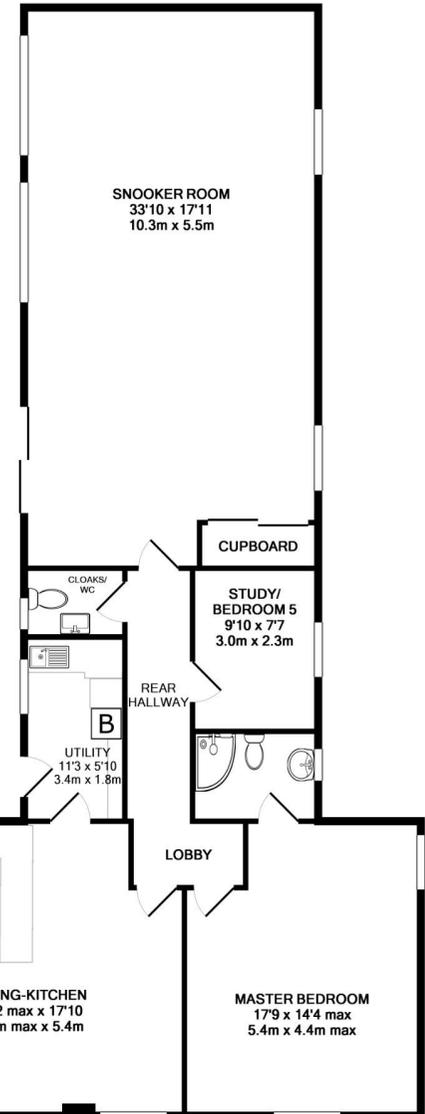
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-65) D		
(39-54) E	45	47
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 2904 SQ. FT. (269.8 SQ. M.)

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Floor Plans And EPC Graphs

(A copy of the full Energy Performance Certificate can be emailed on request)





View from the front door

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Important Notice
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