

Crosshills
Louth LN11 9QT

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This aerial image was taken in September 2019 during construction but the exterior and grounds have been enhanced to broadly indicate the proposed finish to the walls and showing a basic landscaping scheme.



An absolutely unique and hugely impressive brand new detached eco-house of stylish contemporary design currently under construction and approaching completion. Positioned in a sought-after residential setting on the rural outskirts of Louth market town, the house has a superb elevated plot of around 0.6 of an acre with two driveways, substantial integral garaging and extensive parking space. The property backs directly onto the popular Louth golf course and a small footpath leads from the perimeter directly across the fairway to the scenic parkland of Hubbards Hills with the Lincolnshire Wolds beyond.

The imaginative and radical design provides inverted accommodation enabling the Richard Sutton fitted kitchen, the dining area, the lounge and cinema room to benefit from some stunning views to the south. An upper full width balcony extends across to a private concealed upper sun deck overlooking a semi-internal walled garden with patio doors on two sides from a huge open plan reception and living area on the ground floor.

Prior to installation of various elements by the developer, there is the opportunity for the purchaser to choose final finishes with a generous £50,000 PC sum for landscaping, tiling and detail finishing of a bespoke reinforced cast concrete sweeping staircase leading up to the main reception room.

The house is ultra-efficient with highly insulated walls and ceilings, a comprehensive bank of owned solar panels awaiting connection, an LPG central heating

system providing ground and first floor zone-controlled under-floor heating, uPVC and aluminium framed windows and French or patio doors together with 3.1m high sliding double-glazed panels across the entire south wall of the main living room with four sliding panels opening the centre to frame an open-air picture of the woodland and countryside beyond. The view changes throughout the seasons as the trees colour for the Autumn before losing their leaves to reveal the rolling hills of the Lincolnshire Wolds.

The grounds have been moulded in readiness to create an infinity-lawn at the front with walled surround and an approach from the garages to the ground floor entrance. The lower driveway is shared with one neighbouring house to the west while the long 5-bar gated upper drive leads up to the upper floor external entrance forming a space to park numerous vehicles. There is a rear garden which has been grass seeded and overall the buyer has the scope to create an external space which mirrors or contrasts the contemporary theme of the house.

Approximate room sizes are shown on the floor plans which are indicative of the room layout and not to scale.

A more detailed description is being prepared for the house but in summary there will be an exceptional master bedroom and ensuite dressing room having a combined length of 10m together with a large ensuite bathroom with double-ended bath and a double walk-in shower; second and third double bedrooms, each with ensuite shower rooms and dressing rooms (infinity colour-changing lighting to the three main bedrooms), a fourth bedroom with bathroom adjacent and a fifth bedroom or study.





The principal upper floor rooms have high vaulted ceilings with four skylight windows above the dining area and kitchen together with a fireplace opening with a chimney for an appropriate dual-aspect solid fuel appliance to face the kitchen and lounge. The superb fitted kitchen has high-end appliances and hand-made bespoke units in two tones. Beyond is a practical “dirty kitchen” as christened by the architect with dishwasher and space to clear away after entertaining. A side upper wing has a hallway from the upper drive, a cloakroom/WC with Edwardian style suite and a utility room.

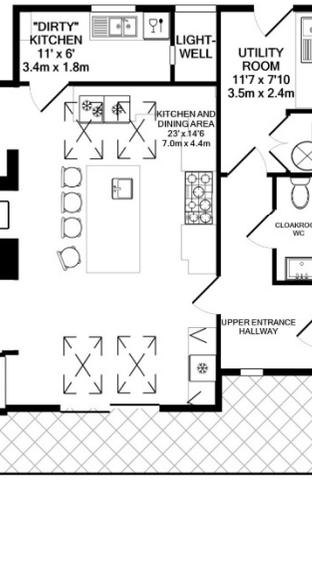
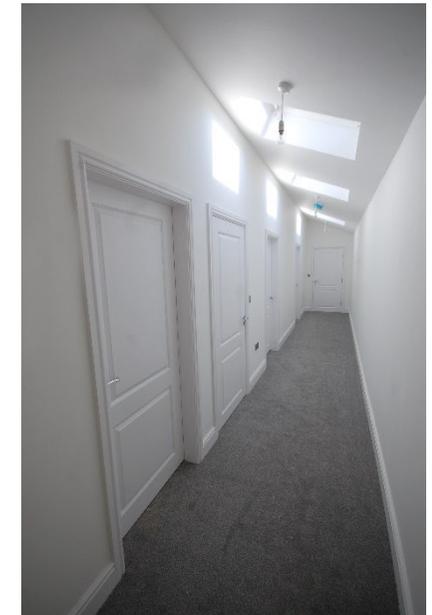
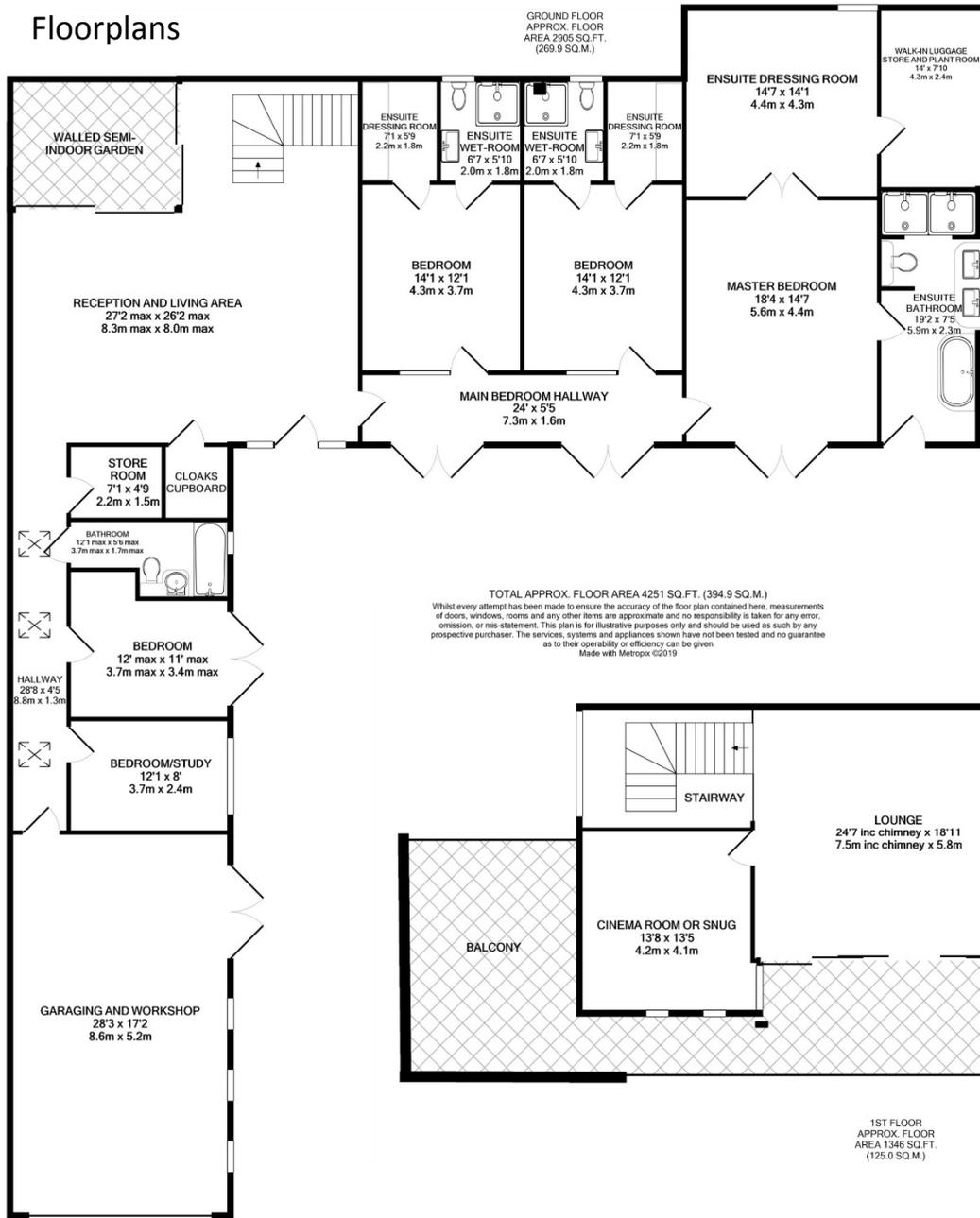
The house has comprehensive CAT 5 ethernet wiring, digital underfloor heating controls and a mains smoke/heat alarm system together with a security alarm and CCTV. On completion there will be a 10-year structural warranty.

General

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. 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, an underground LPG tank and a modern private drainage system. No utility searches have been carried out at this stage and the property has not yet been assessed for council tax banding

Floorplans



NB. A copy of the SAPS calculations can be emailed on request as a PDF



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