



Lincolnshire Wolds



Stone House
Stainton-le-Vale LN8 6HP
MASONS
EST. 1850





Nestled in the sheltered folds of the Lincolnshire Wolds Area of Outstanding Natural Beauty, Stone House is the culmination of a labour of love, transforming and extending a 300-year-old stone-built cottage into the superb 5-double-bedroom detached country home of today. Positioned along a small private driveway, the property has stunning gardens and represents the stereotypical country lifestyle, to which so many aspire.













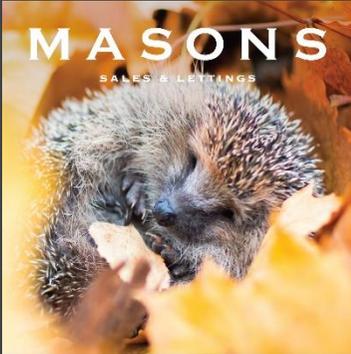
In the evening







View from Bedroom 2

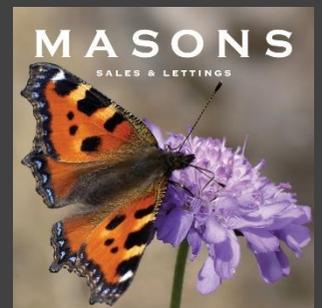


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Directions

Leave Louth travelling on the A631 towards Market Rasen, and after passing through South Elkington go up onto the Wolds and take the first right turn to North Elkington. After some distance turn left and then follow the lane over the Wolds to Binbrook. In the village centre, turn left at the T-junction and then after the bend turn right along Orford Road passing the primary school. Carry on out of the village and up the hill - ignore the first left turn along the very narrow lane in favour of the second left turn and follow this lane to Stainton-le-Vale..

Just before reaching the village, bear left at the T-junction and then carry on at the small crossroads by St Andrews Church and take the next left turning signposted Walesby, Tealby and Market Rasen. Continue until the lane starts to rise and then look for the small private drive on the right which leads to Stone House and one other house beyond.

The Property

Substantially built with mellow-coloured stonework beneath pitched timber roof structures covered in clay pantiles the house has twin gables projecting at the front around a superb hardwood glazed entrance with centre glazed gable over, and a complementary pitched slate canopy on hardwood brackets over the stable-type French doors of the dining-kitchen. The original detached stone garage has now become an integral workshop or secondary garaging within a more recently added attached garage with covered access to the side entrance and rear garden.

A further two-storey gable projects from the rear hipped roof and a superb double-glazed conservatory wraps around the rear corner with French doors onto a flight of stone steps into the quite exceptional gardens.

Heating is by an oil-fired central heating system and the house has a bank of owned solar panels on the west roof slope which supplement the electricity supply and also provide a return for electricity passed into the National Grid. Hot water is provided by two insulated hot cylinders with immersion heaters on timers, one also heated by the kitchen Aga range. There is a security alarm system.

The interior of the house contains a wealth of character features to include stone fireplaces with stoves, brick fireplace with open grate, a staircase with spindle balustrade from the reception hallway up to a wide gallery over, panelled doors, split-level floors and an oil-fired Aga cooking range in the farmhouse dining-kitchen, supplementing modern appliances.

Accommodation

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

Hardwood framed 6-pane glazed front door with 10-pane glazed side panels, windows adjacent and glazed gable fanlight over to the:

Spacious Entrance Porch

With a feature flagstone floor, exposed stone walls and hardwood beamed roof structure over. An internal window at the side allows a glimpse into the kitchen adjacent. A particularly wide, pine inner glazed door with bevelled panes and an arched glazed fanlight over, opens into the:

Entrance Hall

A very impressive reception area enjoying a tremendous feeling of space, being open to the high sloping ceiling up to first floor level.

Wide steps lead to the lower quarter landing of the staircase which rises with spindle balustrade extending along a wide gallery overlooking the hall. Moulded dado rail, two high wall light points and chandelier point. Useful under stairs store cupboard.

Lounge

Well-proportioned and light, this room has dual aspect windows and French doors to the conservatory adjacent. Stone arched fireplace with heavy timber mantle shelf, flagstone hearth and inset cast-iron multi-fuel stove.

L-shaped Conservatory

With double glazed windows, single and double French doors to the gardens and a double-glazed roof, this is quite a room, with versatility and style. Ample space for seating, dining and games areas, this is an enviable space for entertaining or family time, combining a sheltered environment with views over the lovely grounds. There are two opening skylight windows, 3 programmable electric heaters and the stone walls of the house are featured on two sides.

Sitting Room/Study

Approached through wide, pine-framed 6-pane glazed double doors from the entrance hall with rear window presenting a charming view of the rear garden. This room also has a feature arched stone fireplace with an inset cast-iron wood-burning stove on flagstone hearth and a heavy timber mantle shelf. Ceiling beam and three wall-light points.

Dining Room

An excellent size with a wide front multi-pane effect patio door and side panel flooding light into this room

which has comfortably catered for up to 12 guests at the table. Useful range of built-in base cupboards with drinks/glass cabinets over. There is no shortage of evening light or on dark days with 14 recessed spotlights set into the coved ceiling.

Snug/Study

Corner arched brick fireplace with flagstone hearth, open grate and hardwood mantle shelf. Two wall-light points and a superb triple rear window with arched centre panel, framing another superb view across the main rear garden; second window to the side elevation.

Kitchen

Having a range of bespoke in-frame fitted units painted cream and comprising base, wall and larder cupboards, drawer units including wide pan and crockery drawers, pull out larder racks and corner carousel racks.

Granite work surfaces, upstands and tiled splash backs. Large twin white ceramic Belfast sink unit and integrated Miele dishwasher adjacent. Samsung American style fridge-freezer set into recess, Cuple conventional and combination microwave ovens, AEG ceramic hob and Aga oil-fired cooking range in burgundy and black enamel with chrome hot plate covers.

Illuminated dresser display cabinet, quarry-tiled floor, 12 ceiling spotlights on 3 control switches, and pelmet over the Aga concealing downlighters. Stable-type French doors with external slate canopy over, to the patio area outside.

Cloakroom

Floral decorated suite comprising low-level WC and bracket washbasin; ceiling spotlight.

Utility Room

Wide white ceramic Belfast sink on timber frame, corner wall shelving and enclosed oil-fired central heating boiler with digital programmer adjacent. Part-glazed multi-pane door to the integral passageway which leads to the rear garden and opens into the attached garage.

First Floor

Wide Gallery with hardwood spindle balustrade extending across the full width of the landing from the staircase and overlooking the reception area of the hallway and porch. Shaped archway to an inner **Centre Landing** with bedroom 3 off and door to a large walk-in store cupboard. Steps down to a side **east inner landing** with bedrooms 4, 5 and bathroom off. Further **west inner landing** to the master and second bedrooms.

Master Bedroom (front)

Fitted with a range of bedroom furniture with white moulded doors and comprising two double and three single wardrobes with chest of 6 drawers. Dual aspect windows overlooking the hillside farmland to the front. Door to the:

En-Suite Shower Room

Fitted with a large walk-in shaped and splash-boarded shower cubicle with curved glazed screen and a modern thermostatic mixer unit with handset; low-level W.C., and vanity unit with hand basin and shaver socket at the side. There is an airing cupboard housing a foam-lagged hot water cylinder which has an immersion heater on timer and fitted linen shelving.

Bedroom 2 (rear)

With a long range of built-in single and double wardrobes and rear window enjoying a lovely outlook

over the conservatory roof to the main garden and countryside beyond.

Bedroom 3 (rear)

With built-in wardrobes having double folding 6-panel doors and a rear window enjoying similar views to bedroom 2. Coved ceiling, two wall light points and trap access to the roof void which has boarding for storage purposes and lighting.

Bedroom 4 (front)

With built-in wardrobes having two folding 6-panel doors and a bank of bookshelves at the side. Corner pine shelves and 8 spotlights to two fittings. Dual aspect windows to the front facing the hillside.

Bedroom 5 (rear)

With built-in single wardrobe and second airing cupboard containing a further foam-lagged hot water cylinder with immersion heater on timer. Attractive views from the rear window.

Family Bathroom

A contemporary room - white suite comprising P-shaped bath with an Aqualisa thermostatic shower unit over and curved glazed screen; low-flush WC and shaped vanity unit with hand basin inset, miniature drawers and cabinets under. Tall slender cupboard unit, wall shelf and shaver socket.

Outside

The property is approached over a small private driveway shared with the adjoining landowner and one additional house set back behind trees at the end of the drive. A block paved forecourt provides good parking and turning space whilst giving access to the:

Attached Garage and Workshop

Of block and stone construction with a remote-control motorised up-and-over door, lighting, power points, store cupboards to one side and a handy beer fridge! Space with plumbing for washing machine and space for tumble dryer. Two skylight glazed panels and passageway as previously mentioned with glazed door to the rear garden.

An opening at the rear of the garage area opens into the stone built original garage which has strip lights, power points, a range of cupboards and shelving. Window at the rear onto the woodshed.

The Gardens

A glance at the photographs will instantly convey the exceptional grounds around the house.

The parking forecourt is enclosed to the side and rear by stone walls which continue around and retain the side garden as it curves along by the driveway, with an inset seat close to the lane. Steps lead up to the side lawn with a stepped pathway and climbing plants to trelliswork as the garden leads down to a sheltered enclosure with two **Garden Sheds** painted pale green, a **Chicken Run** and **Wood Store** with cedar shingle roof.

Returning towards the house there is a seating area to the side with ornamental trees at the front, hedge wrapped around at the rear and pathways from the lawn. Climbing plants adorn the side wall of the garage and a tall beech hedge has a walk-through opening into the main garden, with a further **Wood Store** adjacent.

An absolute gardener's paradise, the lawned main gardens are shaped around banks and borders with a superb variety of perennial flowering and foliage plants,

shrubs and bushes together with numerous established trees. To the lower garden area is a productive **Kitchen Garden** with a **Large Greenhouse**, raised vegetable beds with timber sleeper surrounds and a fruit cage with a variety of canes.

A long flight of wide steps leads down into the garden from the angled French doors of the conservatory. The garden continues around the west side of the house via stone and gravelled terraces with stone walled rockeries and borders, paving slabs and seating areas which enjoy the wealth of ornamental plants and shrubs surrounding, the garden bounded here by fencing between brick pillars with tile capping.

Eventually the terraced pathway leads to a stone screen wall with clay tile capping and brick inset arches with twin arched doors in grey. These open into a charming outside entertaining and relaxing area where flagstone paving encircles a sunken block paved patio ideal for a circular dining table and chairs when alfresco dining is the order of the day.

Adjacent is a very attractive summer house in green with square-leaded window panes and angled French doors beneath a cedar shingle roof. There are inset flower beds and climbing plants to the surrounding walls. The patio area extends around the front of the house by the French doors of the kitchen and has space for hot tub, a stone wall enclosure with wrought iron hand-gate leading back into the parking forecourt. The modern oil storage tank is concealed at the rear of the summer house. There are numerous outside lights around the house and external water points.

Viewing

Strictly by prior appointment with the selling agent

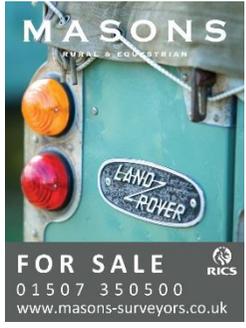
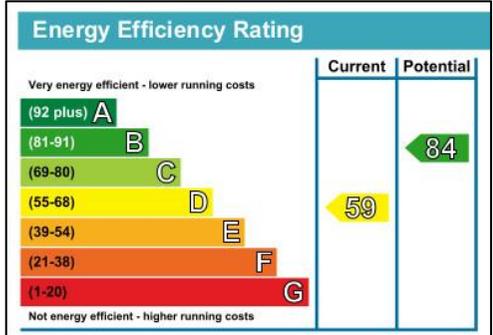
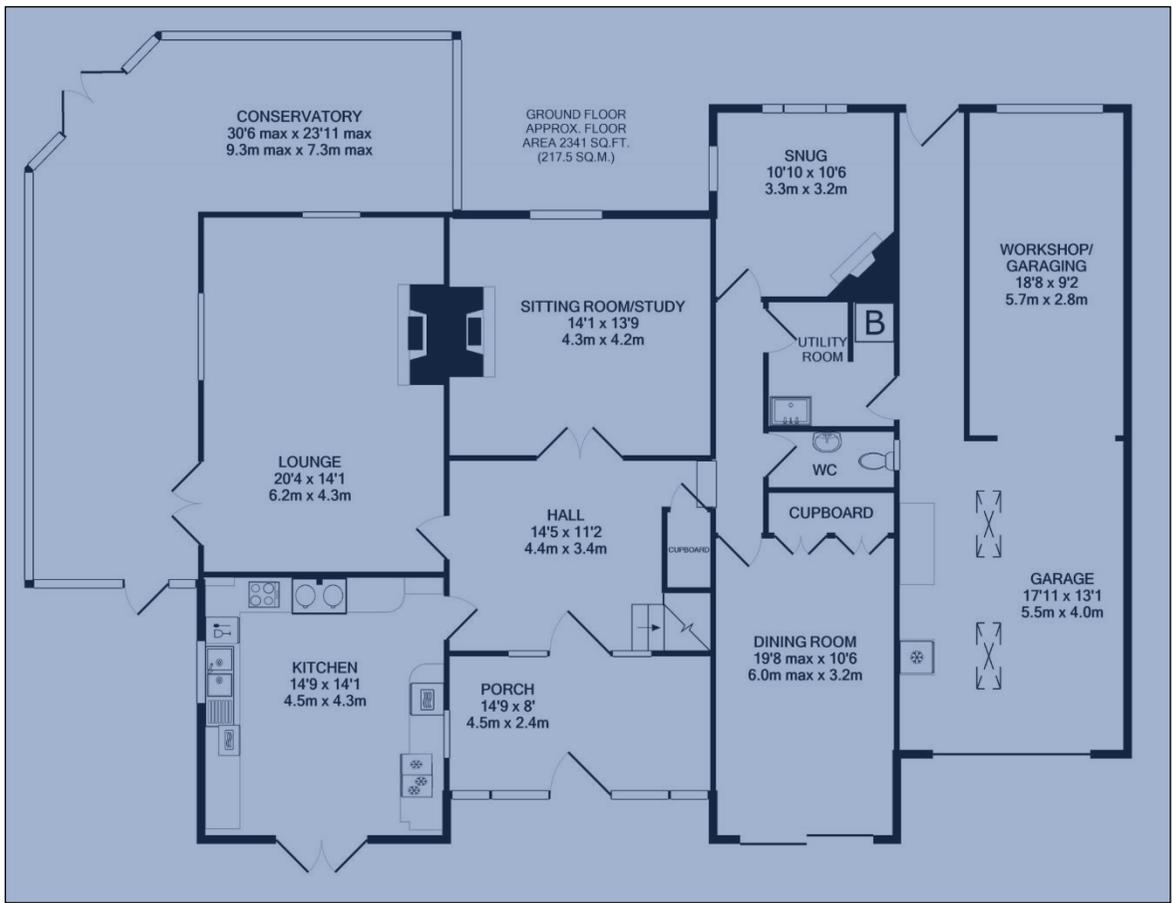
Location

Stainton le Vale is a village in the civil parish of Thoresway in the West Lindsey district of Lincolnshire, England. It is situated about 6 miles (9.7 km) north-east of Market Rasen and about 6 miles south-east from the town of Caistor. The village lies in the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty with some enjoyable and scenic walks. The main regional business centres are in Lincoln, around 24 miles (38.6 km) and Grimsby 14 miles (22.5 km). The Humberside airport is also around 14 miles away.

In the 1086 Domesday Book the village is named "Staintone", with 39 households, land and a mill. The parish church is a Grade II listed building dedicated to Saint Andrew and dating from 1300. It was restored in 1886, and again in 1914 after falling into ruin in the 17th century.

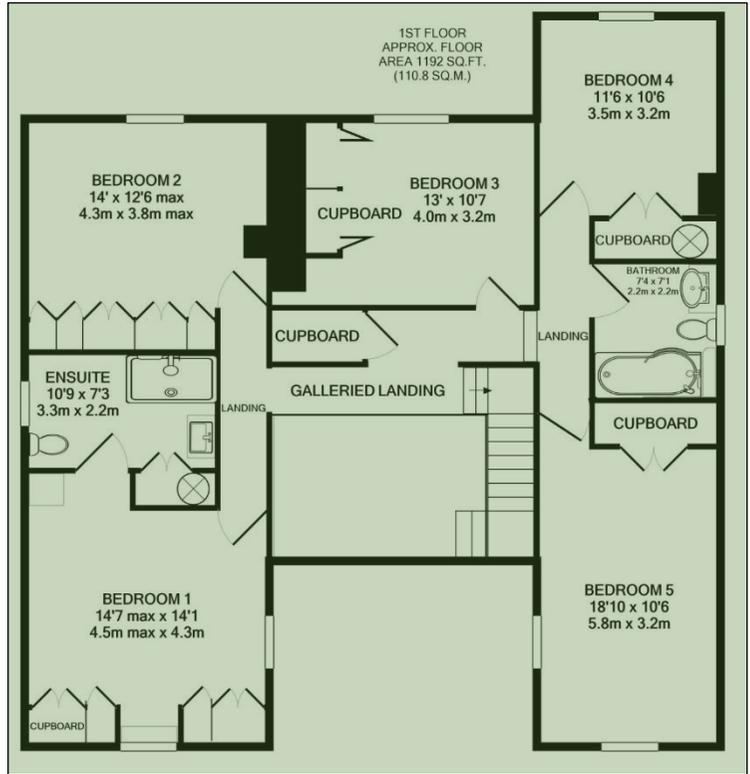
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Floor Plans and EPC Graph
 NB - A PDF copy of the full EPC can be emailed on request

TOTAL APPROX. FLOOR AREA 3534 SQ.FT. (328.3 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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