

*Rural
and
Equestrian*



Stoneleigh Farmhouse
Maltby-le-Marsh LN13 0JP

M A S O N S
EST. 1850

Stoneleigh Farmhouse, Maltby-le-Marsh, Alford, Lincolnshire LN13 0JP

01507 350500

Centrally seated within large mature gardens with a sweeping in/out driveway and enjoying grounds of 3.44 acres (STS) this detached family house has a mains gas-fired central heating system, uPVC double-glazed windows, a bank of photovoltaic solar panels, an attached garage, a detached double garage and a detached games room or potential home-office/annexe (STP). The gardens feature a large wildlife pond with summer house and the land beyond affords potential for equestrian, horticultural, hobby farm or leisure use (STP) .













View across the driveway from the landing window













Directions

From Louth take the Legbourne Road and on reaching the roundabout take the second exit along the A157. Follow the road for several miles through Legbourne, South Reston, Withern and past Strubby until the road culminates in a T junction in Maltby-le-Marsh. Turn left here and go round the S-bend, then continue until Stoneleigh Farmhouse is found, standing well back from the road, on the right side.

The Property

Constructed around 1983, this detached family residence has brick-faced principal walls beneath pitched timber roof structures covered in concrete tiles. Heating is provided by a mains gas-fired central heating system and there is a feature fireplace with open grate in the lounge.

A bank of owned photovoltaic solar panels positioned at the side of the rear garden, reduces the cost of electricity to the house whilst also producing an income by supplying the National Grid.

In addition to the attached good size garage there is a superb recently built detached double garage with brick and block, twin-skin walls under a pitched tiled roof and having remote-controlled twin motorized up-and-over doors, ample power points and LED strip-lighting.

On the opposite side of the house is another detached modern building with brick-faced walls under a tiled roof and having many double-glazed windows together with twin patio-doors and side panels facing the garden at the rear. This building is presently a Games/Snooker Room with electric heating but could readily be a home-office,

studio or an annexe subject to planning/conversion permission if required.

Accommodation

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

Ground Floor

Recessed Entrance Porch

With quarry-tiled floor, electric light and uPVC double-glazed main front door with matching side panel into the:

Entrance Hall

With a wood-panelled vaulted ceiling at the front of the hallway together with double wall light and window to the front and side elevations. Inner hall area with a feature hardwood, open-tread return staircase, circular double-glazed window to the entrance porch and useful large store cupboard underneath the staircase half landing. The accommodation has hardwood faced six-panel interior doors.

Lounge

A particularly spacious, bright and airy room having two large windows to the front elevation, large rear window and double-glazed patio door with side panel presenting excellent views over the patio to the garden and land beyond. Two smaller windows to the

side elevation and a feature stone and brick, full-width fireplace extending to form side plinth with an angled TV corner plinth, contrasting mortar pointing, quarry-tiled, brick-lined hearth, hardwood mantel shelf and open grate. Coved ceiling, two ceiling light points, two picture light points and three radiators. Extensive power points, TV aerial sockets and 5-amp table lamp sockets.

Dining Kitchen

An extremely spacious dining kitchen fitted with a long range of units finished in cream with slender brushed metal handles and comprising base cupboards and drawers, tall larder cupboard unit, integrated 50/50 fridge and freezer, faced integrated dishwasher, built-in mid-level Lamona double oven incorporating grill, Diplomat four ring gas hob and stainless steel/glazed cooker hood with lights above. Matching range of wall cupboards, corner shelves, ceramic tiled splash backs to woodblock-effect work surfaces and a single drainer one and a half bowl stainless steel sink unit with mixer tap. Two radiators and connecting door to the garage. Further door to the:

Rear Lobby

With wide double-glazed rear entrance comprising a centre double-glazed door and two matching side panels, radiator, doors off to the utility room, shower room and study/bedroom 5.

Shower Room

White suite comprising low-level WC, vanity unit with

inset oval wash hand basin and cupboards under, roll-edge surround and ceramic-tiled splash backs; ceramic-tiled shower cubicle with wall-mounted chrome shower mixer unit and handset on chrome slide together with a glazed screen door. Radiator in ornamental case, pine dado panelling, shaver socket, oval wall mirror and tile-effect laminated flooring.

Utility Room

With a wide stainless-steel double-drainer sink unit, cupboard beneath and recess to each side with AEG Lavamat washing machine and Hotpoint tumble dryer. High-level wall shelf, coat hooks to wall plaque, radiator, wall mirror and terrazzo-tiled floor.

Study/Bedroom 5

An L-shaped room with an electric night store heater, wall shelving, CCTV power unit and screen, twin ceiling lights, window to the side and rear elevations and coat hooks to wall plaque. Radiator.

First Floor

Front Landing

With hardwood screen extending from the staircase to form a gallery above, two windows on the front elevation and radiator.

Inner Landing

L-shaped and giving access to the bedrooms and bathroom with hardwood faced six-panel doors

leading off. One of these doors opens into a deep airing cupboard containing the foam-lagged hot water cylinder, ample linen shelving and electric light, together with an electric tubular heater.

Bedroom 1 (rear)

A double bedroom with large window to the side elevation, two rear windows and fine views across the main garden towards the open countryside. Radiator, free-standing range of two single wardrobes, two centre half robes with mirror doors and three drawers under. Coved ceiling and hardwood six-panel door to:

En Suite Shower Room

With a white suite comprising corner low-level WC, shaped vanity wash hand basin with curved doors to cupboard under and tiled splash back, wall mirror and shaver light; corner ceramic-tiled and glazed shower cubicle with rebated chrome shower mixer unit and handset on sliding chrome rails. Spotlights, coved ceiling and white ladder-style radiator/towel rail.

Bedroom 2 (front)

A double bedroom with a range of built-in single and double wardrobes having store cupboards over. Radiator, coved ceiling and wide window overlooking the large entrance driveway at the front of the house.

Bedroom 3 (front)

A smaller double or good size single bedroom, also

having a built-in double wardrobe with store cupboards over. Wide window on the front elevation, side window and coved ceiling. Radiator and two ceiling light points.

Bedroom 4 (rear)

A single bedroom also enjoying fine views from a rear window across the main garden and having a second window to the side elevation. Built-in double wardrobe with store cupboards over, radiator and coved ceiling.

Bathroom

An unusual shape and fitted with a contemporary suite comprising a panelled bath with twin grips set into a ceramic-tiled splash back surround, low-level WC and shaped pedestal wash hand basin with tiled splashback, circular mirror and shaver light over. Coved ceiling with inset spotlights and extractor fan, double radiator, slate-effect flooring and white ladder-style radiator/towel rail.

Outbuildings

Attached Garage

A brick-built garage with large, double-glazed window on the side elevation, wide up and over door to the front, electricity consumer unit, control unit and switches for the photovoltaic solar panels positioned in the rear garden and wall shelving. To the rear is a wall-mounted Glow Worm Ultimate gas-fired central heating boiler with digital wall programmer. Pendant light and power points.

Detached Games Room/Snooker Room

With white uPVC double-glazed windows to the front and each side elevation, a matching uPVC double-glazed door on the side elevation and a pair of double-glazed patio doors, each with fixed side panel to the rear elevation presenting superb views across the garden towards the wildlife pond and the land beyond. The building has brick piers, panelled walls, two diffused strip lights, an electric wall heater, spotlight over dart board in case and power point with separate fuse box. Ceiling light point presently used for the wide canopy light over the snooker table. Access to the roof void. Outside light above the pedestrian door into the building.

Detached Double Garage

With twin remote-control, electric motorised GaraMatic up and over doors, LED strip lighting, extensive double power points, concrete floor, plastered part-sloping ceiling and rear uPVC panelled pedestrian door to outside. Above this door externally there is a sensor floodlight with a matching sensor floodlight to the front corner of the building.

Outside

The property stands in a superb plot and is approached over a long, sweeping in/out gravel driveway providing ample parking space before the house and giving access to the garages. The driveway encloses a centre lawn with shrubbery and there are side lawns with ornamental trees all set behind front hornbeam hedges on the boundary.

Immediately at the rear of the house there is a large crazy-paved patio which enjoys the sun throughout

the day with inset heathers and bedding plants, a brick-lined border, slate bed with large rocks and pathway at the side to the snooker room.

The entrance drive continues from the front of the house between the detached garage and the main house before extending across the full width of the plot at the rear of the house, leading eventually to the games/snooker room.

Beyond this rear driveway there is a superb-size garden principally laid to lawn with a large wildlife pond towards the rear, the bank of solar photovoltaic panels to the left side and lawned banks around the pond with ornamental trees, shrubs and bushes. The pond is shaped around a projecting lawn upon which there is a rotating timber log cabin/summer house with light and power supply, and which can follow the sun, culminating in the sunset over the water.

Beyond the formal garden there is a low hedge and the land at the rear presently forms part of a larger field. **NB** the purchaser will be required to erect a new boundary fence where the land is open to the adjoining field of timber post and rail type within a set time period. The land provides the potential for equestrian, horticultural or hobby farm use or possibly in association with leisure activities, subject to obtaining planning consent.

There is a dyke between the formal garden and land but access from the rear left corner of the garden over a grassed area into the paddock. A temporary right of way over the land can be granted from the end of the roadway to the north until the buyer has formed a driveway into the paddock.

NB we are advised that the dyke belongs to the Lindsey Marsh Drainage board and they will retain an access over the adjacent land to the dyke for maintenance and clearing purposes

Location

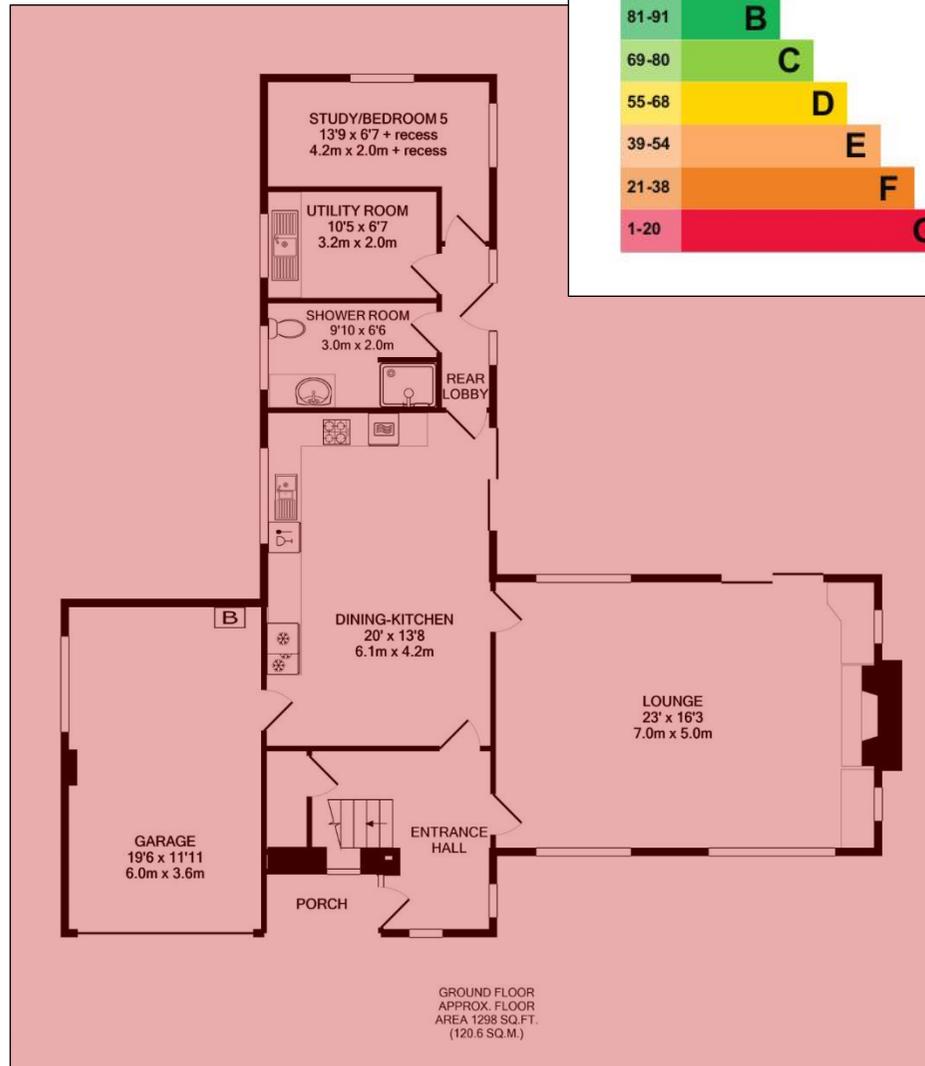
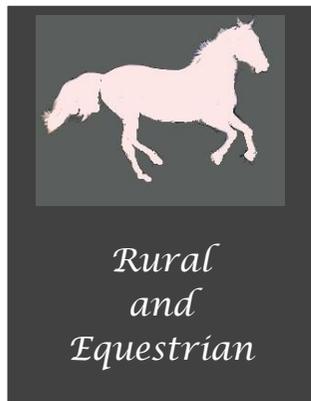
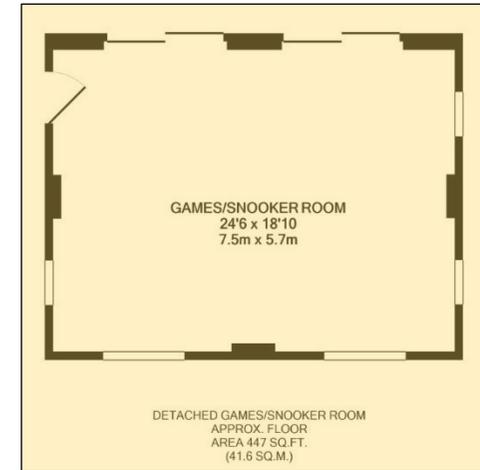
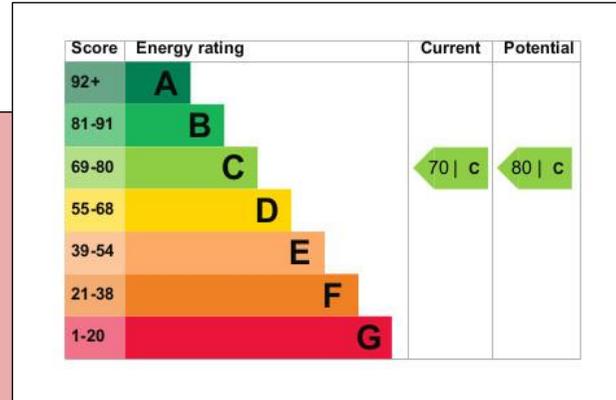
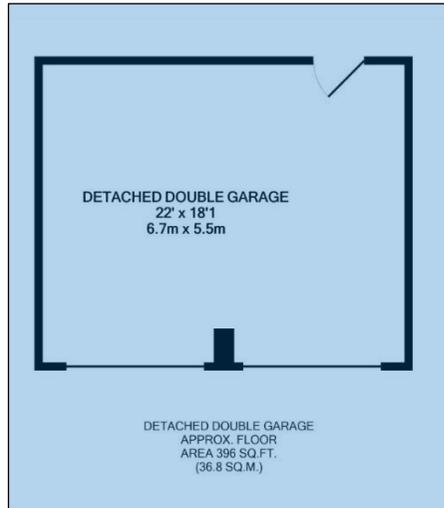
Maltby-le-Marsh is a rural village with a variety of individual properties including the Grange Farm Park with holiday lodges, restaurant/café and leisure activities, the Turks Head pub and the Oham fishing lakes. The coast is about 3.5 miles away, whilst Louth market town is some 12 miles inland. The smaller market town of Alford is about 4.5 miles away.

Viewing Strictly by appointment with the selling agents.

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. The redlined aerial image shows approximate boundaries (to be confirmed at contract stage) and please note the comments regarding ownership of the dyke above. We are advised that the property is connected to mains gas, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.

Floor Plans
And EPC Graph
Full EPC available
by email on request



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Important Notice

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