

Sylvan Lodge

St. Mary's Lane, Louth LN11 0DT

**M A S O N S**

EST. 1850





## Sylvan Lodge, 6 St. Mary's Lane, Louth, Lincolnshire LN11 0DT

An iconic contemporary detached family residence with hugely impressive open-plan first floor living accommodation flooded with natural light, four double bedrooms including master with ensuite dressing and bathroom, guest bedroom with ensuite shower room, family bathroom, open-plan kitchen, utility and cloakroom/WC. The house stands with a detached double garage block within mature tree-lined grounds in a highly valued yet ultra-convenient location just a short park-walk from the town centre.



## Directions

From St James' church in the centre of Louth, travel north along Bridge Street for a short distance and this soon becomes Grimsby Road as the road rises. Very soon look for the first left turning into St. Mary's Lane and after taking this turn look for the house standing well back from the road on the right.

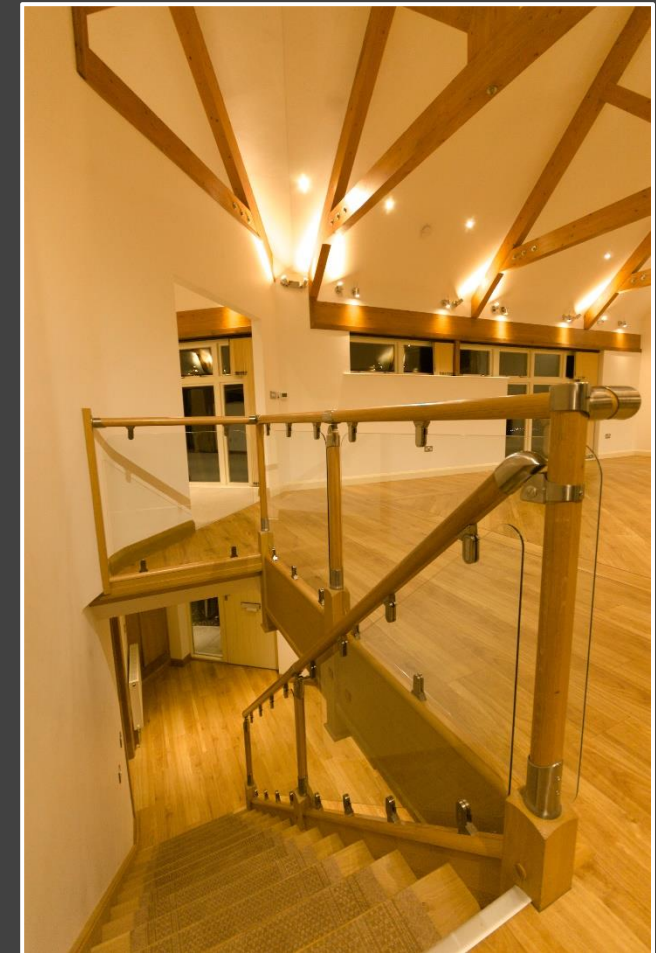
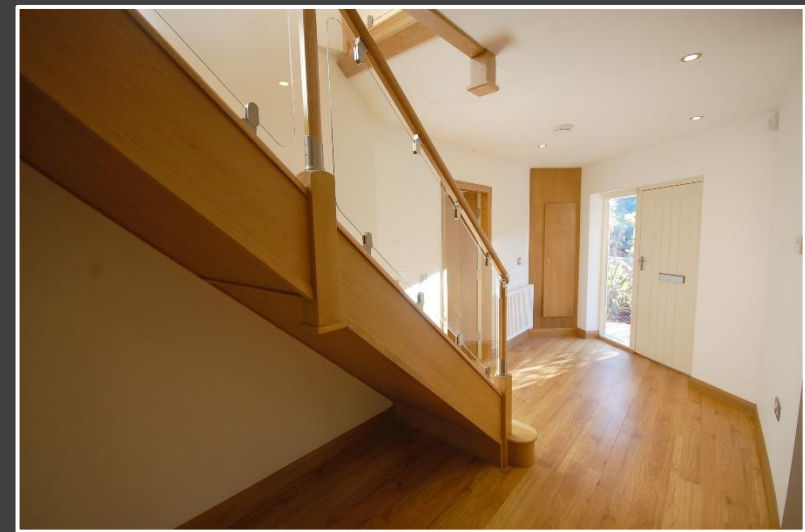
Alternatively, on foot from the church after crossing the river on Bridge Street, turn left into the small car park, walk into the park area at the top of the slope and then keep to the right side of the park, until the steps which lead down to St Marys Lane. The house is a short way to the right on the opposite side of the road.

## The Property

Completed around the end of 2015 and Architect Stage approved, this unique residential property blends beautifully into its mature tree-lined grounds. Constructed by local highly respected builders Messrs Grantham Bros. of Louth, the house has a glue-lam timber frame on a piled and ring-beamed foundation, brick faced walls of "English Bond" appearance, and a substantial slate roof on a timber framed King-Post trussed structure with boarding under the felt and battens.

Heating is provided by a gas central heating system with conventional radiators to the ground floor accommodation and under-floor heating through the first floor living area with digital zone controllers together with wall controls for ventilation fans in a number of rooms. There is a security alarm system and the rooms are flooded with light, featuring some amazing double-glazed panels from floor level, contrasting window style and fitted louvre blinds to the principle glazed areas. The contemporary style of the house and stunning vaulted ceilings on the first-floor are calling an imaginative buyer to furnish in complementary and equally phenomenal style.

A photo schedule follows, including some early evening Autumn images as this house looks fantastic when illuminated from within. There is then a detailed account of the accommodation culminating in floorplans and EPC information.





























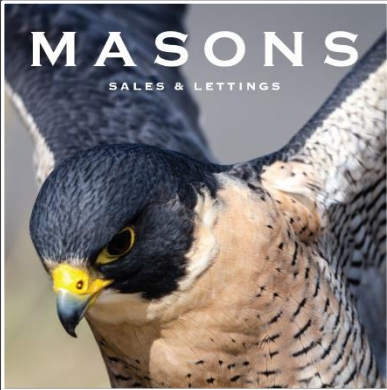
















### Entrance Hall

An excellent size with oak-effect flooring, rear obscure-glazed, double-glazed door to outside and a matching double-glazed side panel from floor level. Feature light oak staircase with contemporary oak, stainless steel and glazed balustrade leading up to the first floor living accommodation. Digital wall heating control, radiators, smoke alarms and LED ceiling spotlight downlighters.

Built-in angled cupboard with metal door to recessed consumer unit having MCB's, satellite cable connector, power point and timer with double-switch for the exterior wall lights. Modern doors finished in light oak throughout the house with complementary architraves and brushed metal door furniture. Cloaks/storage cupboard with clothes rail and shelf over.

### First Floor Living Accommodation

#### Living/Dining Kitchen

The staircase from the hall opens directly into a hugely impressive and exceptionally spacious open plan room with a high vaulted ceiling featuring three laminated timber king post trusses and exposed ridge and wall plate beams. The oak and glazed staircase balustrade extends around the stairwell to form a gallery area and there are smoke alarms, multiple LED spotlights set into the roof slopes and 25 chrome wall-mounted, angled spotlights positioned above the wall plates. Wall-mounted electric log-effect fire and high-level power points together with aerial and

ethernet socket for a wall-mounted TV. Digital wall controller for underfloor heating and further wall controller at the side for the ridge-mounted ventilation fan. Large double-glazed windows from floor level and shaped high to the gable in the rear corner of this room; further large double-glazed window from floor level with high-level windows adjacent on the front elevation. Square walk-through opening to the lounge with triangular cutaway between the rooms over. Wide timber surround to the open plan kitchen and further large, double-glazed windows from floor level to the rear and side elevations.

The kitchen is fitted with a range of handle-less base and wall units finished in high-gloss white, with moulded granite-effect work surfaces and upstands, together with an inset single drainer, one and a half bowl sink unit having a tall flexible hose-style mixer tap. Integrated faced Indesit dishwasher, wide pan drawer unit, wide recess for range cooker with gas and electric points together with a stainless steel cooker hood incorporating downlights over.

The base kitchen units extend to form an L-shaped peninsula incorporating a breakfast bar and the kitchen also has a vaulted ceiling with two exposed laminated king post trusses, a further ridge-mounted ventilation fan with wall control and 27 spotlights of mixed recessed, wall-mounted and track type. A chrome-effect handle set into the work surface conceals a pull-out rack of power points and there are high-level windows looking out to the trees at the rear, above the sink unit. LED lights are set into the plinth beneath the base units and there is space and

### Accommodation

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

### Ground Floor

The main entrance is positioned at the side of the house where the two angled wings of the property form a wide V shape and there is a fibreglass-roofed canopy porch extending across to one side on polished metal tubular supports with a pine panelled ceiling, inset downlighter spotlights and a cream painted panelled front door with double-glazed side panel to the:



plumbing for an American-style fridge/freezer to one side. Wall-mounted digital control for underfloor heating. Large, double-glazed window from floor level framing the trees at the side of the house.

Walk-through square opening to a rear lobby with large, double-glazed window from floor level and doors off to the cloakroom/WC and utility room. Long trap access with drop-down folding pine ladder leading to the attic above.

### **Attic**

Positioned in the tall roof void to the rear of the house, the attic provides useful storage space and has a window shaped to the roof slope from floor level. Positioned within is the Viessmann gas-fired central heating boiler, associated insulated plumbing, pumps, programmer and insulated large capacity Viessmann hot water cylinder with immersion heater providing pressurised hot water.

### **Utility Room**

Fitted with base and wall units which complement those of the kitchen, granite-effect, roll-edge work surfaces and upstands with high-gloss white splashbacks over. Inset single-drainer stainless steel sink unit with chrome mixer tap. Space with plumbing for washing machine, space with vent for tumble dryer, digital programmer for the central heating and domestic hot water systems, extractor fan and digital control for the underfloor heating. Full height, high-gloss door to good size cloaks cupboard

with ledge shelf. Window to the side elevation and wall-mounted extractor fan.

### **Cloakroom/WC**

A good size with a white suite comprising a low-level, dual-flush WC and shaped semi-circular pedestal wash hand basin with a single lever modern chrome mixer tap, onyx-style splashback and mirror over. Extractor fan, ceiling light and oak-effect flooring extending from the rear lobby to both this room and the utility room.

### **Lounge**

A superb ultra-modern room positioned within the projecting front wing of the house and enjoying a tremendous feeling of space by virtue of the high vaulted ceiling with three feature laminated king post trusses, the rear of which links through the triangular high level opening to the roof trusses over the living/dining kitchen. There is an angled recess with a built-in cupboard housing the Newheat under-floor control system unit and manifolds for the underfloor heating.

This room is flooded with light as it is surrounded by double-glazed windows in a combination of high-level units, large front corner glazed panels from floor level, matching floor-level window on the side elevation overlooking the main entrance and two high-level windows shaped to the front gable. There are 13 LED spotlight set into the roof slopes, 25 chrome angled LED spotlights positioned above the wall plates, two smoke alarms and digital wall-mounted control for the underfloor heating, together

with a wall control for a ventilation fan fitted to the ridge. Between the full height glazing to the front gable there is a Dimplex log-effect electric fire, above which there is a double socket and TV/ethernet socket for a wall-mounted TV.

The room enjoys a mainly south and west outlook across the front garden towards mature trees opposite.

### **Ground Floor**

#### **Master Bedroom (rear)**

A particularly spacious double bedroom with almost full-height double-glazed windows from floor level to the left side and rear elevations, together with a wide, full-height double-glazed panel from floor level on the right side elevation. Twelve ceiling-mounted LED spotlight downlighters, two radiators, walk-through dressing area with bank of three double wardrobes having woodgrain-effect, six-panel doors, clothes rails and shelving. Radiator and further ceiling spotlights with sensor switch. High-level wall sockets aerial and ethernet socket for wall-mounted TV.

#### **Ensuite Bath-/Shower-Room**

A spacious bathroom styled in contemporary fashion and featuring a white suite of shaped panelled bath, square-line mixer tap, semi-circular pedestal wash hand basin with matching mixer tap, low-level, dual-flush WC and an easy-access floor-level walk-in shower area with contrasting splash-boarded surround, glazed screen and a wall-mounted

thermostatic shower unit with sliding handset on rail. Chrome ladder-style radiator/towel rail, splash-boarded walls and splashbacks with sparkles, illuminated alcove to one side of the bath, light-operated extractor fan and high-level window with leaf-pattern obscure glazing. Sensor light switch and ceramic-tiled flooring extending into the shower area with floor drain. Above the wash basin there is a mirror and shaver light.

### Bedroom 2 (side)

A further double bedroom with a bank of full-width, built-in wardrobes having two pairs of wood-grain effect double doors and open internally to include a deep recess for storage, chrome clothes rails and shelving over. Large, double-glazed front window from floor level, 9 ceiling-mounted LED downlighters, mains powered smoke alarm and Power socket with aerial and ethernet socket for wall mounted TV. Connecting door to:

### Ensuite Shower Room

Fitted in a style to complement the fittings in the master ensuite, there is a white suite of low-level, dual-flush WC, semi-circular pedestal wash hand basin, square-line, single-lever mixer tap, ceramic-tiled floor extending without lip or step, into a wide walk-in shower cubicle having a chrome mixer unit, sliding handset on rail and splash-boarded walls contrasting the part splash-boarded surround to the suite. Five LED ceiling downlighters, sensor switch, mirror and shaver light over the wash basin and light-operated extractor fan. Chrome ladder-style

radiator/towel rail and high-level window with leaf-pattern obscure glazing to the front elevation.

### Inner Lobby

Off the entrance hall with doors off to family bathroom, bedrooms 3 and 4.

### Bedrooms 3 and 4

Each of these bedrooms is a double size and has a built-in wardrobe with six-panel, woodgrain-effect doors, clothes rails and shelving. Each also has six ceiling-mounted LED downlighters, large corner windows from floor level, radiator, smoke alarm and a ceiling vent. Each also has a high-level power point with a TV aerial socket/ethernet socket adjacent. Wall-mounted controls for the ventilation fans above the ceiling vents.

### Family Bathroom

Unusually shaped room contained within the ground floor area where the two wings of the house converge and fitted out imaginatively with a white suite comprising a curved, double-ended panelled bath with square-line modern mixer tap, semi-circular pedestal wash basin with matching tap and low-level, dual-flush WC. Glazed flat and curved screens to a shaped shower cubicle with marble-effect splash-boarding and thermostatic wall-mounted shower unit with sliding handset on chrome rail. Mirror over the washbasin, tube light/shaver socket and chrome ladder-style radiator/towel rail. High-level angled rear window, extractor fan and ceiling LED

downlighters together with sensor switch. Ceramic-tiled flooring.

### Outside

The property is approached through a wide vehicular entrance with substantial brick, stone-capped pillars with ball finials to each side, and from which a brick-built, front boundary stepped wall extends across the front garden.

The tarmac driveway opens to form a large turning and parking area at the front and side of the house lined at the side with screened conifer hedges and there is a shrubbery with established standard trees and bushes. The driveway continues past the house to the **Detached, open-fronted Double Garage** of brick and block construction beneath a pitched slate roof and timber-clad externally to blend into the wooded surroundings. The garage is an excellent size and has two pendant light points, power points and a wide front opening, together with independent electricity consumer unit and timer. There are modern up/downlighter wall lights to the external garage wall and to the side there are **two useful integral Garden Stores**, each with light.

The property stands on a good size plot surrounded by a variety of mature trees with a large L-shaped lawn around the front and side, tree-lined banks and pathways leading around the side walls of the building. There are numerous further modern up/downlighter wall light fittings. Outside water tap to the rear.

**Location**

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary and academy schools including the King Edward VI Grammar and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

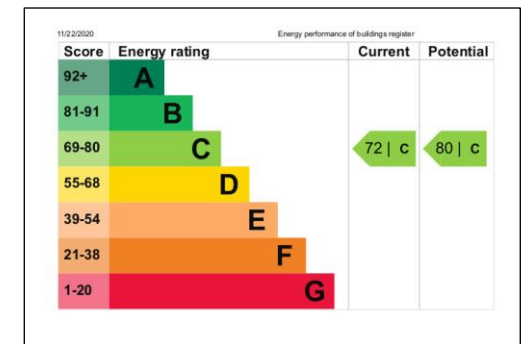
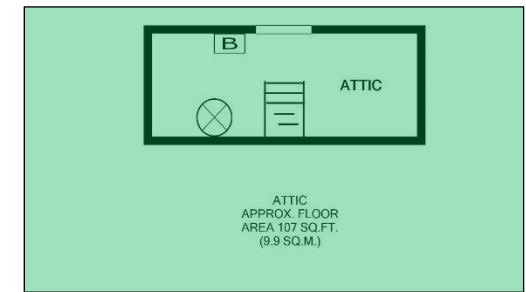
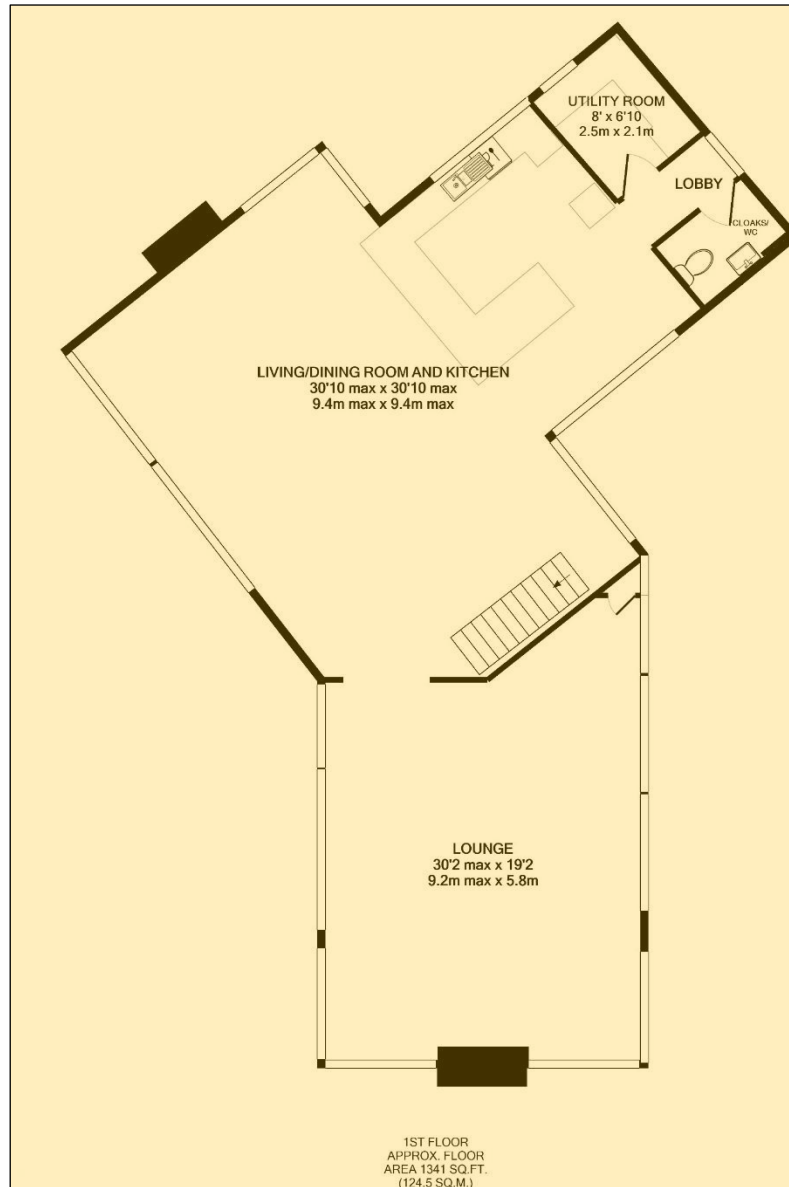
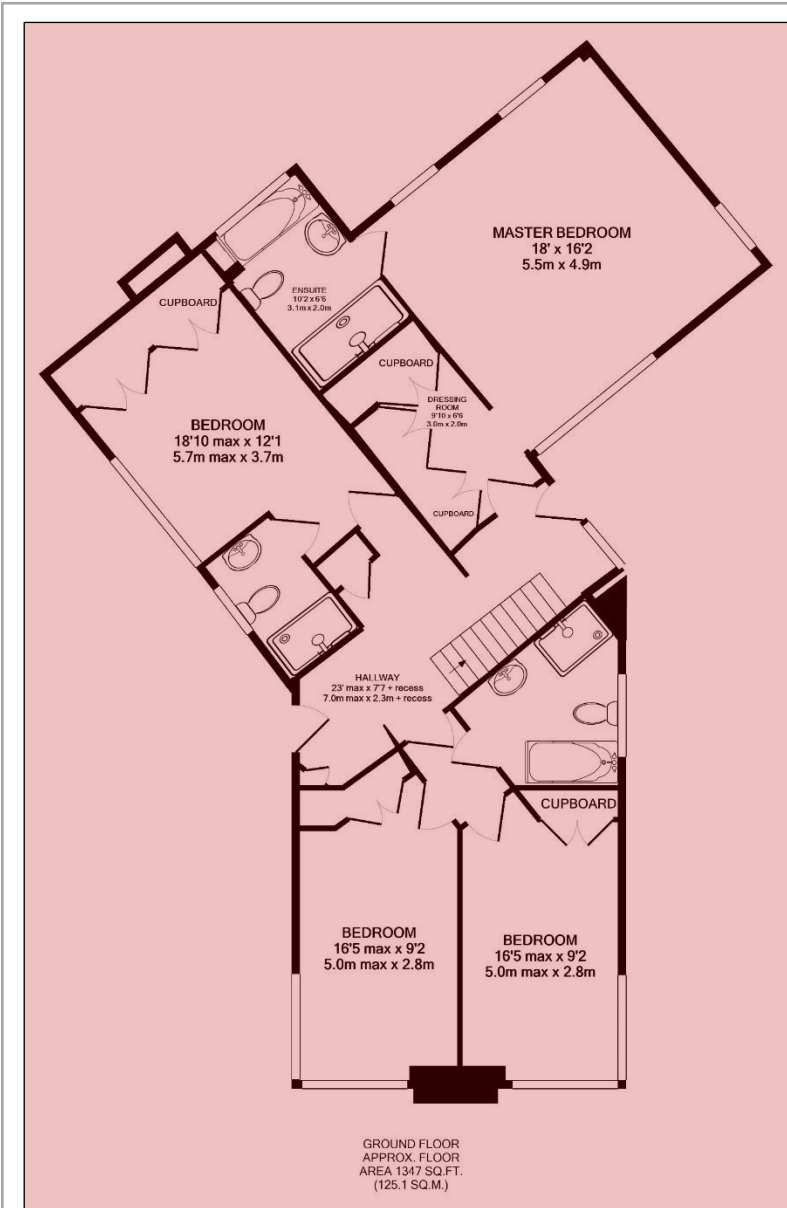
Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away at its nearest point and the area around Louth has many fine country walks and bridleways.

**Viewing:** Strictly by appointment via the agent.

**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. The aerial image and superimposed plan-layout adjacent has been extracted from the architect's drawings at application stage and is subject to verification against the title plan at contract stage. 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 F.





Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

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