



Ashleigh House  
Peppin Lane, Fotherby  
Louth, LN11 0UW

**MASONS**

EST. 1850



Occupying an excellent plot of around 1 acre (STS) in this quiet leafy village close to Louth market town this property represents the perfect semi-rural lifestyle that so many desire. An attractive Georgian style 4 bedroom home set well back from the road down a long driveway comprising three reception rooms, modern kitchen and utility while to the first floor a superb gallery landing leads to the bathroom and bedrooms with the master benefitting ensuite. Externally the extensive well maintained gardens incorporate a double garage and stable block leading to a field at the rear creating an ideal pony paddock.



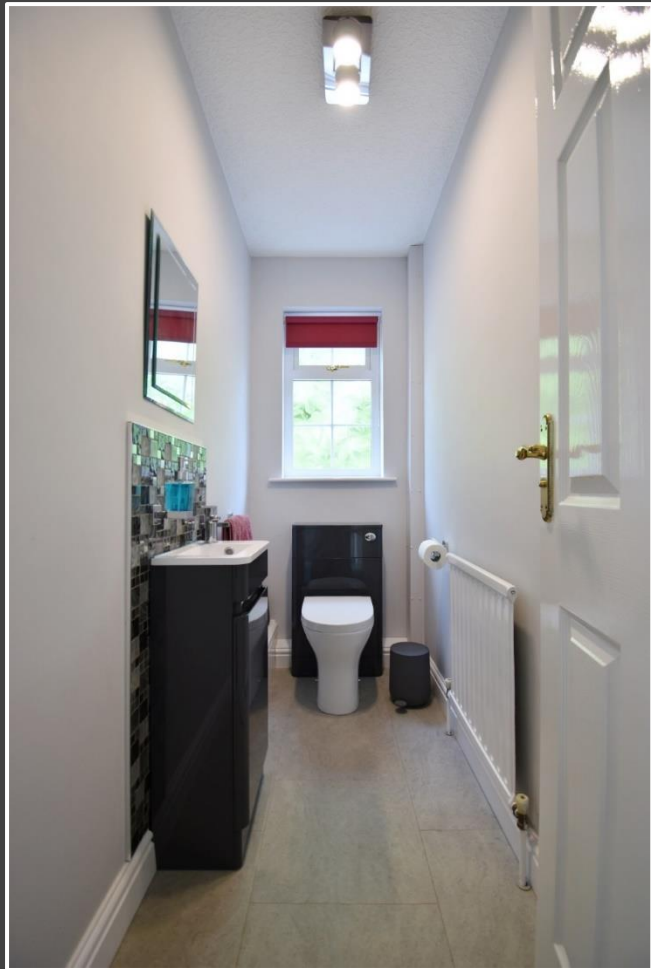
































**Directions**

From Louth take the A16 towards Grimsby, turn right after around 1 mile signposted Fotherby, continue to the centre of the village and turn right onto Peppin Lane. Follow the lane for some distance passing over the old railway line and the property will be found shortly on the left.

**The Property**

A handsome family home believed to date back to 1974 and built in Georgian style, having brick faced insulated cavity walls with a pitched timber roof construction covered in clay pantiles. Adjacent to the house is a double garage of complementary design to the main dwelling which houses the approximately 7 year old floor-mounted, oil fired Worcester central heating boiler which is serviced on a regular basis. The property also benefits from uPVC double-glazed doors and windows. The property occupies a plot of around 1 Acre (subject to survey) incorporating a separate paddock to the rear separated by post and rail fencing creating an excellent opportunity for equestrian use.

**Accommodation**

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

**Entrance Hall**

Having covered porch to front with decorative Doric columns either side, courtesy lighting and a wood-effect uPVC front entrance door with frosted glass windows either side, into the spacious hallway with staircase leading to first floor. Useful understairs storage cupboard, neutral decoration, carpeted flooring and six-panel doors into main principal rooms.

**Lounge**

Superbly proportioned reception room having large bay window to the front and patio doors leading into the rear garden. Attractive feature fireplace with marble surround and hearth, inset coal-effect gas fire (not tested), powered by LPG bottles. Neutral decoration to walls and carpeted flooring.

**Breakfast Kitchen**

A smart range of base and wall units finished in ivory Shaker style with soft-close hinges, a range of deep pan drawers, one base corner unit housing a fitted rotating storage solution, black granite work surfaces with matching upstand and attractive tiling above, inset one and a half bowl ivory resin sink with chrome mono mixer tap. Full size integrated Neff dishwasher, together with high-level Neff built-in microwave/oven combined with further Neff built-in conventional oven below; both having self-cleaning function.

To the side is a Neff four ring induction hob with extractor fan above. Built-in tall 50/50 Neff fridge freezer, matching granite breakfast bar to the side providing a useful casual dining area, large window overlooking the rear garden and having Amtico tiled flooring with inset spotlights to ceiling.

**Dining Room**

Positioned at the rear overlooking the garden with large window. Space for large dining table and carpeted flooring.

**Snug/Study**

A versatile room at the front of the property with bay window overlooking the driveway, carpeted flooring.

**Cloaks/WC**

Recently re-fitted room providing a smart range of cabinets finished in grey, wash hand basin with storage cupboard below, attractive mosaic tiling to splashback, back to wall WC. Frosted glass window and having smart Amtico tile flooring, spotlights to ceiling and grey painted walls.

**Utility Room**

A range of base and wall units with ivory Shaker style doors, black granite work surface with inset stainless steel sink, chrome mono mixer tap, space and plumbing provided for washing machine and tumble dryer, attractive tiling to splashback, also housing the electric consumer unit. Amtico tiling to floor and fully glazed frosted glass door leading onto the driveway.

**First Floor Landing**

A bright and spacious gallery landing having timber banister and spindles, carpeted stairs and landing with six-panel doors into main principal rooms. Large window overlooking front and having a airing cupboard with hot water cylinder and immersion heater with shelving provided above, ideal for laundry.

**Master Bedroom**

Having a range of built-in wardrobes and cupboards with integrated dressing table, window overlooking rear garden and paddock, loft access hatch providing access to roof space and door into:

**En Suite Shower Room**

With a range of built-in base and wall units providing excellent storage, back to wall low-level WC and wash hand basin, mirror with downlighters above. Fully tiled walls and Amtico tile flooring, shower cubicle to side with glass pivoted door and shower mixer. Frosted glass



window to rear, inset spotlights to ceiling and extractor fan to shower.

#### **Bedroom 2**

Situated at the front with window overlooking the driveway. A range of smart built-in oak-effect wardrobes and bedside cabinets, carpeted flooring.

#### **Bedroom 3**

A further double bedroom at the rear having built-in, oak-effect wardrobes and bedside tables, window overlooking the garden and carpeted floorings.

#### **Bedroom 4**

A fourth double bedroom having built-in wardrobes either side of the bed, window overlooking the front garden and carpeted flooring.

#### **Family Bathroom**

Comprising four-piece suite with panelled bath, separate shower cubicle with pivoting glass door and shower mixer. Range of built-in base and wall units providing useful storage, back to wall WC and wash hand basin, mirror with downlighters above, fully tiled walls and Amtico tile flooring. Frosted glass window to rear, spotlights to ceiling and extractor fan above the shower.

#### **Front Garden**

Having a long, sweeping patterned imprinted concrete driveway with the house being very well set back from the road with a mixture of hedging and post and rail fencing to boundaries. Front garden predominantly laid to lawn with a smart central border planted with flowers. Further mature planted area to the side with shrubs and bushes, the driveway sweeping around the

front and down the side of the property. The driveway continues, leading up to the double garage.

#### **Rear Garden**

Extensive rear garden having a paved patio area to the rear of the property with dwarf boundary wall planted with plants and shrubs, an ideal area for al fresco dining and barbecue area. Lanterns beside steps leading down onto the rear lawn. The rear main garden laid predominantly to lawn having a range of well-kept borders planted with mature bushes and shrubs. Boundaries made up of hedging with post and rail fence to rear boundary. Range of mature trees to the bottom of the garden and concrete yard area behind the garage housing the oil storage tank. Adjacent is the excellent **stable block** of timber construction having concreted floors, kick boards and stable doors to both boxes, ideal for ponies or for storage.

#### **Paddock**

Accessed via timber pedestrian gate extending off the garden and having a mixture of fencing and mature hedges and trees to boundaries. At the far end is a small, wooded area with ditch to rear boundary, laid to grass pasture and perfect for a pony paddock.

#### **Double Garage**

Having remote electric door, lights and power provided with pedestrian door and window to side. Also housing the Worcester floor-mounted oil-fired central heating boiler.

#### **Location**

The property is positioned on a no-through leafy lane on the eastern fringes of the Lincolnshire Wolds, an area designated as being of great natural beauty with fine country views. Fotherby is a charming peaceful village

having a good range of footpaths and bridleways. The village is a good distance off the A16 road which provides easy motoring - south to Louth market town with its interesting Georgian conservation area and individual shops, and north to Grimsby with its Freshney Place shopping centre. In general, the area is easily accessible to the M180 and A1 motorway networks. Humberside International Airport is 30 minutes away and the GNER East coast rail link from Newark to London Kings Cross takes less than 90 minutes. The Lincolnshire coast has miles of nature reserves and long unspoilt sandy beaches.

#### **Viewing**

Strictly by prior appointment through the selling agent.

#### **General Information**

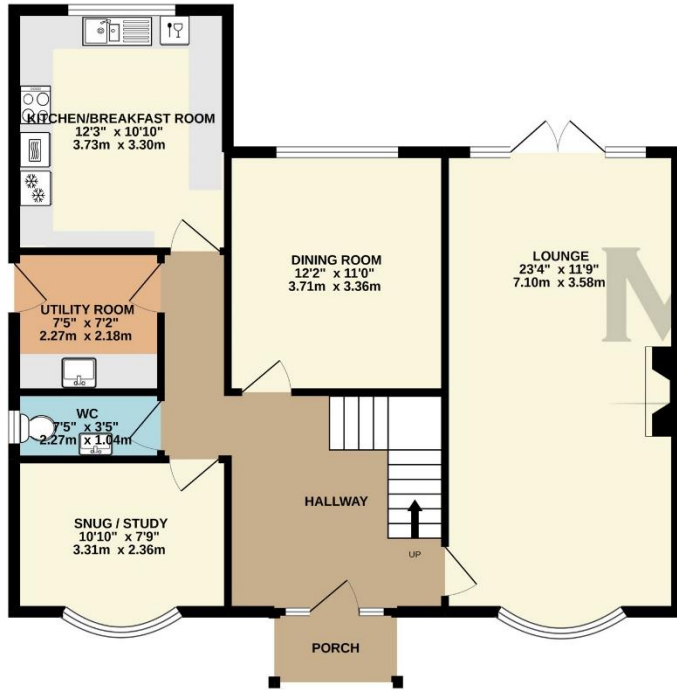
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. 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 electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band E.



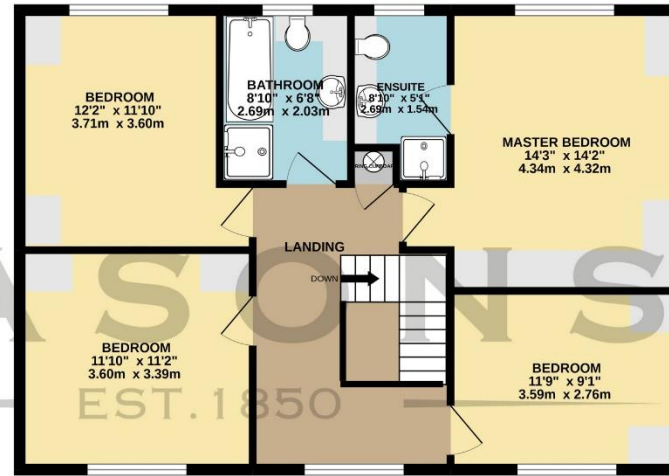
# Floor Plans and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request (EPC Pending)

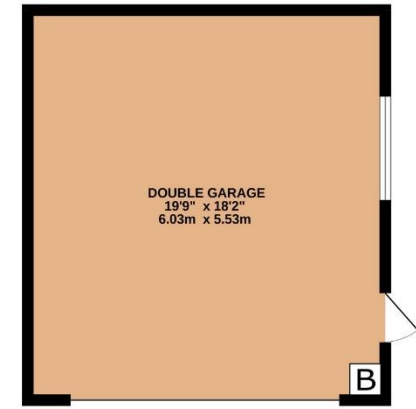
GROUND FLOOR  
886 sq.ft. (82.3 sq.m.) approx.



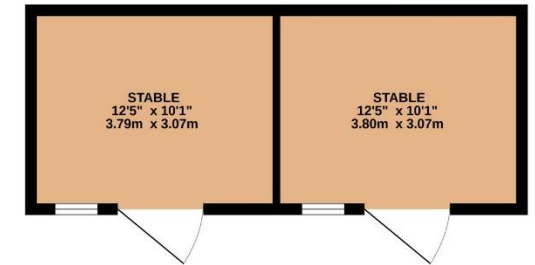
1ST FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



DOUBLE GARAGE  
359 sq.ft. (33.3 sq.m.) approx.



STABLES  
251 sq.ft. (23.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2276 sq.ft. (211.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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