



Avondale, Church Lane

Utterby, LN11 0TH

MASONS

EST. 1850



Avondale, Church Lane, Utterby, LN11 0TH

An extremely special, contemporary detached residence in a superb village setting at the foot of the Lincolnshire Wolds and situated adjacent to the Church of St. Andrews while enjoying stunning open views across the rolling fields beyond, all set within two thirds of an acre (sts).

The property is ideally positioned to enjoy the sun for the entirety of the day with patio areas on all sides and offering modern open plan living with 4/5 bedrooms, integral tandem garage and positioned in an elevated position with the gardens sloping away gradually around the property. The private grounds extend down to a peaceful beck and the 14th century Packhorse Bridge positioned at the foot of the garden.





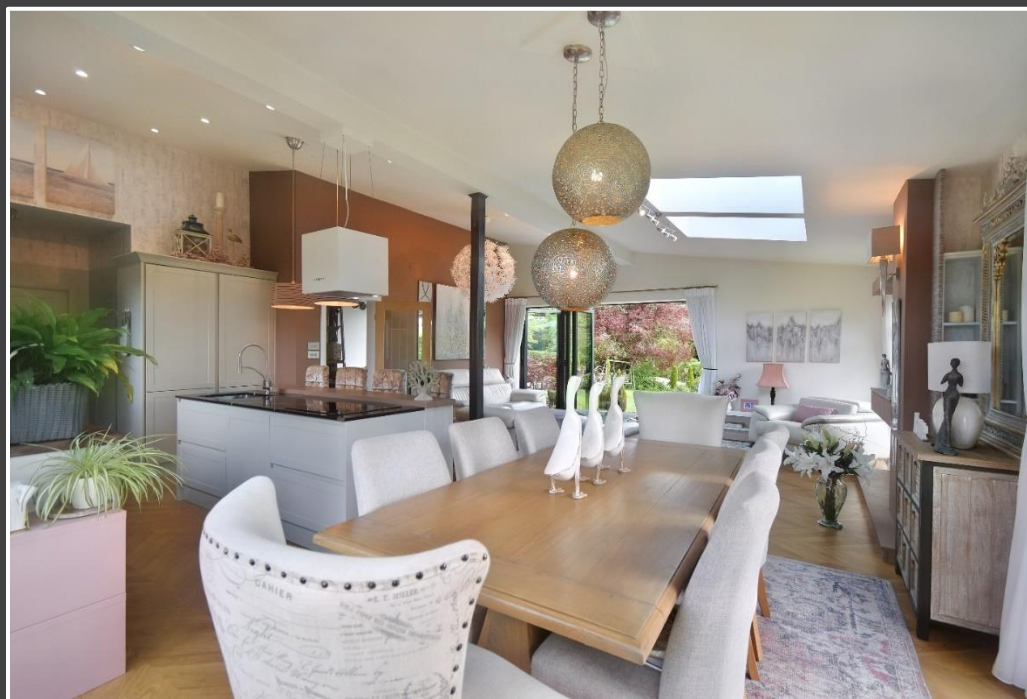
Directions

From Louth take the A16 road north and proceed past Fotherby along the bypass and into Utterby. Look for the first left turning into Church Lane and follow the lane for some distance until arriving at St. Andrews' Church on your right, just past the Church and the drive to Avondale is on the right.

The Property

Avondale is an impressive, contemporary dwelling set within the two third acre plot with superb design specification and surroundings benefitting from an excellent outlook to all sides, creating a truly unique and rare opportunity.

An architect designed home believed to date back to 1968 and being completely transformed by the current vendors into a contemporary dwelling, upgraded throughout coming to completion in 2021 with extensions to the front. Fully insulated to walls and ceilings and benefitting from newly fitted anthracite grey uPVC doors and windows and bi-fold doors. The property also has a newly fitted GRP fibreglass roof with cedar and larch cladding with the remainder white rendered and brick facing. The property also benefits from a new central heating







system with a two-year-old Grant oil-fired boiler located in the garage. In addition, the property also has a warm air heating duct system which could be re-commissioned should the purchaser wish to do so. The property also benefits from an installed water softener system.

Accommodation

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

Living Kitchen Dining Room

The stunning focal point of the property being a large open plan room with vaulted ceilings and two large skylights. Bi-fold doors to two sides with further patio doors and windows creating a superb, bright entertaining space bringing the outside inside and benefitting from superb views to all sides across the Wolds countryside. The kitchen comprises an excellent range of base and tall units finished in matt grey with soft-close drawers, deep pan storage and handleless





system. Central island unit with black granite worktop, inset Franke stainless steel sink and chrome mono mixer tap with pull-out nozzle. Built-in AEG dishwasher to side and four-ring AEG induction hob with hanging extractor above. Breakfast bar to opposite side with timber bench. To the side solid oak woodblock worktop, eye-level AEG microwave combi oven with warming drawer and AEG single electric oven. Tall pull-out storage unit and pull-out wire rack storage, built in 70/30 split fridge freezer, spotlights to ceiling and herringbone oak-effect laminated flooring. Contemporary electric log-effect fire with blower heater built in, space for wall-mounted TV and DVD system. Ample sitting area for relaxing in and space to side for large dining table.

Utility Room

Located off the kitchen by a sliding door and fitted with work bench and wall units. Space and plumbing provided for washing machine, dryer and under-counter freezer, window to side and shelving. Tiling to splashback areas.







Hallway

Fully glazed front entrance door with large windows to side. Herringbone style wood-effect flooring with steps down leading to kitchen area. Spotlights to ceiling and fitted blinds to door and windows. Steps up to carpeted rear hallway. Window to side and two loft hatches providing access to the roof space. Useful cloakroom for coats and shoes with the water softening unit within. Further cupboard housing the hot air heating system (not in use). Two further double cupboards with shelving for laundry.



Master Bedroom Suite

An exceptional bedroom having large window to side and carpeted floor, with step down into dressing and sitting room with large-scale tiled floor with patio doors onto front garden. Contemporary vertical column radiator, inset spotlights to ceiling and opening through to Walk-in Wardrobe With built-in, open-fronted storage with shelving and rails.

En Suite Bathroom

Having large vanity sink unit with storage cupboards and drawers, further storage cupboard to side. Back-to-wall WC and jacuzzi P-shaped shower bath with thermostatic mixer with hand and rainfall shower head attachment and shower screen to side. Vertical column radiator and external glazed door giving access to rear garden. Illuminated mirror to wall, part-tiling to walls and floor, extractor fan and inset spotlights to ceiling.

Bedroom 2

A generous double bedroom with cupboard to side with sliding door. Carpeted floor.

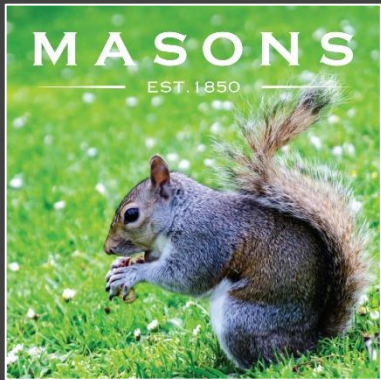
Bedroom 3 / Sitting Room

L-shaped room being a generous double bedroom with tilt and turn door onto garden. Also ideal as a further reception room and currently set up as a sitting room.

Bedroom 4

Situated at the front and having carpeted floor, window overlooking garden.







Bedroom 5

A generous single room with shelving to alcove to side. Window overlooking rear, carpeted flooring.

Family Bathroom

White suite consisting of low-level WC, wash hand basin and panelled bath with thermostatic mixer and hand shower attachment. Fully tiled walls. Mirror with downlighter, chrome heated towel rail, frosted glass window to side, extractor fan to wall and tile-effect flooring.

Cloaks WC

Low-level WC and wash hand basin. Window to side and high-level shelving, wall-mounted electric heater, shaver point to wall.

Double Tandem Garage

Having anthracite grey remote roller door into the tandem double-length garage with workshop area to side. Lights and electric provided and storage cupboards and shelving. Extending through to the rear part of the garage is the Grant oil-



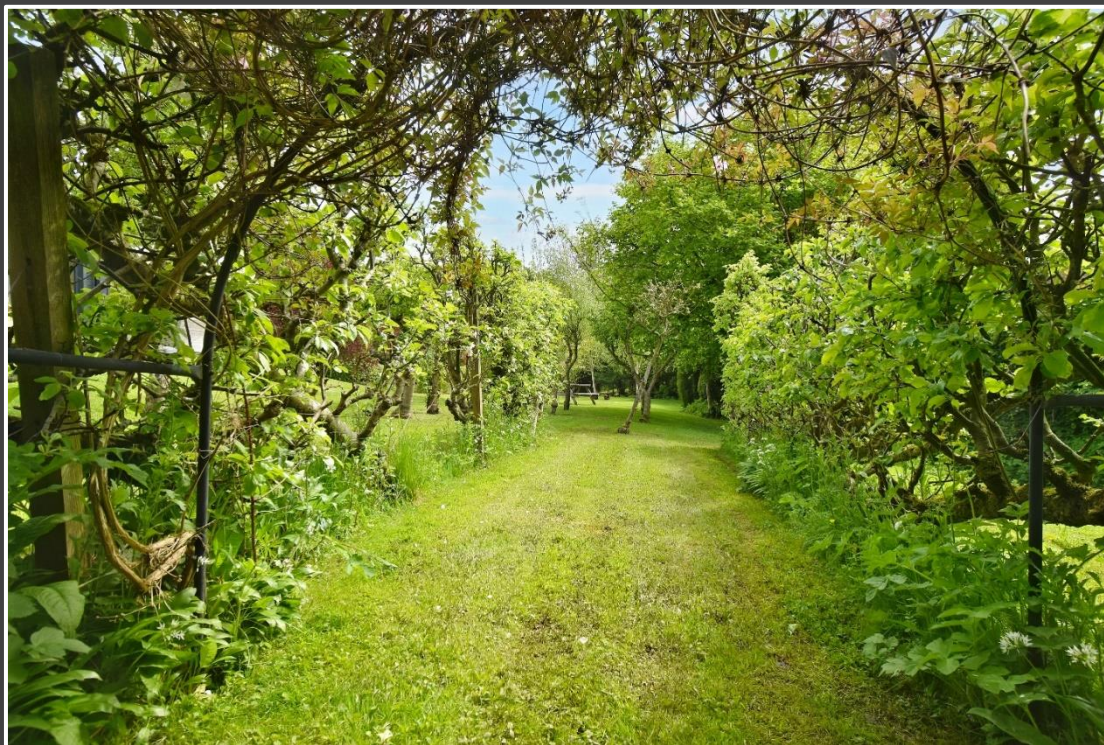
fired central heating boiler, installed only one year ago with warranty remaining and having pressurised water cylinder adjacent.

Outside

The property is approached via a long gravel driveway, passing the 14th Century Packhorse Bridge with the gravel drive owned by Avondale and giving right of way to one neighbouring property. Leading up to the parking area and garage. To the side is an extensive lawned area with the total plot extending to around two thirds of an acre (STS). Hedging to perimeter and an extensive array of mature trees and bushes. Lawn extending around the full perimeter of the property and having panoramic sunny aspects throughout the day.

Large orchard area with an excellent array of fruit trees to one side. Around the perimeter of the property is an extensive patio area ideal for al fresco dining, with raised planted borders with flowering shrubs. Low-maintenance Astroturf area and access points to the property at various sides. Oil storage tank situated down the side leading to a timber garden shed. Superb views of the rolling Wolds





countryside to the rear aspect with the garden having a gentle slope, providing a superb scenic setting.

Location

Unseen from leafy Church Lane, Avondale is situated adjacent the Church of St. Andrews. The sun circles the property rising over the church before culminating in dramatic sunsets over the Wolds and open rolling fields at the rear.

The name Utterby is Danish and the village is thought to date from about 900 AD. There is a vibrant village school, a Parish room by the village green, a number of historic houses and the 14th Century Packhorse Bridge positioned at the bottom of the garden which is believed to have provided access to the church from the former Gilbertine Priory.

Utterby is approximately four and a half miles from Louth Market town and eleven miles from Grimsby. There is a direct route to the Humberside Airport which is approximately 20 miles away. Church Lane leads out into open countryside

along the foot of the Wolds which are designated an Area of Outstanding Natural Beauty.

Viewing

Strictly by prior appointment through the selling agent.

General Information

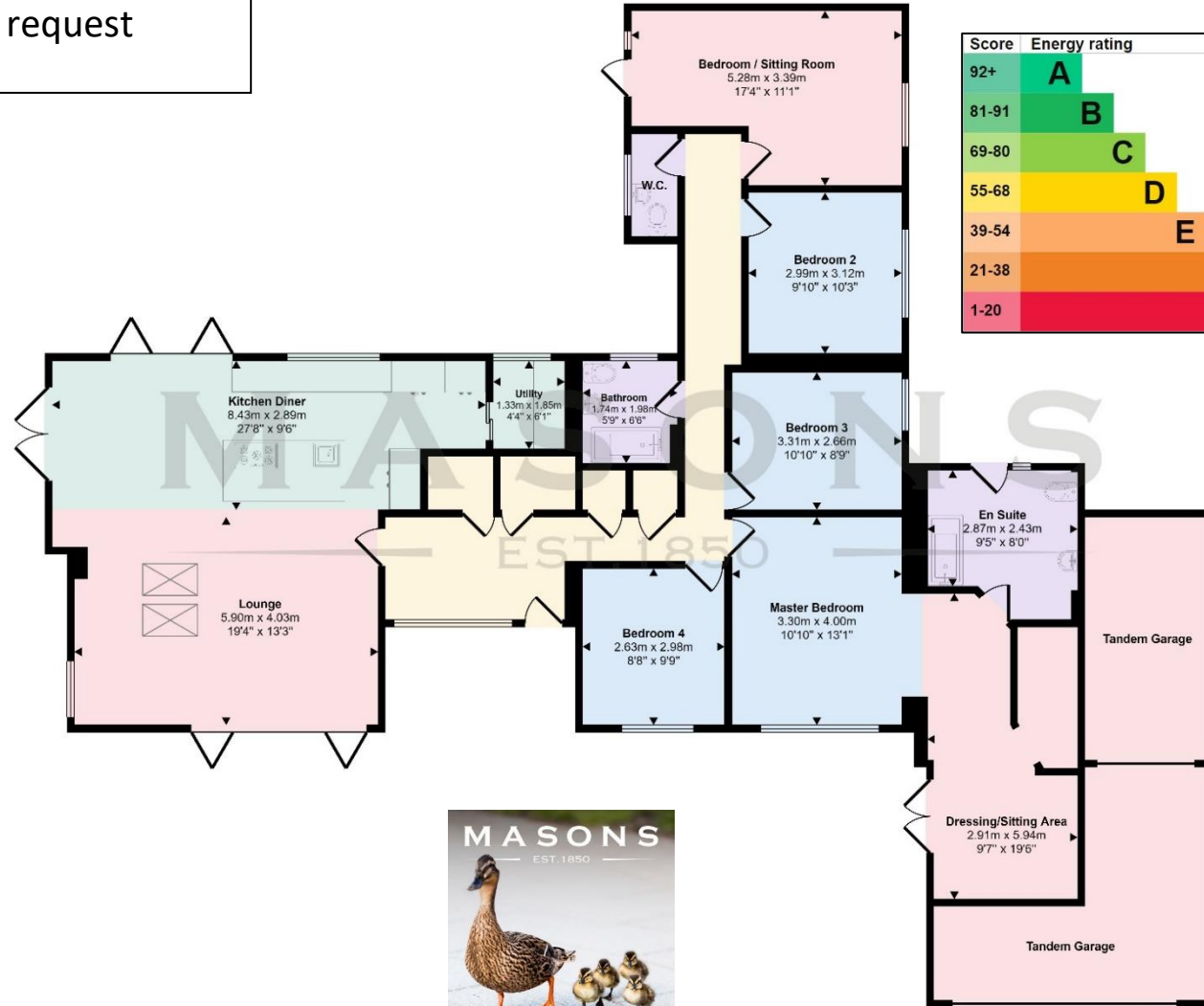
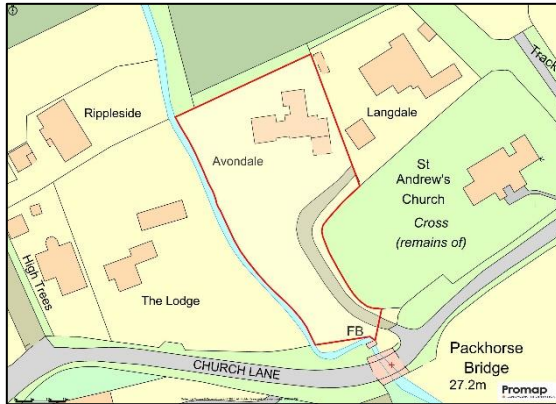
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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, Location Plan and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request

Approx Gross Internal Area
196 sq m / 2106 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 300.

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