



Avondale

Utterby

M A S O N S
— Celebrating 175 Years —

Avondale

Church Lane, Utterby, LN11 0TH



Very special contemporary home set in two thirds of an acre

3 bedrooms with 1 bedroom Annex

Perfect for multigenerational living or holiday let use

Superb village location adjoining 13th Century Church

Large open plan living kitchen diner with vaulted ceiling and bi fold doors

Beautiful open views across fields to the Wolds

Delightful master suite with dressing/sitting area and ensuite

Double tandem garage with remote roller door

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 set up with a separate Annex to the rear making it perfect for multigenerational living, guest accommodation or for holiday let use.

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 bedrooms in total, 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.

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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. In 2025 an extension to the rear made space for the separate Annex set up. 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 rendered and brick facing. The property also benefits from a new central heating system with a three-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.





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



Bedroom 3

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



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.





Annex

Annex Living Area

L-shaped room with space for seating and dining room, carpeted floor and opening into the kitchen.

Annex Kitchen

Range of new base and wall units with worktop and stainless steel sink, space for fridge. Tiled floor and patio doors out to the rear patio enjoying views across adjacent fields.



Annex Shower Room

Newly fitted suite comprising twin wash basins, WC and large walk in shower. Smart tiled floor and tall frosted window with contemporary column radiator to side.

Annex Bedroom

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









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 three years ago with warranty remaining and having pressurised water cylinder adjacent.

Outside

The property is approached via a long gravel driveway with rendered entrance pillars, 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.





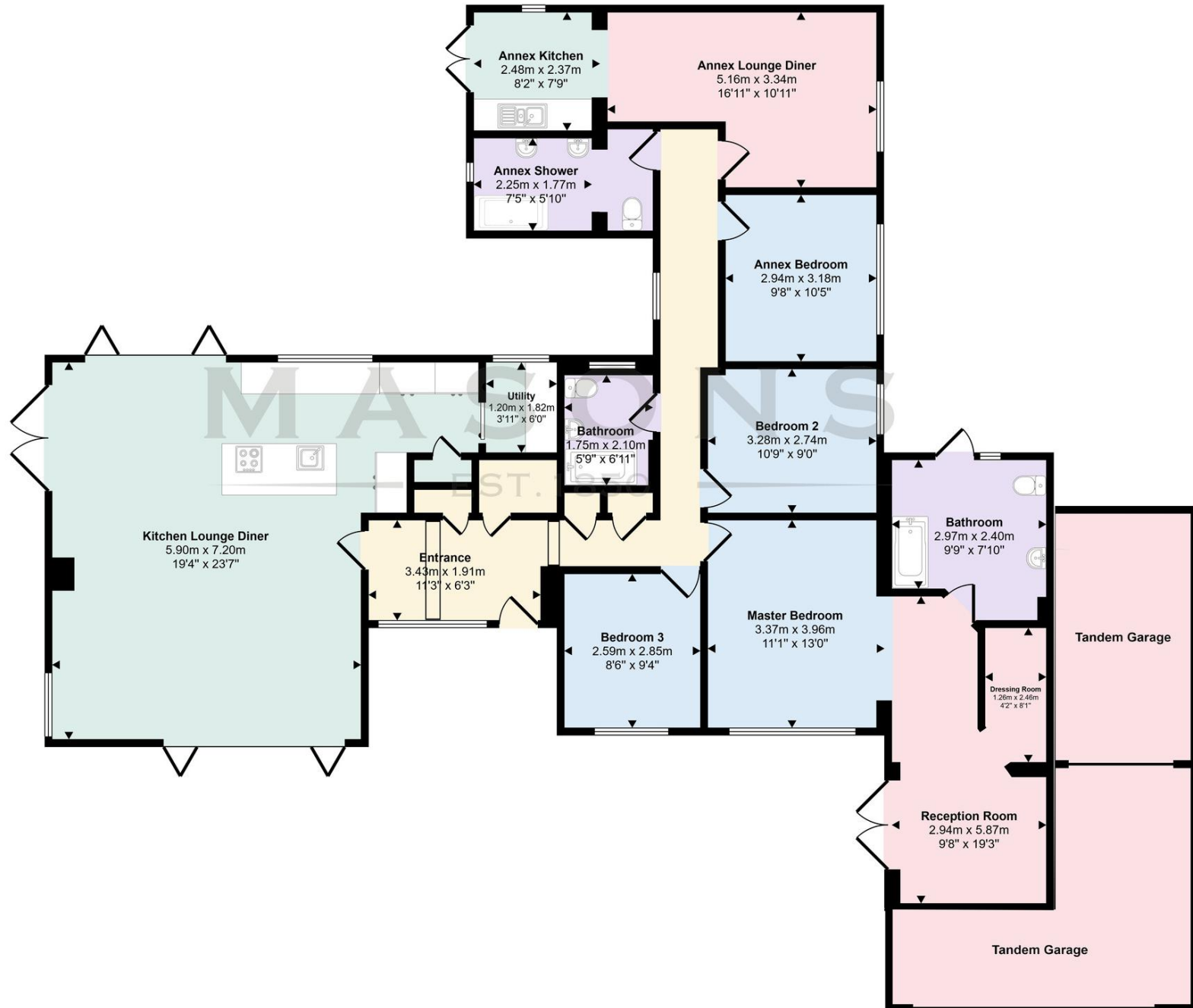








Approx Gross Internal Area
173 sq m / 1866 sq ft



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 real items.

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

Utterby

A hidden Gem

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.



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (26 miles) and Grimsby (16 miles).



Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



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		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

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.

Tenure

Freehold

Location

What3words: ///outboard.shorter.silver

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 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.

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