



Chartwell House
Covenham St. Mary LN11 0PG

MASONS
EST. 1850

An outstanding, detached, executive home – designed and constructed to exacting standards and fitted to a high specification culminating in a special rural home in a mature village setting. A turn-key proposition with 4 double bedrooms around a large gallery landing, superb ensuite shower rooms and family bathroom, elegant reception hallway, two well-proportioned reception rooms and a dining/living orangery which is open plan with the bespoke fitted kitchen. Forecourt, driveway, detached double garage and gardens with Indian sandstone paving and patios. Ultra-efficient (see EPC) and for sale with NO CHAIN.



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Directions

From Louth take the A16 road north and after leaving the town, carry straight on at the two roundabouts and then pass three turnings to the right. Upon approaching Utterby village, take the right turn along Ings Lane towards Covenham. Follow the lane to the eventual T-junction on the sharp bend and bear left here, then follow the lane into Covenham. After passing the right turning towards Yarburgh, carry on for just a few yards and Chartwell House will then be found on the right side.

The Property

Completed in 2021 this hugely impressive, detached executive home has an insurance backed Professional Consultant's Certificate following stage inspections. The EPC graph confirms that the traditional exterior belies a contemporary and efficient timber-framed structure with comprehensive heating and owned PV solar panels to the unseen slope of the garage roof. The house has superbly finished brick-faced walls under a pitched main timber roof structure covered in William Blythe clay pantiles which are hand made by the Humber Estuary. To the rear is a complementary single-storey orangery, constructed to complement the main house with stone capped parapet walls around a fibreglass roof structure, incorporating a 3m x 2m double-glazed lantern.

The eaves are finished in decorative corbelled brickwork for ease of ongoing maintenance and the high-spec rainwater gutters and downpipes are of powder-coated aluminium construction with period style hoppers and a pale green external finish.

The property has traditionally styled uPVC double-glazed, multi-pane effect sash windows with an inward tilting mechanism for cleaning of the exterior panes from inside the house. The accommodation has an oil-fired central heating system providing underfloor zoned heating to the ground floor rooms

with digital wall controllers and separately zoned first floor column style radiators. Hot water is provided by an unvented high-pressure system with immersion heater back-up and there is a whole house water softener, with hard drinking water to the cold taps in the kitchen and utility room..

The family bathroom and two ensuite shower rooms each have electric underfloor heating with digital control and the ensuites are fitted with Lusso Stone furniture. There are traditional heritage suites in the family bathroom and cloakroom/WC. Ethernet wiring is in place for internet connection to the TV points with sockets in place for high level wall placement and there is an alarm system which is controllable from the ground and first floors.

Attention to detail inside the house is particularly impressive. There are deeply moulded skirting boards and architraves, with complementary frames to the openings and windows, heavy moulded 3-panel interior doors and brass coloured knurled door handles. Brass-coloured sockets, switches and dimmer controls for multiple lighting combinations including rebated LED downlighters, concealed spotlights, LED strip lighting, wall lights, table lamp sockets and pendants. The floor surfaces include luxurious deep carpeting, extensive limestone to the ground floor, Calacatta marble floor and wall tiling in the family bathroom, parquet style LVT in the study and ceramic floor tiles to the ensuites. Crosswater Brassware taps and showers are fitted together with Perrin and Rowe brass taps from Devol Kitchens.

Externally, there is a spacious block-paved forecourt and gravel driveway leading to the detached double garage – an excellent and spacious building with brick-faced, twin skin walls beneath a complementary clay pantiled roof. The two sectional doors are motorised with remote control access and there is a hot- and cold-water external tap for car washing etc.

Pathways and patios have been constructed around the sides and rear of the property in Indian sandstone flagstones and the garden is a good size, principally laid to lawn with steps up.

A more detailed account of the accommodation is provided after the photo schedule which follows.

Location

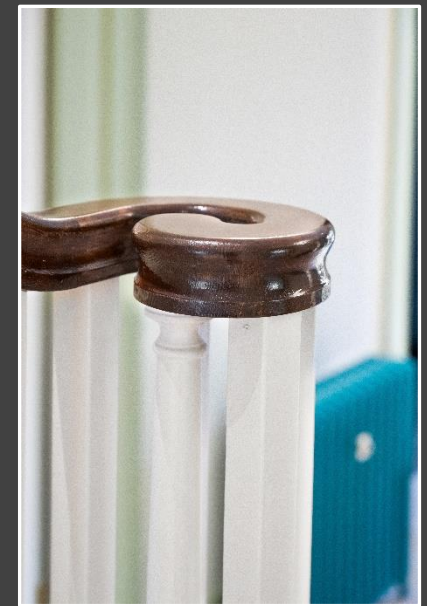
The house is positioned in a mature village setting with rear garden enjoying a backdrop of mature trees and a period house beyond. The popular rural village of Covenham is separated into two areas corresponding to the Grade II Listed churches of St. Bartholomew and St. Mary, the latter located to the south and all set in an area of attractive countryside just to the east of the Lincolnshire Wolds.

The village is positioned away from the A16 road though within easy reach and thereby ideal for commuting to the market town of Louth, approximately five miles to the south, or the large business centre of Grimsby which is about 11 miles to the north. The Humberside Airport is approximately 22 miles away. To the north of the village is the Covenham Reservoir which appeals to walkers and provides a venue for sailing and other watersports.

Louth is a bustling market town with a range of individual shops, three markets each week and secondary schools/academies, each with specialist status to include the King Edward VI grammar school. The town has a golf course, cinema, theatre, many clubs and societies, attractive parks, a recently completed sports and swimming complex and the Kenwick Park leisure centre on the outskirts. There are many restaurants, cafes and bars and an interesting Conservation Area.

Photo Schedule







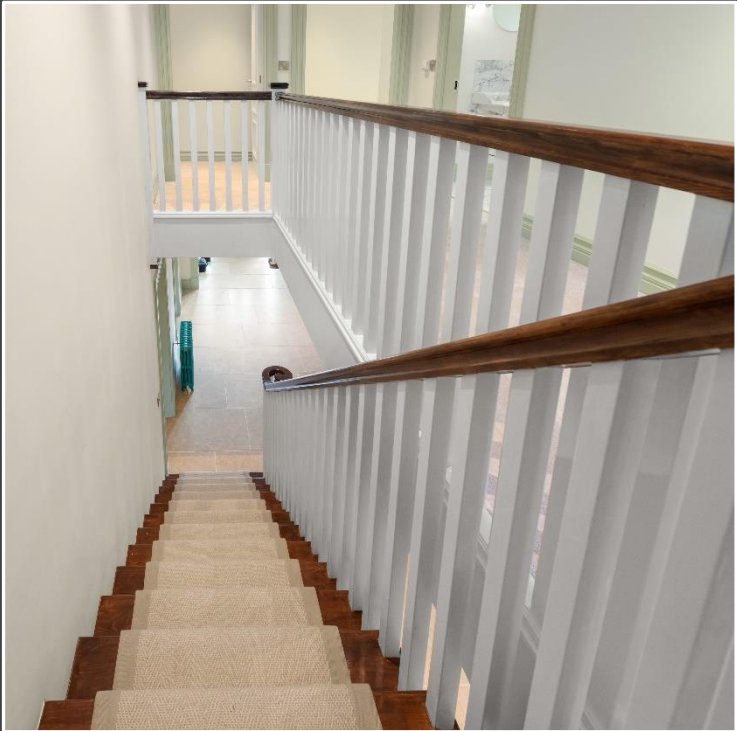
































Accommodation (Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

Main Front Entrance

With a part-glazed (double-glazed) composite, woodgrain-effect front door finished in white internally, whilst the door is black externally in a contrasting white frame with a double-glazed side panel from floor level to each side.

Entrance Lobby

With a framed, wide square walk-through opening to the hallway and a quality limestone floor extending through and into the living/dining kitchen at the rear. Power and table lamp sockets to each side of the lobby, vaulted ceiling with suspended lantern from the ridge.

Reception Hallway

An extremely spacious reception area with handmade staircase having a painted, pillared balustrade and contrasting dark wood-stained moulded handrail, scrolled around a turned lower newel post. Digital wall controller for the underfloor heater, three dimmer wall switch for two banks of rebated LED ceiling downlighters and two wall uplighters.

Two feature cast iron column radiators with brass mock pipes and stays in a bright turquoise colour scheme (these are purely an optional feature, freestanding and

not part of the heating system). Mains smoke alarm and wide framed square walk-through opening to the living/dining orangery at the rear. Single framed square opening at the side, to a:

Cloaks Recess

With painted wall shelf and table lamp socket to each side, limestone floor extending through from the hall and continuing through a three-panel moulded door to the:

Cloakroom/WC

A good size with a Period style Heritage suite in white comprising ceramic wash hand basin with moulded surround on a Heritage chrome support and having independent Art Deco style lever taps with centre spout and marble splashback; low-level WC with black woodgrain-effect seat and Deco style flush handle.

Side window with chrome and glass wall lights to each side and complementary light over an arch wall mirror with painted shelf under. Three-globe ceiling light fitting.

Study/Cinema Room

A versatile reception room at the front of the house with a striking colour scheme and a front window overlooking the main forecourt. Parquet style LVT flooring, digital wall controller for the underfloor heating and twin dimmer wall switch for two banks of rebated LED ceiling downlighters. Two table lamp

sockets and high-level double power point with ethernet and aerial socket for a wall-mounted TV.

Lounge

A beautifully proportioned room with luxurious carpet and a feature Bath stone elegant fireplace, moulded to form a pillared surround, mantel shelf and hearth, extending into a deep brick recessed fireplace with herringbone brickwork facing. Above the fireplace there are banks of power points with ethernet and aerial socket for a wall-mounted TV.

Digital wall controller for the underfloor heating, four-dimmer wall switch for three banks of rebated ceiling LED downlighters, table lamp sockets and rear triple sash window providing views over the patio and rear garden. Two further sash windows on the side elevation.

L-Shaped Open Plan Kitchen and Living/Dining Orangery comprising:

Orangery

A stunning living space, flooded with light by virtue of the large, double-glazed lantern with concealed LED strip uplighting beneath and there are three pairs of double-glazed French doors with side panels from floor level, presenting garden views and giving access onto the patios and pathways around the property. In addition, there is a large sash window to the side elevation bordered on each side by recessed, framed display shelf units, cleverly illuminated by rebated LED strip lighting set into the frame.

Ceiling pendant light over the dining area, digital wall controller for the underfloor heating, table lamp socket and high-level double socket with aerial and ethernet point for a wall-mounted TV in the corner. A four-dimmer wall switch controls the lantern uplighting, display shelf lighting, wall uplighter and five rebated LED downlighters. The limestone floor extends through the framed square archway from the hall, throughout this room and into the kitchen through a wide, complementary framed opening.

Kitchen

Tastefully fitted with a bespoke, hand-built range of soft-close kitchen furniture painted in Little Green Cool Arbour with oak block work surfaces and upstands, together with brass cup handles and knobs. There are base cupboards and drawers, a four-drawer unit, a wide three-drawer unit with deep pan drawers, an integrated dishwasher, refrigerator and freezer, all faced to complement the units.

Recess for a range cooker which is finished in Metro style rippled ceramic tiling with LPG and electric connection points, together with a tiled wall alcove on each side and a moulded projecting canopy with an inset stainless steel cooker hood having LED downlighters. On each side there are open shelf displays with pelmet lights over and tall dresser style cabinets with fold-back double doors, shelving and power points for appliances.

There is a white, deep ceramic Belfast sink with independent brass Period style hot and cold taps by Perrin and Rowe from Devol Kitchens, double

cupboard under and a recycling and waste bin unit to the side, faced to match the units. Sash window to the side elevation, digital wall controller for underfloor heating, three-dimmer wall switch for six rebated LED ceiling downlighters and the pelmet lights. The units all have oak-lined carcasses and there is a matching inset oak cutlery drawer.

Utility Room

At the front of the house with a side, part-glazed (double-glazed) multi-pane door to outside and near the pedestrian door from the garage. Limestone floor extending through from the hallway and bespoke built-in painted hand-built furniture from Dorset with the same Little Green Cool Arbour colour scheme as the kitchen and brass doorknobs.

These comprise two full-height double cupboards adjoining recesses for washing machine and tumble dryer with plumbing beneath a central white ceramic Belfast sink having Perrin and Rowe brass taps. Oak block work surfaces incorporating drainer to each side of the sink and upstand at the rear. The left cupboard has a box base surround to the underfloor heating manifold and a Heat Miser unit over; metal-cased electricity consumer unit with MCBs at the side.

A deep, matching full-height double cupboard has power points within and there is a digital wall controller for the underfloor heating. Three light switches for the four rebated LED ceiling downlights and a three-globe wall light over the sink unit. Multi-pane sash front window with low sill overlooking the

driveway and approach to the house. Ceiling-mounted extractor fan.

First Floor Landing

An impressive and spacious landing with the balustrade and handrail extending from the stairs with square newels around the stairwell to form a gallery. Old fashioned column radiator as throughout the first-floor rooms and multi-pane rear sash window presenting a rural outlook across the garden towards a Period house beyond. Mains smoke alarm, central heating thermostat for the first-floor accommodation, six rebated LED ceiling downlighters and large trap access with drop-down ladder to the insulated roof void. Three-panel, moulded heavy doors lead off to the bedrooms and family bathroom.

Master Bedroom (rear)

A large double bedroom with a rear three-sash, wide window presenting garden views. High-level TV aerial and ethernet point with power socket for a wall-mounted TV. Three-dimmer wall switch controlling three banks of rebated LED downlighters and bedside dimmer switches for two long, suspended bedside lights with ceramic shades. Radiator and two doors off to the ensuite shower room and ensuite dressing room.

En Suite Shower Room

Contemporary suite comprising suspended low-level WC with large chrome Roca dual-flush control for the concealed cistern and a square-design suspended

vanity wash hand basin with drawers beneath, ceramic-tiled splashback, wall-mounted lever tap and centre spout, together with an LED illuminated circular mirror over. Pale green Metro style rippled wall tiling extending into the floor-level shower cubicle with wall-mounted thermostatic mixer controls for the large circular shower drench head and flexible handset on wall bracket; large, glazed shower screen at the side.

Ceramic floor tiling, radiator, side multi-pane sash window and two rebated LED downlighters, together with a combined LED downlighter and extractor fan over the shower.

En Suite Dressing Room

With built-in furniture to each side comprising four modern double wardrobes in white, having long handles in a gold finish and fitted internally with clothes hanging rails, storage compartments, shelving and drawers. Two rebated LED ceiling downlighters.

Guest Bedroom 2 (front)

A large double room with sash window to the front elevation, overlooking the approach to the house and with views over the village towards the Lincolnshire Wolds. Two long, suspended bedside lights with ceramic shades on dimmer switches, high-level sockets, TV aerial and ethernet point for a wall-mounted TV and two light switches for two banks of rebated LED ceiling downlighters. Radiator and connecting door to the:

En Suite Shower Room

With sash window to the front elevation and a framed, painted and illuminated wall alcove over the suspended white WC with Roca large chrome dual flush and concealed cistern.

Square design suspended vanity wash hand basin with drawers beneath and ceramic-tiled splashback with wall lever tap, centre spout and circular illuminated LED mirror over.

Metro style rippled wall tiling extending into the large shower cubicle with a glazed side screen, thermostatic mixer control, large circular drench head and wall-mounted handset.

Bedroom 3 (front)

Another spacious double bedroom with sash window on the front elevation presenting excellent views as from bedroom two. Two banks of ceiling LED downlighters, radiator and two long, suspended bedside lights with ceramic shades on dimmer switches.

Bedroom 4 (rear)

A double bedroom with two long, suspended bedside pendant lights with ceramic shades on dimmer switches, radiator and rear window presenting views across the rear garden. Two banks of LED ceiling downlighters.

Outside

The house is approached over an initial tarmac paved slope up to a block paved forecourt with gravel driveway across to the garage. Post and rail fencing along grass banks at the front, flower border behind a retaining timber sleeper at the side and two quadrant shaped flower beds adjoining the main entrance.

The garage roof extends across a log store with corner pillar. Outside wall lanterns with filament bulbs to each side of the front door and low level side lighting LED spotlights by the flower beds. Tall screen ledged and braced single and double doors with ring-latch handles open onto pathways along each side of the house, the latter with a cross beam locking bar.

The Indian sandstone flag-paved pathways continue around each side of the house and form patios to the rear and side of the Orangery and to the rear of the garage, with outside hot and cold outsidewater taps by the latter.

Brick retaining walls line the main raised rear lawn which is a good size and walled flagstone and sleeper steps lead up from the patio – there is a power cable for exterior garden and patio lighting laid on. The garden is enclosed by tall close-boarded fencing on each side together with brick wall and stone capped pillars on one side, while the rear boundary has post and rail fencing retaining the rural outlook.

The lawn extends from the rear at one side towards the garage and there is a timber enclosure with piping

and isolator levers for LPG tanks to serve the range cooker
Fencing screens the "Tuff Tanks" oil storage tank and there is a long recess behind the garage for bin or general storage
There are numerous modern LED up/downlighters around the house for architectural lighting.

Detached Double Garage

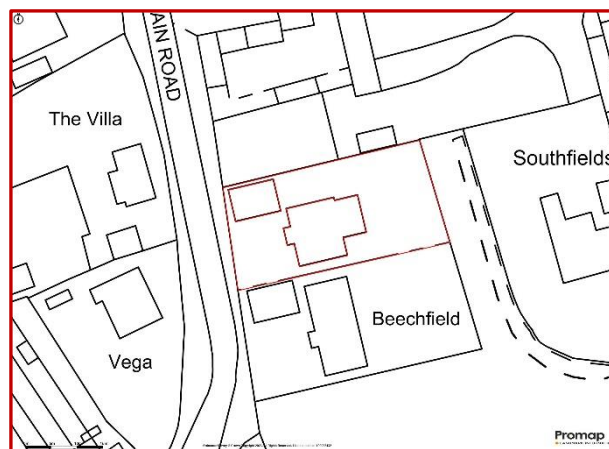
With brick-faced, twin skin walls constructed in block internally under a pitched pan tiled roof, the garage is an excellent size and contains to one corner the Joule insulated hot water cylinder, expansion vessel for the pressurised hot water system and a Tap Works water softener, together with the Grant oil-fired central heating boiler and an inverter unit for the PV solar panels. Two remote-controlled sectional motorised garage doors.

Viewing:

Strictly by prior appointment through the selling agent.

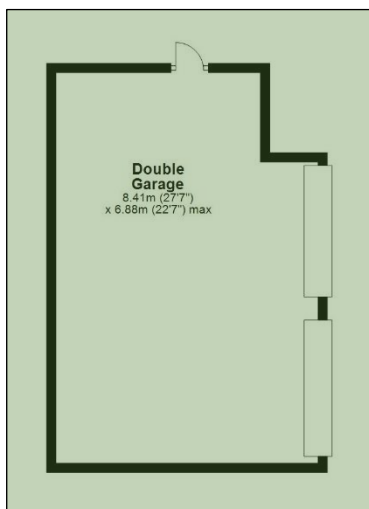
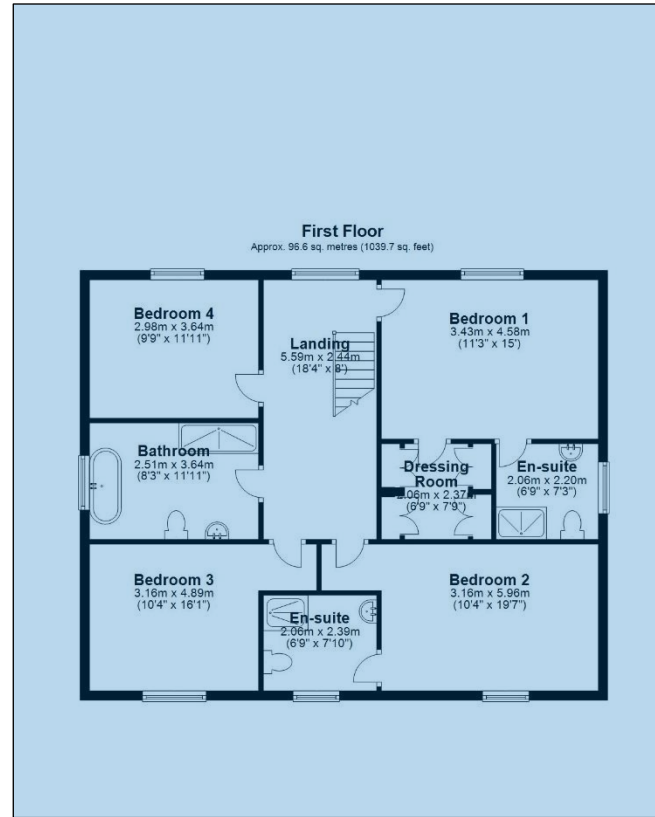
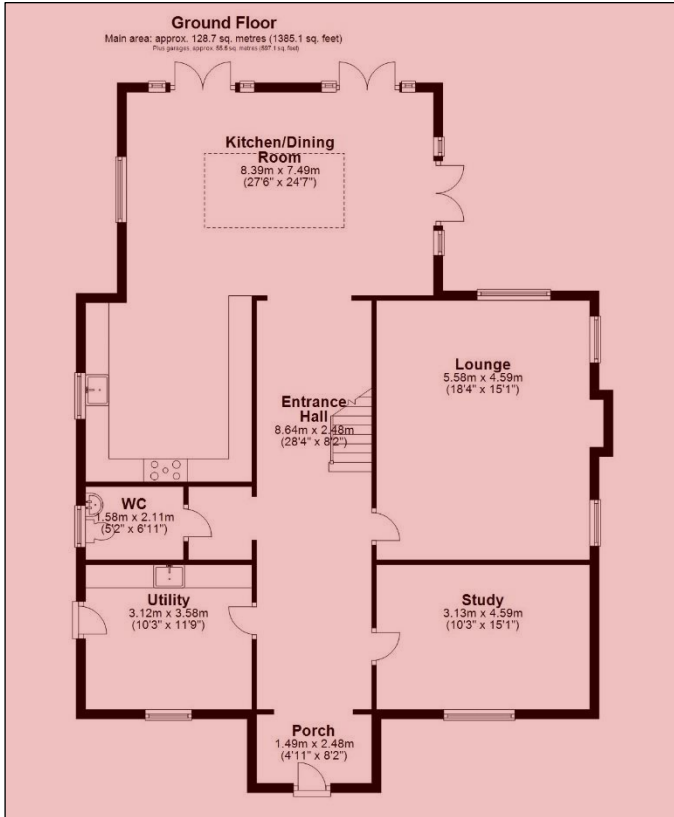
General Information

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 F.



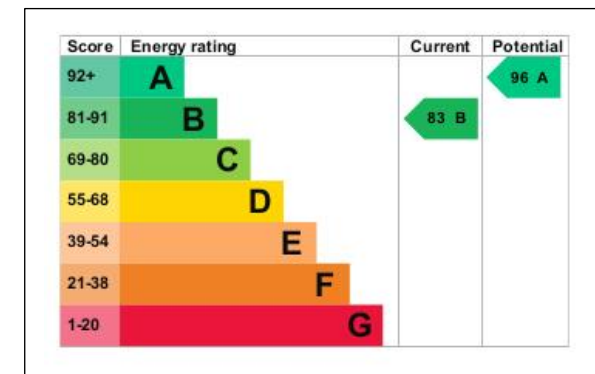
Location Maps





Floorplans and EPC Graph

*A PDF of the full EPC
Can be emailed on request.*



Main area: Approx. 225.3 sq. metres (2424.8 sq. feet)
Plus garages: approx. 55.5 sq. metres (597.1 sq. feet)

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

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