

BRANKSOME
HORNCastle ROAD, LOUTh LN1 1 9LD

MASON'S
EST. 1850

BRANKSOME, 18 HORNCASTLE ROAD, LOUTH, LINCOLNSHIRE LN1 1 9LD

Positioned in a sought-after residential setting, this unique and surprisingly spacious detached family home from the Art Deco era provides 4/5-bedroom accommodation of generous proportions with contrasting interior character, following an imaginative extension at the rear reflecting the influence of the Danish architect. Mature gardens to front and rear with outbuildings, parking area, garage, car port and stunning vaulted living/dining kitchen. Ground floor wing extension arranged for annexe occupation and ideally suited to an elderly relative, visitors or teenagers. Gas central heating system and double-glazing.



Directions

From St James' church in the centre of Louth proceed south along Ugate and at the traffic lights turn right along South Street. Follow the road and after passing the second right turning, this becomes Horncastle Road with grass banks to each side. Continue until a short distance after the left turning to Vanessa Road, where Branksome stands above the road and well back on the right side.

ABOUT BRANKSOME ...

Constructed in the 1920's, this individual detached family house occupies a prime location on the west side of Louth market town and has stucco rendered external walls to the original house with a light grey colour wash under a pitched timber roof incorporating dormers, all covered in composite slates. The previous owner was a Danish architect who designed and commissioned a Scandinavian style extension at the rear with brick-faced and timber clad walls under tiled and modern flat roof sections, creating the versatile ground floor wing, superb, vaulted living/dining kitchen, utility room and side lobby.

The property has a gas-fired central heating system with underfloor heating to the extension operated by digital wall controllers. The windows are double-glazed with timber frames, many of which have been renewed in recent times, together with the main "front" door.

The accommodation enjoys a unique combination of contrasting character and a feeling of space throughout, with Arts and Crafts influences in the original rooms and a contemporary Scandinavian environment within the rear wing. The latter has been designed with potential for the side wing to be occupied as an annexe with its own living room, shower room and bedroom, or as two additional bedrooms to the three first floor bedrooms, all with the versatility to be offices/studios/sitting rooms or snugs.

The house stands well back from the road behind a deep front garden which is elevated and thereby enjoys the privacy normally associated with a rear

garden. There is, however, also a rear garden which is enclosed and secluded with orientation for afternoon and evening sun. There is the benefit of parking space to the rear with a car port having an electric car charger port, and a detached garage with stores adjacent.



ACCOMMODATION



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

Ground Floor

The “front” door is actually located on the side elevation facing east and comprises a newly fitted Arts and Crafts style part-glazed, (double-glazed) door with canopy porch and lantern over, into the:

Entrance Porch

Coved ceiling, matwell and oak parquet floor. Fifteen-pane glazed inner door to the:

Entrance Hall

A spacious reception area with the oak parquet floor extending through from the porch and featuring a wide staircase with curved lower step and ornately carved balustrade, having heavy turned newel posts and finials leading up to the first floor via a quarter landing. Radiator, coved ceiling, wi-fi Hive control for the central heating and painted folding panelled door to the understairs cupboard. A shaped, tall walk-through archway leads into a side **Cloaks Lobby** with oak parquet floor, coving and full-height, built-in cloaks and storage cupboard having clothes rail, shelving and a top cupboard over. A moulded white six-panel door opens from the lobby into the:

Cloakroom/WC

Mosaic ceramic-tiled floor and a modern white suite of dual-flush, low-level WC and pedestal wash hand basin fitted with a chrome single-lever pillar tap. Radiator, coved ceiling and window to the side elevation with decorative frosting to the lower pane.



Sitting Room

A characterful reception room with painted crossed beams and coving to the ceiling in white and a glass-fronted two-way, log burning stove shared with the adjoining lounge. There is a slate hearth beneath the stove and a display alcove to the side with slate sill. Oak parquet floor, four wall up/downlighters, double radiator and centre ceiling light point. Side window with multi-pane top lights and front multi-pane, double-glazed French doors with top lights over, opening onto the veranda. White moulded six-panel door from the hallway.





Lounge

A second good size reception room of equal character to the first and also having painted deep crossed beams and coving to the ceiling. The glass-fronted, two-way stove previously mentioned is at mid-level and there is a slate hearth below and a log storage recess with slate base at the side. Side window with multi-pane top lights and feature wide, shaped archway to an impressive large front bay window creating a lovely outlook across the garden and fitted with a window seat and bobbin turned painted legs. Again, the room has an oak parquet floor and there is a white moulded six-panel door from the hallway.



Study/Snug

Window to the side elevation with multi-pane top lights, coved ceiling and built-in, full-height shelved store cupboards, together with an alcove having base cupboard and display shelves over. To the rear of the latter there is a sliding sash serving hatch from the kitchen adjacent. Oak parquet floor, radiator, moulded coving to the ceiling and fifteen-pane glazed door from the hall.

Superb Living/Dining Kitchen

A hugely impressive room enjoying a feeling of space with vaulted ceiling incorporating four Velux double-glazed skylight windows which allow natural light to flow into the room. There are ten directable ceiling spotlights to the roof slopes.

There is a sleek range of kitchen units in gloss white fitted in L-shaped configuration, together with a long island unit. There are base cupboards and many drawer units with multiple deep pan drawers, all having metal handles and to one side there are three tall units, the left comprising a larder cupboard with slide-out shelves, complementary integrated refrigerator and tall unit housing a stainless steel and black glass electric oven with grill and microwave oven over.

The work surfaces and breakfast bar over the base units and island are of solid oak blockwork and these extend down the sides of the island forming a feature. Single drainer stainless steel, one and a half bowl sink unit with swan neck brushed stainless steel lever tap. Black glass four-ring induction hob with modern stainless steel cooker hood incorporating downlighters over. The work surfaces have travertine mosaic tile splashbacks and there are two opaque glazed wall cabinets with top opening doors and LED downlighters beneath, illuminating the work surfaces.





Two long pendant lights are suspended over the island and the floor is ceramic tiled in slate style with underfloor heating operated by digital wall controller. From the dining area there are double-glazed French doors and matching double-glazed side panels in grey frames, opening onto the rear patio and garden areas.

The front wall has a white-washed brick finish and a framed wall display alcove ideal for an inset shelf unit. There are exposed beams over set into this wall. Fifteen-pane glazed door from the hall and white doors to the rear annexe/bedroom wing and a matching door to the:



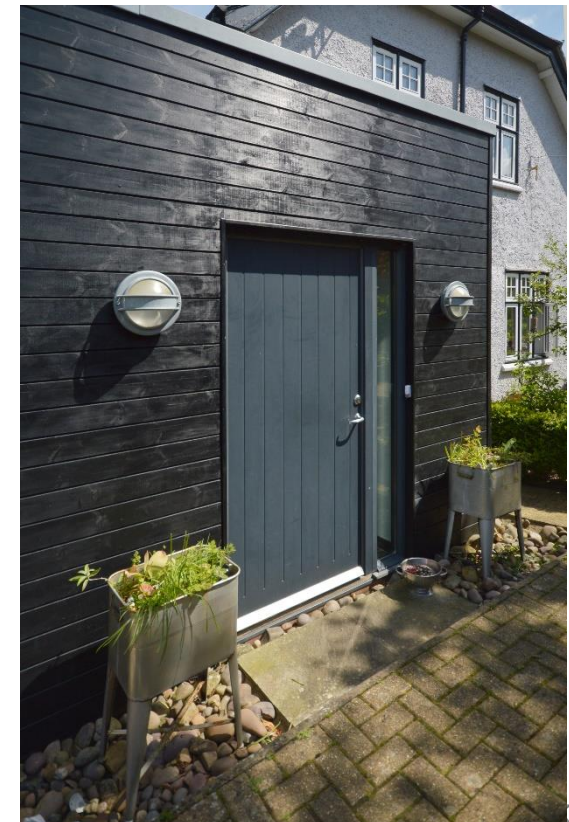
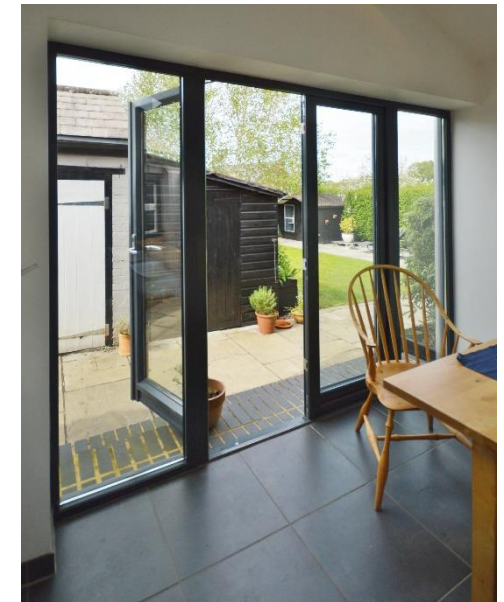
Side Entrance Lobby

This door is probably in use for the majority of the time when entering and leaving the house as it is close to the parking area and garage. The ceramic-tiled floor continues through from the kitchen with underfloor heating and this extends into the utility room adjacent with a digital wall controller. There is a high-level window in grey frame to the front elevation and a wide, grey panelled door with double-glazed side panel from floor level to outside. There are two tall cupboards with high-gloss olive green doors, one having shelving and one fitted with clothes rails and there is a suspended bench/shoe store in light wood. Smoke alarm, four LED downlighters and matt white door to the:

Utility Room

Superbly designed for practicality – along the full length of the room there are sliding doors in white with cream glass centre doors and these slide to reveal the gas-fired, wall-mounted central heating boiler, the Albion Ultrasteel insulated hot water cylinder with immersion heater, the expansion vessel for the pressurised hot water system and manifolds for the underfloor heating; also revealed there is space for additional concealed appliances and tall storage areas with shelving.

On the opposite side of the room there is a textured work surface in dark grey with single drainer, stainless steel sink unit inset, two base cupboards complementing those of the kitchen, a twin recess for tumble dryer and with plumbing for washing machine. High-level side window in grey, ceiling-mounted clothes Sheila, four ceiling downlighters and extractor fan. Modern double-glazed door in white to the pathway outside at the rear of the house.





Side Wing

Approached from the kitchen through a matt white door, this is a potentially self-contained area of the house which would form an annexe for elderly relative or a teenage wing or alternatively, for visiting guests. At present, these rooms are arranged as a living room, fourth bedroom and shower room, though the former would readily make a fifth bedroom if this was required. More detail is provided as follows:

Living Room

A cosy room with modern grey side window having Venetian blind in white and a complementary pair of double-glazed French doors with grey frames and roller blind, together with blue brick steps leading down into the rear garden and patio. Oak flooring with digital control for the underfloor heating, ceiling light and door from the central lobby off the kitchen which also has underfloor heating to the oak floor via a digital wall controller. There is a ceiling downlighter, smoke alarm and trap access to the wing roof void, together with further matt white doors to the bedroom and shower room.

Bedroom 4

A double bedroom with space for the bed at one side of the room and ample space for furniture on the opposite side. Digital control for underfloor heating to the oak floor, TV aerial socket and side window in grey with wooden blind.



Shower Room

Ultra-modern with slate style ceramic tile floor contrasting a white suite of suspended rectangular sink with chrome single lever tap and woodgrain-effect deep drawer beneath, set against a white mosaic-tiled bulkhead which also conceals the cistern to the suspended WC adjacent with stylish chrome twin flush buttons. Plinth above the bulkhead with two downlighters projecting.

To the far end of the shower room is the open walk-in shower area with partial glazed screen and finished in contrasting slate style and mosaic white ceramic tiles. Shower mixer unit with large handset on wall rail and ceramic tiled reveal to the high-level window at the side. Ceiling LED downlighters, extractor fan and shaver socket. Combined white ladder style radiator/towel rail.

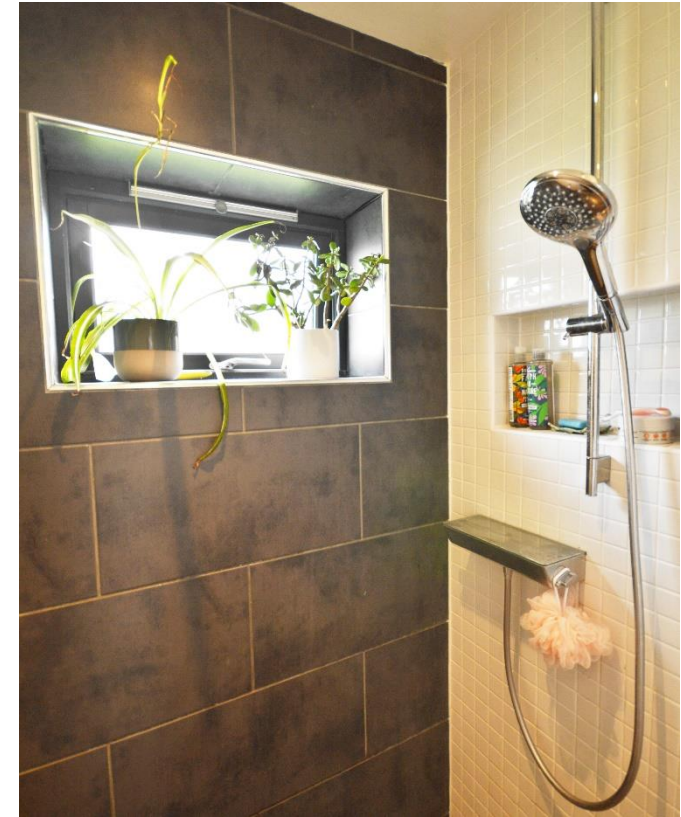
First Floor

Gallery Landing

A spacious area with exposed floorboards which continue through white six-panel doors into the bedrooms and bathroom, all in natural wood with the exception of the bathroom floor which has a painted finish in white.

The carved balustrade extends along the stairwell and forms the gallery, above which there is a wide, multi-pane window providing natural light for the landing and views over the attractive surroundings to the rear of the property.

Radiator, coved part-sloping ceiling and long ceiling roof hatch with folding pine ladder leading up to the attic above.





Bedroom 1 (front)

A spacious double bedroom with tall side window having multi-pane top lights and a multi-pane front dormer window overlooking the deep front garden. Pocket sliding white doors reveal "his and hers" wardrobes on either side of the chimney breast, fitted with a range of clothes rails, shelving and compartments with ceiling downlighter to each. Radiator and part-sloping ceiling.

Bedroom 2 (front)

Another spacious and well-proportioned double bedroom with part-sloping covered ceiling, radiator and tall side window with multi-pane top lights, together with multi-pane front dormer window. Built-in double cupboards painted white to the side of the chimney breast and TV aerial point.



Bedroom 3 (side)

Presently a study for the owners, this is a smaller double or good size single bedroom with built-in wardrobe having drawer beneath and double doors, all finished in white. Radiator and side window with multi-pane top light and roller blind. Part-sloping covered ceiling.

Bathroom

Spacious and bright with two high-level, multi-pane side windows (one allowing views to the town centre with the church spire over the trees). Part-sloping ceiling with five LED downlighters, extractor fan and white ladder style radiator/towel rail. White suite comprising a low-level, dual-flush WC, pedestal wash hand basin with mixer tap and panelled bath set into a ceramic-tiled surround with grip and a chrome Period style mixer tap with shower fittings and handset. Built-in linen storage cupboards, large wall mirror, shaver socket and trap access to the wing roof void.

Attic

The fold down pine loft ladder from the landing gives access to the attic which is an excellent size with floor-boarding, panelled sloping ceilings, painted purlin beams and struts, LED strip lighting and a balustrade around the stairwell. Bench to one corner and door to the remaining roof void.



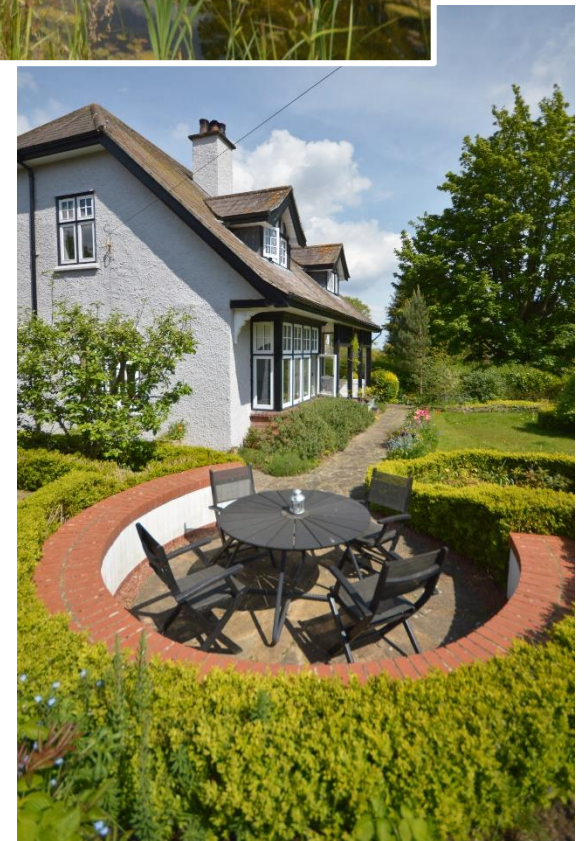
OUTSIDE

The house stands on a large plot with impressive mature gardens and as for many properties on this part of Horncastle Road, the front garden is elevated behind the grass banks which line the road and thereby enjoys both privacy and a sunny orientation throughout the morning and afternoon. The rear garden is orientated to enjoy the late afternoon and evening sun in particular.

At the front of the house, the main area is laid to lawn behind screen hedges to front and side with a small wildlife pond created by the present owners and a variety of established ornamental trees and shrubs. The front gate on the east side of the hedge opens onto a secluded sunken pathway leading up along the side of the front garden and continuing to the main entrance.

A stone path branches off to the front garden and **Veranda**, a sheltered, covered seating area with timber pillars and rails over a quarry-tiled floor, and a panelled ceiling with suspended lantern. The veranda enjoys the sun until mid-afternoon and from here blue brick dwarf walls line stone steps onto the pathway with flower border and spring bulbs alongside. The path continues across to an attractive circular patio enclosed by a rendered and brick-capped wall. A sweeping box hedge curves around the patio enclosing rose beds.

A low stone wall retains a drift of flowering plants to one side of the lawn. The front garden extends around the west side of the house to a block-paved patio around the metal-framed **Greenhouse** which is finished in black to complement the house exterior décor.





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Adjacent is a box hedge surround to fruit trees and there are cobbled borders along the extension wall with outside tap to the panelled wall over and lighting to each side of the rear door. The parking area is screened from this part of the garden by tall fencing and a pedestrian doorway though there is potential to remove this screen and form a larger parking area if required.

On the east side of the house, after reaching the main entrance the pathway continues through stepped screen hedges to the rear garden. This is laid to lawn with a spacious L-shaped flagstoned and block-lined patio for afternoon and evening sun. Privacy is maintained by boundary hedges and there is a rear stone lined border with two attractive ornamental trees and flowering plants/bulbs under.

Nearby there are timber framed outbuildings comprising a **Summer House** and **Garden Shed** with timber lined raised beds against the car parking area and garage/carport buildings. A pathway leads across the rear wall of the house where the French doors from the living kitchen and living room/bedroom 5 have steps down and wall lights to each side.



The brick-built **Garage** is used for storage and has a single glazed side window, light, power points and consumer unit for the outbuildings. Access is through metal double doors from the drive. Attached is a timber-framed **Carport** on pillared support. Doors to the rear of the kitchen open into a brick-built **Wood Store** within the garage building and adjoining this is a timber built lean-to **Workshop** with power points and strip light.

The parking area is approached over a private, shared driveway with a walled entrance from Horncastle Road and is tarmac paved with a rear screen hedge.





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Location

The house stands in a prime residential area of Louth within walking distance of the town centre which is positioned around St James' church with its magnificent spire, reputedly the tallest church spire of any parish in the country.

The west side of Louth has been held in high esteem for many years and includes the scenic parks of Westgate Fields and Hubbards Hills extending to the western town outskirts and just a short walk away from the property. Louth has an interesting conservation area boasting some handsome Georgian and Victorian buildings of merit.

The town has three busy markets each week, many individual shops, highly regarded primary schools and academies including the King Edward VI Grammar. There is a wide choice of inns, cafes, bars and restaurants for relaxation. Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and club, golf club and bowls. There is a thriving theatre and a cinema.

Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west. The east coast is about 10 miles away at its nearest point while the area around Louth has many fine country walks and bridleways. Known as the Capital of the Lincolnshire Wolds, the town is on the eastern fringe of the area of outstanding natural beauty.

Viewing

Strictly by prior appointment through the selling agent.

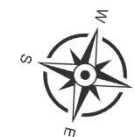
General Information

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.

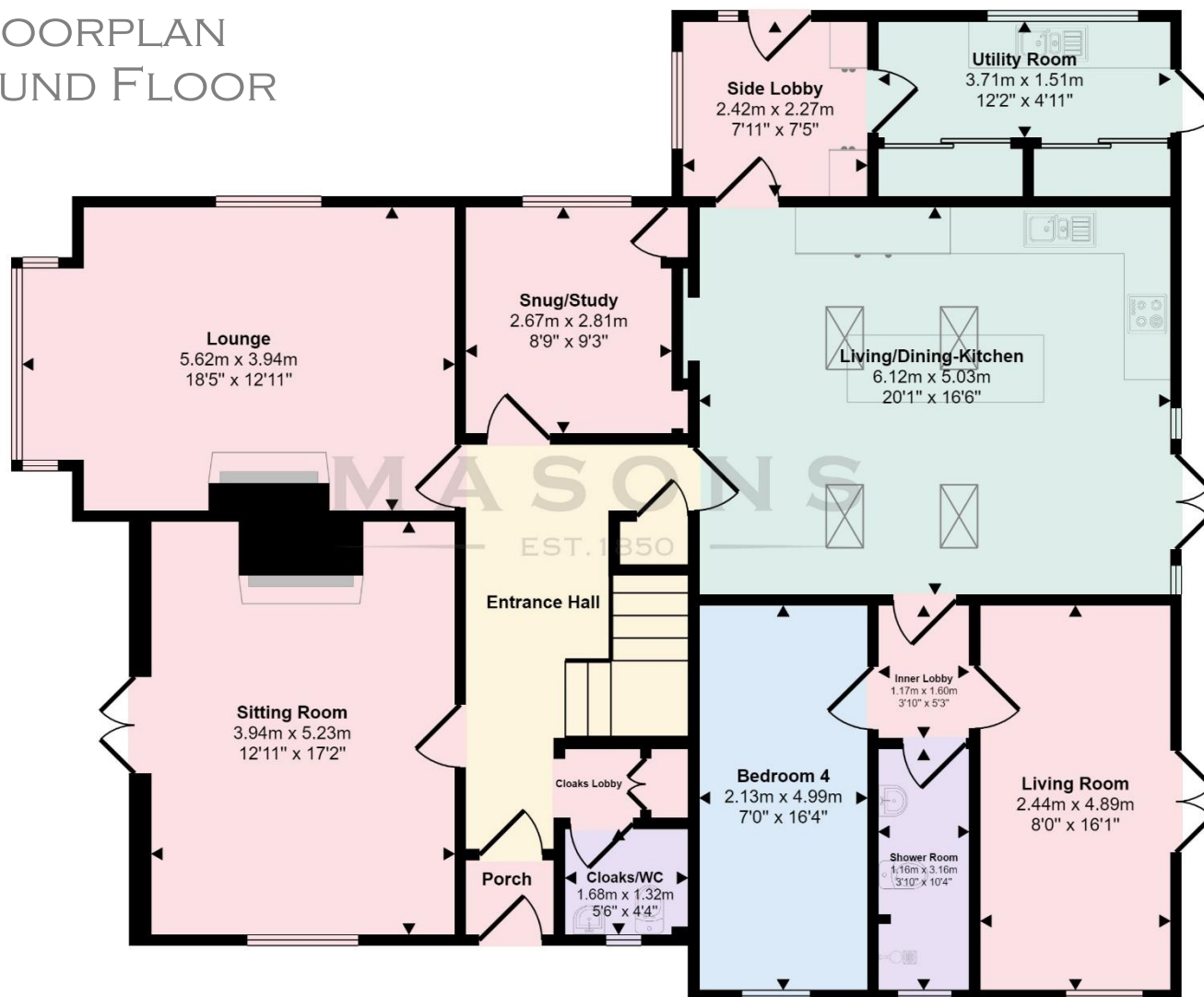
Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.

*St. James Church from Westgate
and
Westgate Fields looking east
towards town.*






FLOORPLAN GROUND FLOOR

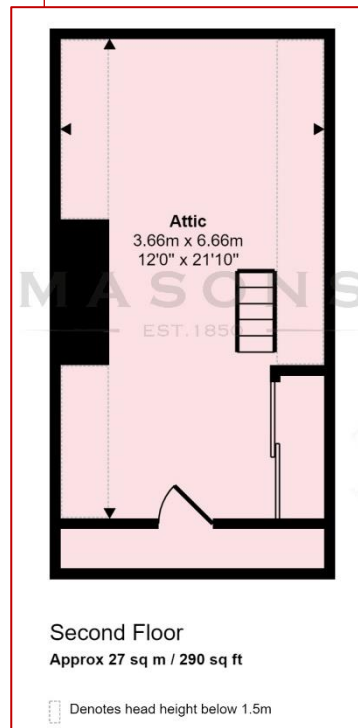
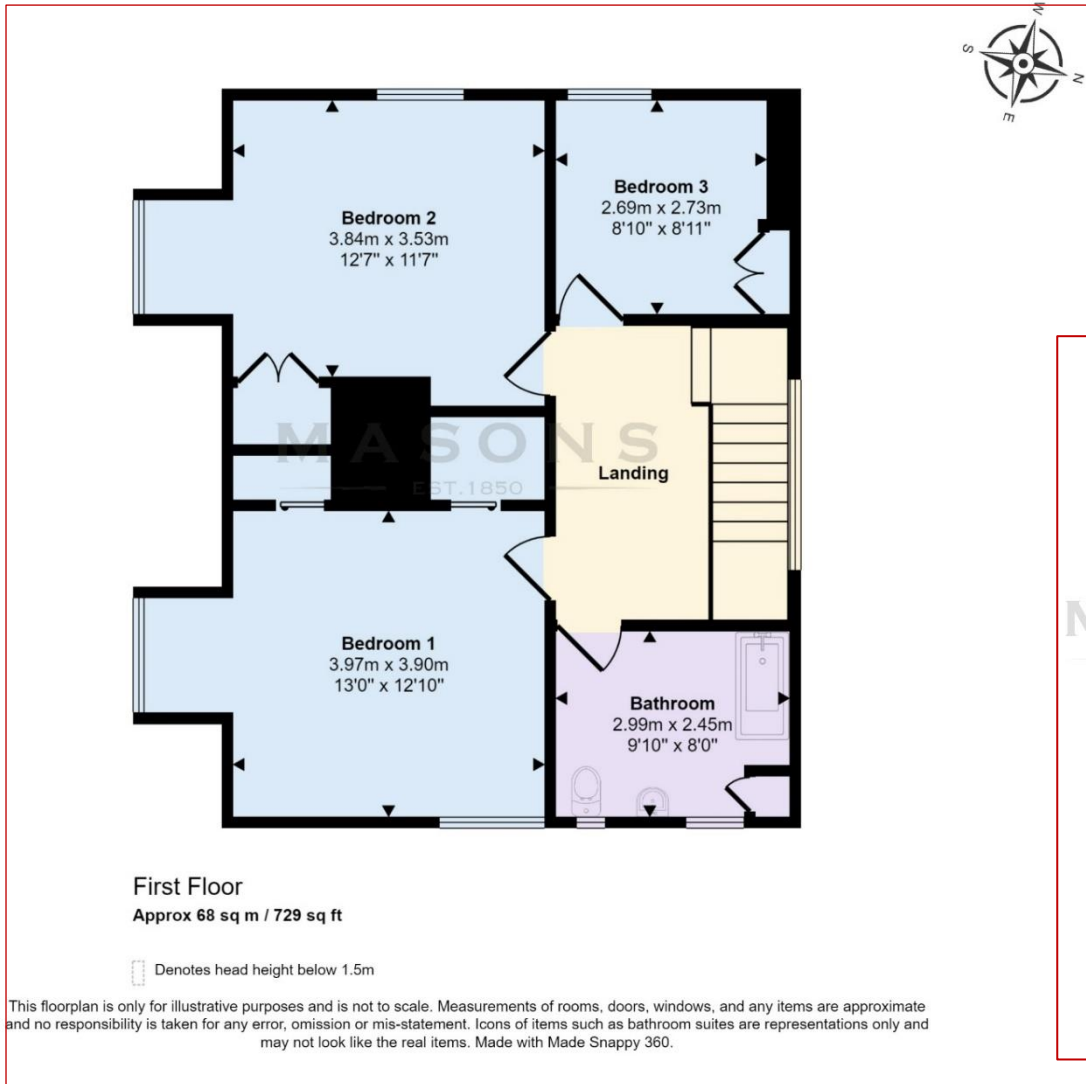
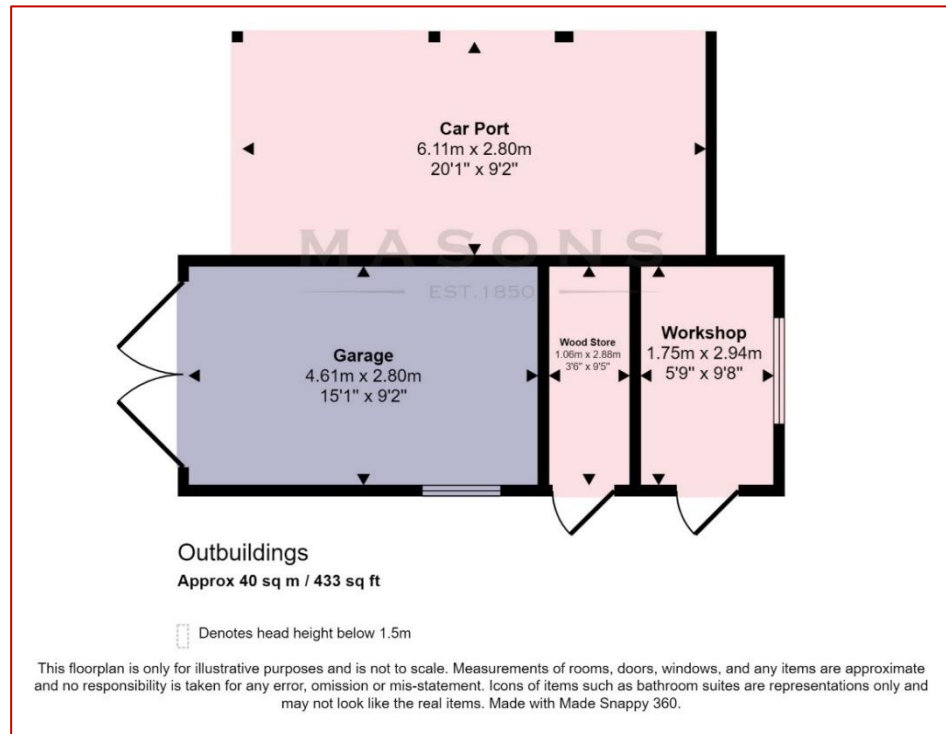
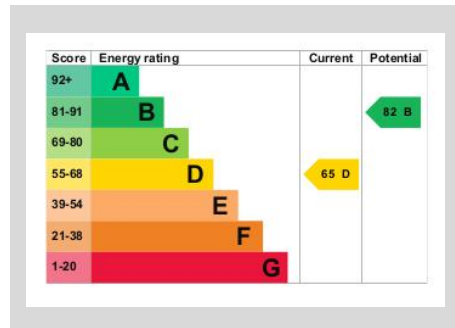


Ground Floor
Approx 149 sq m / 1605 sq ft

 Denotes head height below 1.5m

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 360.

FLOORPLANS FIRST FLOOR. ATTIC AND OUTBUILDINGS EPC GRAPH



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