



Branksome

Louth

M A S O N S

— Celebrating 175 Years —

Branksome

18, Horncastle Road
Louth
Lincolnshire LN11 9LD



Individual detached 4 bedroom Art Deco House

Prime location in Louth market town

Contemporary extension by Danish architect

Parking area, car port and garage

Superb living-kitchen with vaulted ceiling

2 characterful reception rooms and snug/study

Wing extension suited to annexe living

Ground floor bed 4, wetroom and living room

Attractive mature gardens to front and rear

Gas central heating system and double glazing

Positioned in a sought-after residential setting close to scenic parks and the King Edward VI grammar school/academy, this unique and surprisingly spacious detached family home from the Art Deco era provides 4-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, visitor or teenager. Gas central heating system and double-glazing.

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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 composite or timber frames 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 style 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, wetroom and bedroom, with the versatility to be offices/studios/sitting rooms or snugs. The interior of the house has just been redecorated and a new wet room fitted following an insurance claim resulting from a water leak.

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.



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 an **Entrance Porch**, with coved ceiling, matwell and oak parquet floor. The porch is open 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 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. Original 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 original parquet floor and there is a white moulded six-panel door from the hallway. To the rear there is a suspended wall cabinet with display shelving







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. Original 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.

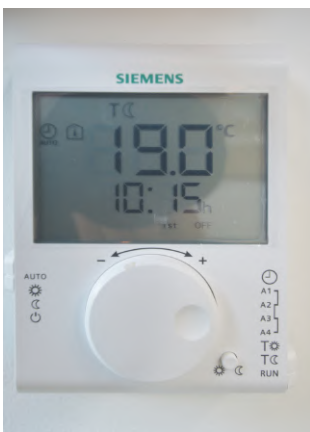


There is a sleek range of kitchen units in gloss white fitted in L-shaped configuration, together with a long island unit. There are base cupboards and many drawer units with multiple deep pan drawers, all having metal handles and to one side there are three tall units, the left comprising a larger cupboard 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 open to reveal the gas-fired, wall-mounted central heating boiler, the Albion Ultrasteel insulated hot water cylinder, 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.

Living Room/Study

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. LVT oak style flooring, digital control for the underfloor heating, ceiling light, TV socket and door from the central lobby off the kitchen which also has underfloor heating to the oak style LVT 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.

Wetroom

Fully refitted following an insurance claim for a water leak with a stone effect ceramic-tiled floor extending into the walk in shower area which has a glazed screen, and contrasting white Metro style wall tiling with wall alcove.





The white suite comprises a vanity washbasin set into a contrasting grey double base cupboard and a low level WC, both positioned against a white tiled bulkhead concealing the cistern and forming a plinth above with large chrome dual flush control for the WC. Ceiling downlighters, two wall lights and ceiling extractor fan. White ladder-style radiator/towel rail.

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 LVT oak style floor, TV aerial socket and side window in grey with wooden blind.



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 patterned vinyl flooring in green. 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 coved 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 coved 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 contrasting Metro-style ceramic-tiled surround with a chrome Period style mixer tap having 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 decorative porcelain-tiled floor, with a panelled ceiling and suspended lanterns. 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.





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 flagstone 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. NB the planters to the block-paved area on the west side of the house and in the rear garden will remain at the property when sold

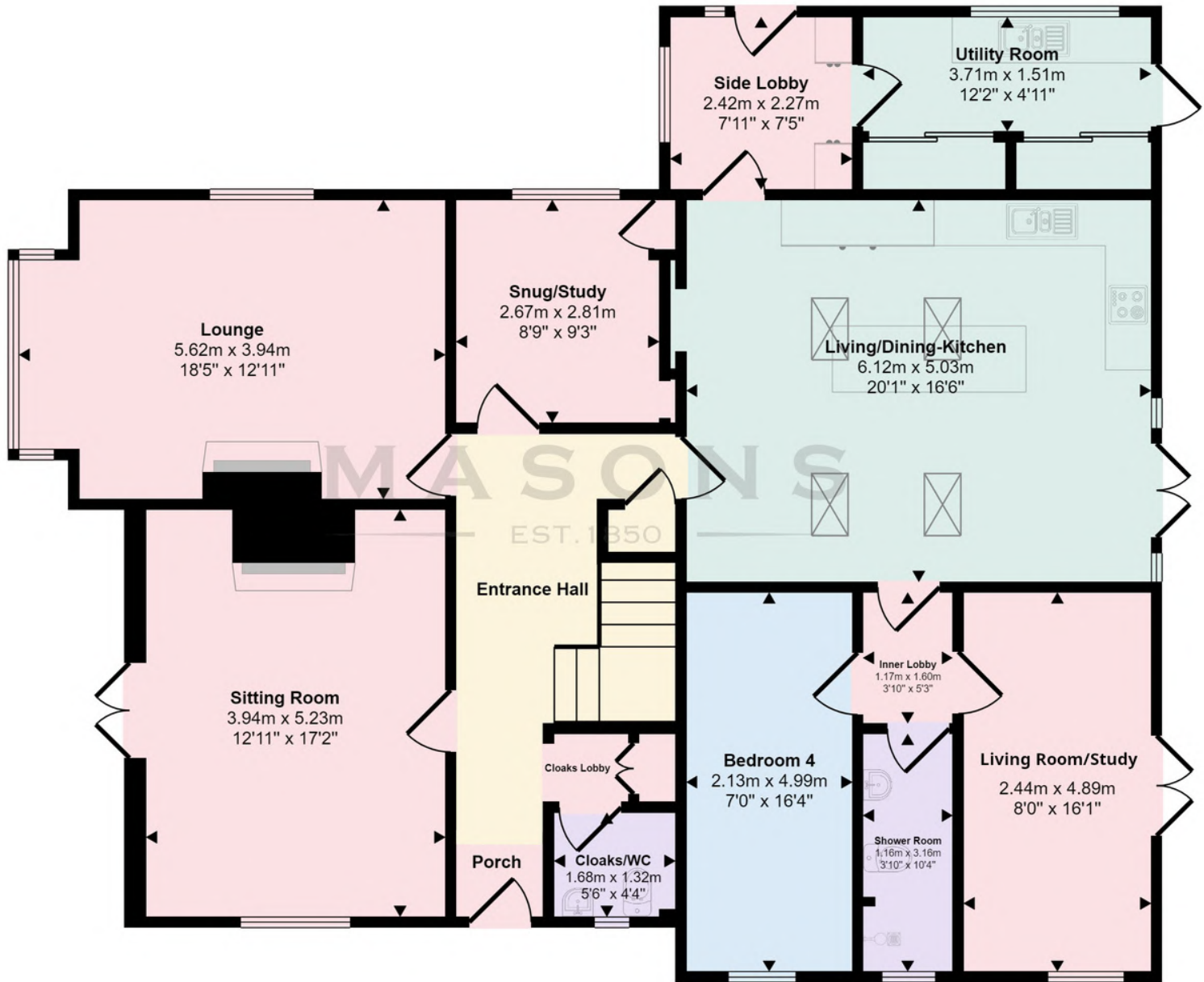
The brick-built **Garage** is used for storage and has a single glazed side window, light, power points and consumer unit for the outbuildings. Access is through metal double doors from the drive. Attached is a timber-framed **Carport** on pillared support. Doors to the rear of the kitchen open into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









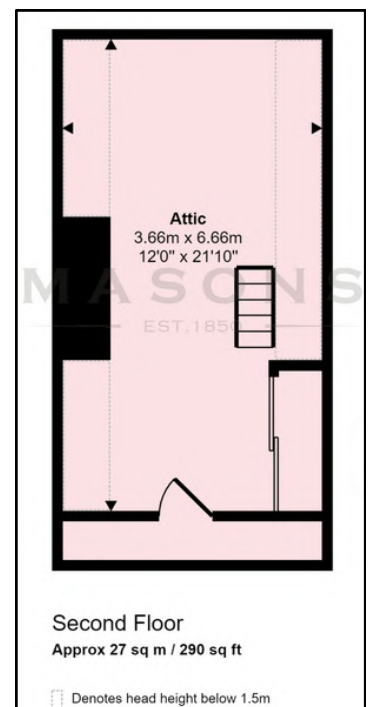
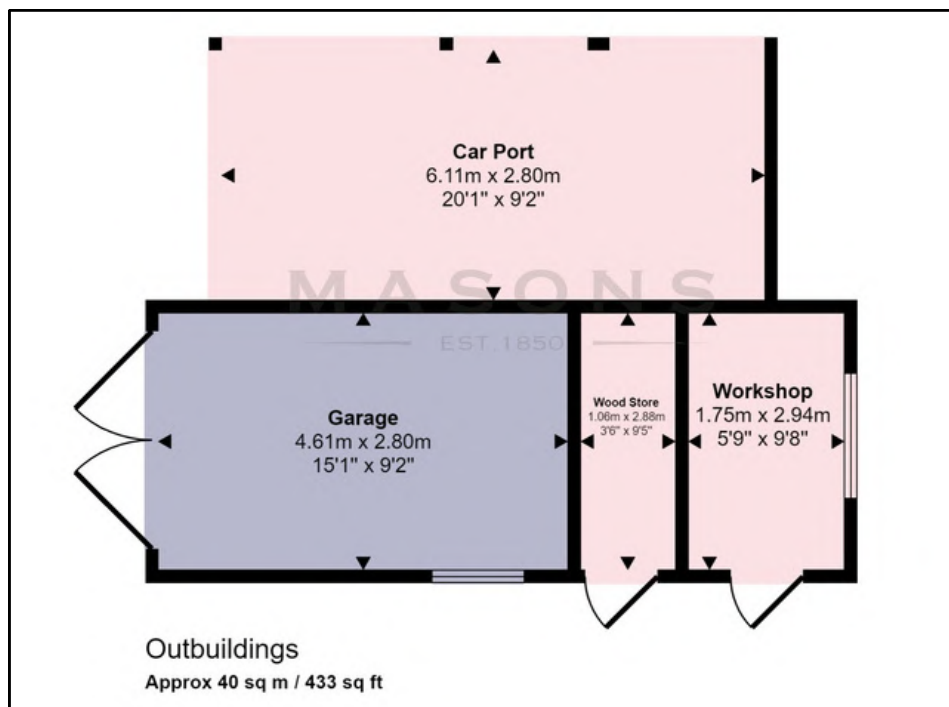
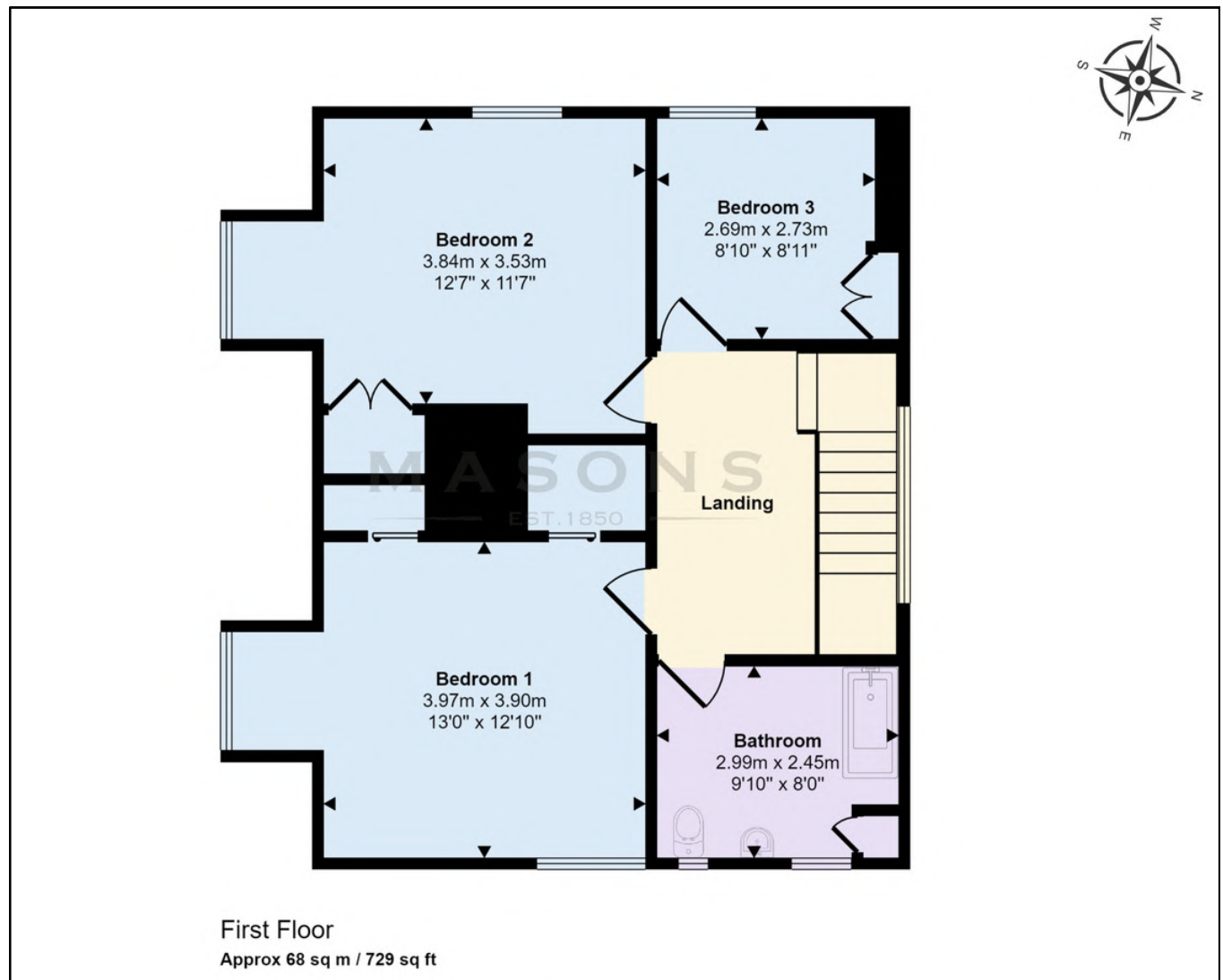
Ground Floor

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 real items.

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



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Louth

Vibrant Living in the Wolds



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 School/Academy. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

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.

Tenure

Freehold

Location

What3words: ///palace.glee.dash

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.

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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EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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