

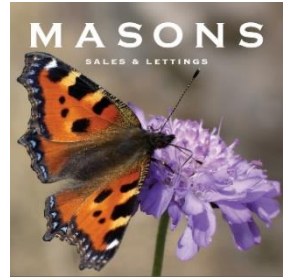


SALTERS CROFT  
COVENHAM ST. BARTHOLOMEW LN11 0FF

**M A S O N S**  
EST. 1850

## SALTERS CROFT, BIRKETTS LANE, COVENHAM ST. BARTHOLOMEW, LOUTH, LINCOLNSHIRE LN11 0FF

A substantial and handsome detached family house in large mature gardens with double garage, greenhouse and workshop/shed in the style of a railway signal-box, all located on the rural village outskirts. Traditionally built and arranged internally on three floors, there are up to five excellent bedrooms, bathroom, two shower rooms, an elegant hall and first floor gallery landing, cloaks/WC and a stunning fitted dining-kitchen - open plan with an oak framed glass roof conservatory. Block paved parking forecourt, oil CH system, DG windows and for sale with NO CHAIN



## ABOUT SALTERS CROFT ...

This very handsome detached country residence has a date stone on the front elevation indicating that the property was built at the turn of the Millenium in 2000. Superbly designed, the main house has attractive brick-faced principal walls beneath a tall, pitched roof covered in clay pantiles.

The eaves and gables have corbelled brickwork to the roofline for ease of maintenance and the front elevation features a two-storey projecting gable, with pitched single storey pantile roof over the entrance lobby and a single storey wing, also covered in clay pantiles over the double garage. There is a spacious block-paved forecourt and turning area providing parking space for a number of cars.

There is a real “wow” factor in the shape of a dining/living kitchen which is open plan with a magnificent oak framed glass roof conservatory extending out towards the main garden and providing lovely views from within.

The building and rooms are rooted in tradition and with this in mind the double-glazed multi-pane windows have painted wooden frames. Heating is by an oil central heating system with underfloor heating to the dining-kitchen and supplemented by a flame-effect LPG fire to the fireplace in the lounge and a multifuel stove in the study/snug.

The versatile rooms are superbly proportioned over three storeys with up to 5 bedrooms, 2 shower rooms and a family bathroom. A fine staircase leads to a first-floor gallery landing and there is a cloakroom/WC off the entrance lobby.

The house stands in large mature gardens which are level with main lawn, woodland area, sun terrace, greenhouse and a garden shed/workshop in the style of a railway signal box. A more detailed account of the accommodation is provided below.





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# ACCOMMODATION

## 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 round the bends past the Church of St. Mary on the right and then turn right along Birketts Lane just before the Church of St. Bartholomew. After the left bend, turn left on reaching the right bend, along the block paved driveway and continue straight ahead, past the house on the right into the grounds of Salters Croft (the name plate is on the right gate pillar).

## Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale. For the purposes of our description, the main elevation facing the driveway is deemed to be the front of the property)

## Ground Floor

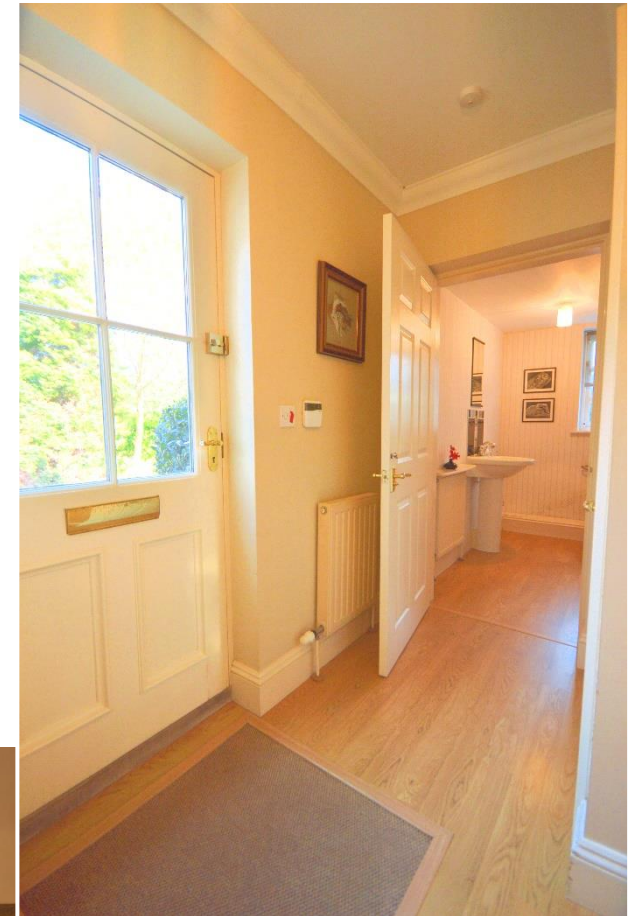
The main entrance adjacent to the block-paved forecourt comprises a part-glazed, four-pane (double-glazed) door into the:

## Entrance Lobby

With matwell, oak laminated floor covering, radiator and coved ceiling. Glazed six-pane internal door to the entrance hall and six-panel doors to a recessed cloaks cupboard with clothes rail and shelf and to the:

## Cloakroom/WC

A good size with a white suite comprising a low-level, dual-flush WC and a pedestal wash hand basin with decorative ceramic tile splashback and mixer tap. Double doors to understairs store cupboard, radiator with shelf over and multi-pane window to the side elevation.





### Entrance Hall

A reception area of superb size with a wide feature staircase having a spindle balustrade with turned newel posts leading up to a large gallery landing over. Radiator in decorative case, central heating thermostat, oak laminate floor covering, coved ceiling and door chimes. Six-panel doors lead off to the lounge, study and kitchen and there are glazed six-pane double doors opening into the dining room. Two ceiling light points.



## Lounge

A well-proportioned room with window to front and rear elevations and two side windows, all of double-glazed, multi-pane style. Contemporary fireplace with a slate inset, framed by a stone contrasting pillared surround and having a flame-effect LPG fire. Two radiators, coved ceiling with two ceiling light points on a double dimmer switch and roller blind to each of the windows.





### Dining Room

A spacious entertaining room with a radiator, coved ceiling, centre ceiling light point and uPVC part-glazed (double-glazed) multi-pane effect French doors on the rear elevation opening onto the patio and garden.





### Study

A versatile reception room which would alternatively make a comfortable snug with a handsome brick arched feature fireplace over a brick hearth with an inset cast iron double door, multi-fuel stove and a shaped brick mantel shelf. Radiator, covered ceiling with centre ceiling light point and windows with blind to each on the side and rear elevations.



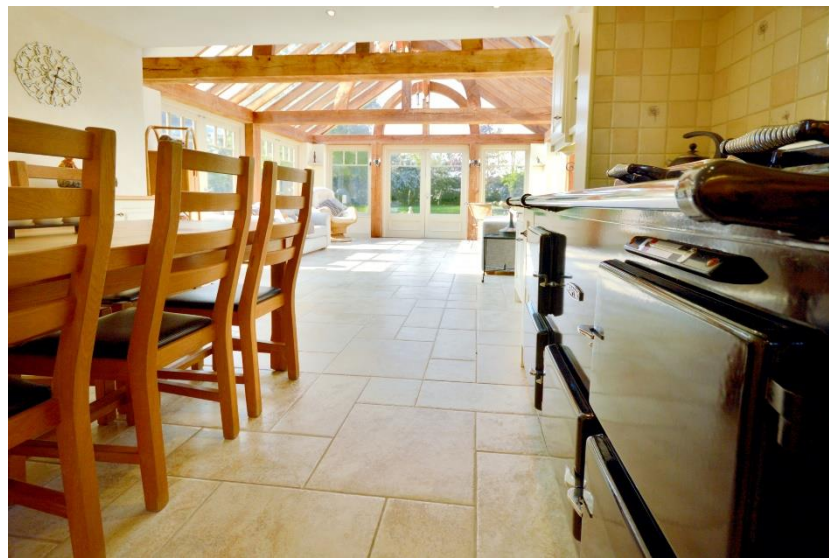
### Open-plan Dining/Living-Kitchen and Conservatory

Open plan with a superb spacious oak-framed Conservatory. These two rooms combine to form an exceptional living/dining and cooking area with fitted kitchen furniture. The units are finished in ivory and comprise base cupboard units, drawer units with ornamental drop handles, black granite work surfaces and a matching range of wall cupboards together with a shelf display or bookcase wall unit.



Beneath the wall cupboards there are pelmet lights illuminating the work surfaces and there is a white enamelled ceramic, one and a half bowl sink unit with a chrome ornamental mixer tap. Integrated fridge/freezer, tall, shelved larder cupboard unit at the side, integrated Miele dishwasher and an impressive wide dual-fuel Redfyre range cooker in black enamel. This provides 4 ovens with two hot plates, and an electric Baumatic four-plate electric hob all set into a white-painted framed surround with high mantle shelf on brackets and a ceramic-tiled back with a concealed light behind the arch over.





Twelve ceiling downlighters, two dimmer switches, ceramic-tiled floor with underfloor heating and wide opening to the extremely impressive oak-framed conservatory with high pitched, double-glazed roof supported by massive oak king post trusses having arch shaped braces and incorporating a glazed gable.

There are windows to three sides and double-glazed French doors onto the patio, this room presenting lovely views over the extensive lawn and secluded main garden. Two wall light points to the oak pillars on each side of the French doors, four top-opening windows to one side and two further pairs of double-glazed French doors on the side elevation opening onto the patio.

### Utility Room

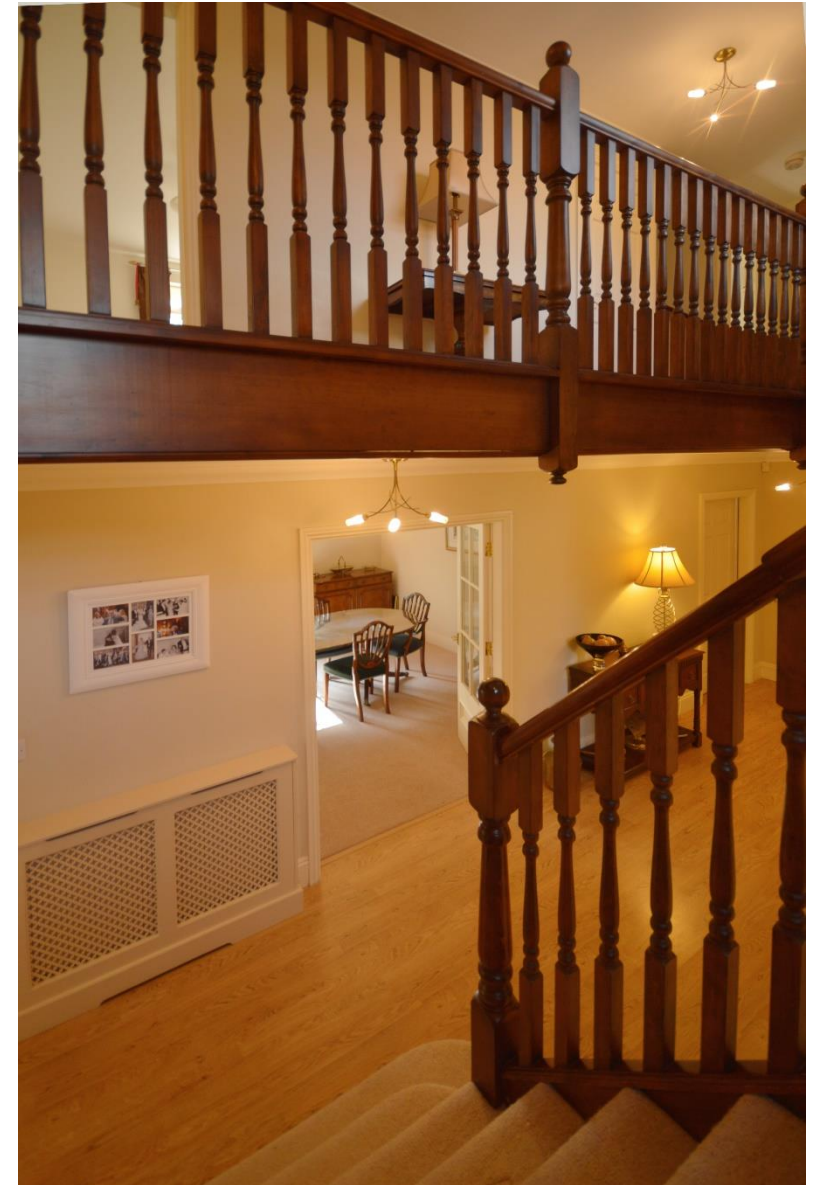
Fitted with an oak-fronted range of modern units with drop handles comprising base cupboards and drawers, tall cupboard unit, matching range of wall cupboards and roll-edge work surfaces with ceramic-tiled splashbacks. Single drainer stainless steel sink unit and plumbed-in Bosch Seri 4 washing machine.

Ceramic-tiled floor, wall programmer for the underfloor heating with cupboard containing the manifold beneath, three spotlights to ceiling fitting and side door to the garden with double-glazed, multi-pane upper section.

**First Floor** - The staircase leads up from the entrance hall via a half landing with double-glazed, multi-pane window overlooking the driveway approach and continuing to a:

**Large Gallery Landing**

With spindle balustrade and turned newel posts around the stairwell. There are two built-in store cupboards with six-panel doors, coved ceilings with three ceiling light points and two smoke alarms. Built-in airing cupboard containing the insulated hot water cylinder with immersion heater and expansion vessel for the pressurised hot water system. Further window with double-glazed multi panes over the stair well, again providing an outlook towards the driveway approach. A staircase with handrail and upper spindle balustrade with turned newel posts leads up to the second floor.





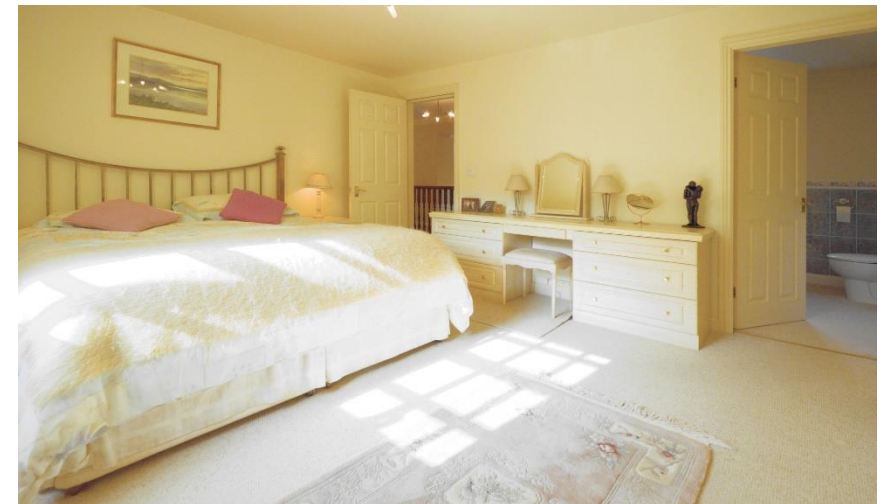
### Master Bedroom

A bright and spacious double bedroom with a range of two built-in double wardrobes having six-panel doors, clothes hanging rails and shelf compartments. Radiator and multi-pane, double-glazed window overlooking the rear garden. Ceiling light point and connecting six-panel door to the:

### En Suite Shower Room

With a white suite fitted around a range of bathroom furniture finished in white with roll-edge, birch-effect top and ceramic-tiled splashback, the units concealing the cistern of the low-level WC with a dual-flush control; matching built-in vanity unit with oval wash hand basin having chrome lever taps and cupboards beneath.

Glazed door to a good size shower cubicle with a mixer unit and handset on wall rail. The shower cubicle is ceramic tiled, complementing the half ceramic-tiled walls and there is a combined column radiator and chrome towel rail. Multi-pane, double-glazed window with blind facing the driveway. Wall mirror with two arched lights over, ceiling light and ceiling extractor fan.



### Bedroom 2

A further spacious double bedroom with a multi-panel, double-glazed window on the rear elevation and six-panel double doors to a large, recessed wardrobe with clothes rails, shelving and compartments. Radiator.

### Bedroom 3

A double bedroom with radiator, multi-pane, double-glazed rear window and recessed good size built-in wardrobe with six-panel doors, clothes rails and shelf compartments. Built-in corner desk unit with multiple drawers, open shelf and corner knee hole, together with a range of matching wall shelves with cornice and pelmet downlighters above. Ceiling light and roller blind to the window.





### Family Bathroom

A good size with a white suite comprising a panelled bath with shower fittings to mixer tap, low-level WC, pedestal wash hand basin and a ceramic-tiled shower cubicle with glazed screen door and shower mixer unit operating a handset on wall rail. Wall mirror with arched light over, combined radiator and ladder-style towel rail, Part ceramic-tiled walls with chrome-effect border and mosaic, together with feature tiles. Ceiling mounted extractor fan, ceiling light and side window with roller blind.

### Second Floor

#### Landing

With double-glazed Velux skylight window having an integrated blind and providing some lovely far-reaching views over the open countryside beyond the neighbouring houses. The spindle balustrade forms a small gallery over the staircase which has kite-winder turning steps forming the return and a moulded handrail on wall brackets. Two ceiling light points and smoke alarm.







#### **Bedroom 4**

A spacious room with part-sloping ceiling, Velux double-glazed skylight window providing views as before and having an integrated blind. Multi-pane, double-glazed window on the side elevation with blind. Radiator, two door accesses to the under-eaves storage space and double six-panel doors into a good size wardrobe with clothes rail and shelving over, together with shelves at the side. Ceiling light.

#### **Bedroom 5**

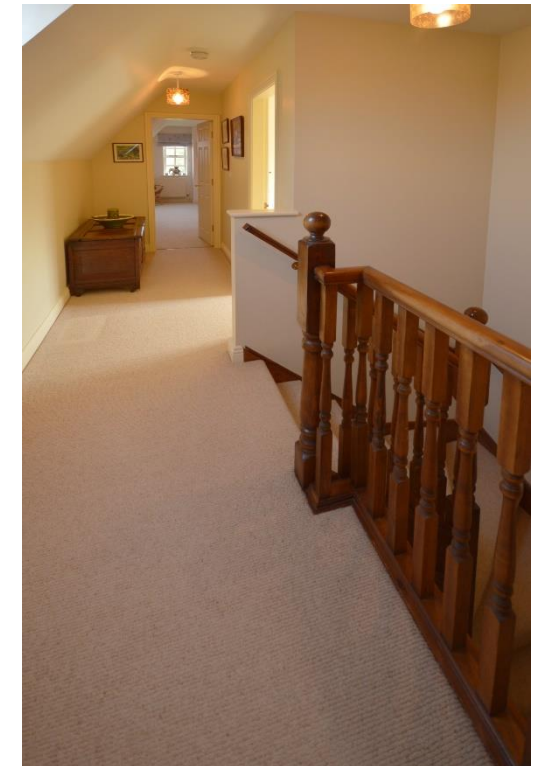
A double bedroom with part-sloping ceiling, Velux double-glazed skylight window with integrated blind and a multi-pane, double-glazed window on the side elevation with blind.



Radiator and six-panel door to a built-in wardrobe with clothes rail and shelf over. Four-panel door to a useful built-in recessed store cupboard. Ceiling light point.

### Shower Room

A shower room of excellent proportions with a white suite comprising a low-level WC and vanity unit having an inset wash hand basin with gold-coloured taps and double cupboards beneath, all surrounded by a ceramic-tiled splashback, together with a mirror and shaver light above. Ceramic-tiled shower cubicle with thermostatic mixer unit and handset on wall rail, together with a decorative glazed screen door. Radiator, multi-pane dormer window with roller blind, ceiling light and extractor fan. Trap access to the upper roof void.



## OUTSIDE

The property is approached through a five-bar gate which opens onto a sweeping block-paved drive, lined by ornamental trees, shrubs and bushes before opening out onto a spacious block-paved forecourt, ideal for parking several vehicles with an area for turning.

By the main front entrance there is a wide shrubbery with a variety of ornamental shrubs and trees to include an acer tree, flowering variegated weigela and berberis. The driveway gives access to the:

### **Attached Double Garage**

Of twin skin construction with block inner walls and brick-faced external walls under a pitched timber roof structure covered in clay pantiles. There are two up and over doors and the garage has strip lights, a large trap access to the roof storage void, a double-glazed, multi-pane window and a part-glazed, four-pane, (double-glazed) door onto the main garden.

There is an electricity consumer unit to one side with MCBs and there are built-in store cupboards at high and low level, together with space for appliances. To the rear is the Boulter oil-fired central heating boiler and there is a range of wall shelving. Positioned at the side of the garage is the 2,000 litre bunded oil storage tank on plinth.



### **The Gardens**

From the end of the turning area at the side of the house, a lawn extends into the main garden with conifer hedge and walk-through openings to a spacious flagstone-paved sun terrace with inset square shrubbery beds, gravelled borders and climbing roses to trellis work on the west facing wall of the house. The sun terrace is walled to the rear with a walk-through opening onto a block-paved seating area with kitchen garden having raised beds and a green metal-framed greenhouse adjacent. There are tall laurel hedges maintaining privacy to the garden with a walkway along the western edge of the garden.





Positioned in the corner of the sun terrace is the signal-box style garden shed/workshop with multi-pane windows, clay pantile roof, part-glazed door, strip light, ceiling light and power points, together with benches to the front and side.

The principal garden area extends for some distance from the side elevation and the superb conservatory projects into a flagstone-paved patio surround with shaped flower beds and borders, steps up to the main spacious lawn and superb views. There is a clay pan tiled canopy porch over the external door to the utility room and the flagstone pathway extends from the conservatory around to the block-paved side path adjacent to the garage.





The main garden has deep shrubbery beds shaped to one side and a splendid variety of ornamental trees, all enclosed by tall boundary hedges and a wildlife garden with woodland walk has been created in the far corner with spring bulbs and bark pathways. There are flower beds around the patio with spring bulbs, shrubs, ornamental trees and bedding plants.

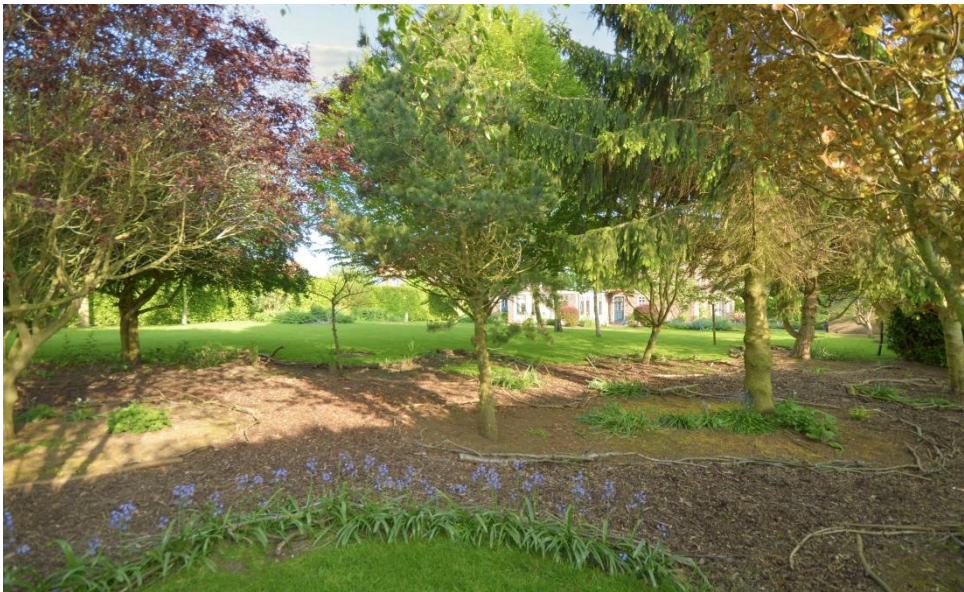
There are high-level floodlights over the sun terrace and patio areas, two wall lights by the French doors from the dining room, wall lantern by the turning area of the driveway and a wall lantern by the main front entrance and garage doors.





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**Viewing:** Strictly by prior appointment through the selling agent.

### **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.

### **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 G.






# FLOORPLAN

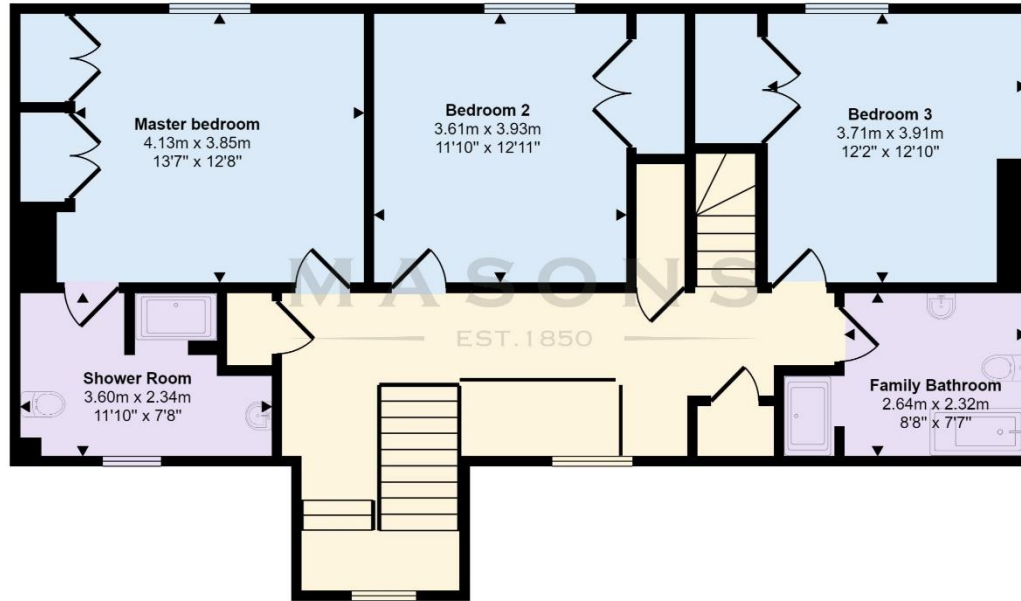
## GROUND FLOOR

Ground Floor  
Approx 184 sq m / 1983 sq ft

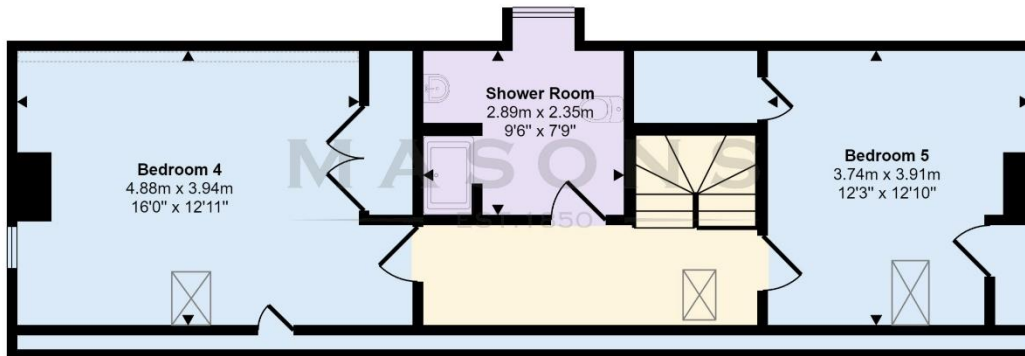
 Denotes head height below 1.5m

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, 1<sup>ST</sup> AND 2<sup>ND</sup> FLOORS AND EPC GRAPH



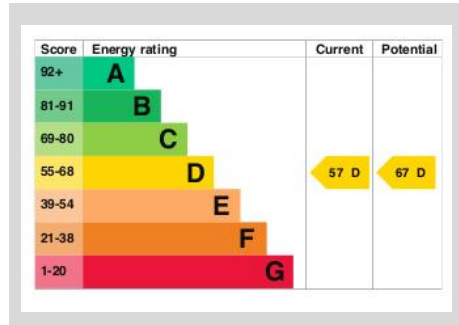
**First Floor**  
Approx 96 sq m / 1033 sq ft



**Second Floor**  
Approx 62 sq m / 670 sq ft

Denotes head height below 1.5m

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