



QUARRINGTON HOUSE
GOULCEBY

M A S O N S
EST. 1850



ABOUT QUARRINGTON HOUSE...

An individually designed country residence located in the Lincolnshire Wolds with private grounds of 1.68 acres (sts). Extended and completely renovated with new layout this family home offers extensive high quality living accommodation with the adjoining parkland gardens running down to the beck creating a tranquil rural lifestyle opportunity lending itself to equestrian or horticultural use. The main residence offers 5 bedroom accommodation 3 of which being en suite with further shower room. A grand and elegant sitting room to the rear overlooks the grounds with doors into the contemporary living kitchen diner with pantry and utility room off it. In addition there is a self-contained recently finished one bedroom annexe which offers versatile merging family opportunities or holiday let use. The delightful grounds offer extensive parking with garage and summerhouse to the rear.

The Property

Quarrington House has been comprehensively renovated and extended by the current vendors, making it completely unrecognisable from its original size and layout. The property was originally built in 1998 and underwent the refurbishment and extensions during 2016 which included incorporation of the integrated garage, extension to the left-hand side and conversion of the loft with the entire layout of the property improved. The property was renovated to an exceptionally high standard with high-quality fixtures and fittings throughout and has brick-faced cavity wall construction with pitched roof covered in clay tile. In 2020, a replacement detached timber garage was granted permission and built behind the property, being one and a half width in size to replace the originally integrated garage.

During 2021 the annexe located behind the property was extensively updated and now provides superb versatile granny annexe or holiday let use, as required. The main property is heated by way of oil-fired central heating system which is serviced on a regular basis and the annexe has modern electric radiators. The property has fully uPVC double-glazed windows and door. The delightful grounds extend to around 1.68 acres (STS) having mature parkland gardens with bushes and trees which also lends itself to equestrian and horticultural use with the grounds running down to the beck at the bottom of the garden and a separated orchard and vegetable garden area to the side.



Entrance Hall

Having a part-glazed composite door with frosted and leaded windows, matching window to side into the spacious L-shaped hallway having four-panel oak doors to all internal rooms, with oak flooring throughout and attractively decorated walls. Staircase leading to first floor with oak banister, spindles and carpeted treads. Smoke alarm to ceiling with understairs storage cupboard with light.

Cloaks/WC

With low-level WC, wash hand basin, attractive panelling to half-height walls, frosted glass window to side, extractor fan to ceiling and luxury vinyl tiled floor with built-in storage cupboard to side with sliding doors having shelving for shoes and timer controls for heating system with rails for coat storage.

Sitting Room

An amazing and spacious reception room having previously been converted from the former integral garage to create one expansive space, finished to an exceptional standard with oak flooring, cornice to ceiling with a focal fireplace to one end having stone surround and solid stone hearth with inset multi-fuel burner in exposed brick opening. Hand-painted integral book case to one side finished in attractive sage green colour with bookshelves and storage cupboards below. Large floor to ceiling window to two aspects, creating a light and airy space with the room extending into the open area with double patio doors into rear garden. Further matching bookshelf unit to side.



QUARRINGTON HOUSE, FORD WAY, GOULCEBY, LN1 1 9WD







Kitchen Dining Room

A superb feature of the property having an extensive range of base and wall units, with solid oak, sage green Shaker style doors with matching central island unit. Superb granite work surfaces with inset one and a half bowl, stainless steel sink and matching granite splashback with an extensive range of built-in appliances including twin eye-level Neff electric ovens with warming drawers below. Large larder fridge to one side with tall freezer unit to the other. Adjacent the sink are two built-in Neff dishwashers, whilst the island unit houses the large five-ring Neff induction hob with Neff ceiling-mounted extractor above with integral lighting with the island having matching granite worktop with breakfast bar to one side. Also having further cupboards and the entire room having oak flooring. Vertical column radiator and electric consumer unit to side with double patio doors into rear garden, adjacent the large walk-in bay window overlooking the garden and grounds with space to side for large dining table. Double oak doors into the sitting room.



Pantry

Having a range of base and wall units with sage green Shaker style doors with roll-top laminated work surfaces, shelving fitted to two sides, space for large fridge and tiled floor.

Utility Room

Having separate entrance door from the front driveway with arched window to side, coat hooks and shelving, opening into the spacious utility with range of fitted base and wall units (one housing the water softener) with Shaker style doors, roll-top laminated work surfaces with matching upstands, space and plumbing provided for washing machine and tumble dryer with single bowl stainless steel sink, window to side and further space at end for large larder fridge. Loft hatch to roof space and spotlights to ceiling with tiled floor.





Master Bedroom

Positioned at the front having windows to two aspects with fitted plantation shutters. A generous double in size with carpeted floor and a good range of built-in wardrobes to side with cornice to ceiling and door into:

En Suite Bathroom

A brilliantly proportioned en suite bathroom having four-piece suite consisting of panelled bath with hand shower attachment. Large corner walk-in shower with thermostatic mixer, rainfall and hand-held attachments. Back to wall WC and his and hers wash handbasins built within a single unit with storage cupboards below and further wall-mounted storage cupboard to side. Vertical contemporary radiator, fully tiled walls and floors in attractive brown colours with the floor benefitting from underfloor heating. Window to side with fitted plantation shutters, extractor fan and spotlights to ceiling.



Bedroom 2

A further generous double in size with window to side, cornice to ceiling and carpeted floor with door into:

En Suite Shower Room

Having shower cubicle to side with sliding glass door, Briston electric shower unit and attractive panelling to wet areas. Back to wall WC with storage cupboards either side and wall-mounted wash hand basin with pull-out drawer unit, illuminated mirror above and heated towel rail to side. Frosted glass window and tile-effect floor with extractor fan to ceiling.

Bedroom 3

A further double bedroom with cornice to ceiling and carpeted floor. Window overlooking driveway with door into:

En Suite Shower Room

With sliding glass door into shower with thermostatic mixer, attractive panelling to wet areas with wall-mounted wash hand basin with tiled splashback, shaver point and back to wall WC with storage cupboard to side and worktop area. Frosted glass window, extractor fan to ceiling and tile-effect vinyl cushion flooring.





Bedroom 4

A double bedroom currently set up as a home office with cornice to ceiling, window to side and oak flooring.

First Floor Landing

Spacious landing to the first floor with part-vaulted ceilings, currently used as a seating area to one side and skylight with blind. Loft hatch to roof space, spotlight and smoke alarm. Carpeted floor and double doors providing useful laundry cupboard. With the entire first floor, would make an ideal teenager's wing having its own bathroom and bedroom.

Bedroom 5

A very large double bedroom in size with part-vaulted ceilings, window to gable end, spotlights to ceiling and carpeted floor with a large range of built-in wardrobes to one end and access to eaves storage.

Shower Room

Off the landing having low-level WC, corner shower cubicle with sliding glass door, thermostatic mixer and stone-effect panelling to wet areas. Wall-mounted wash hand basin with tiled splashback and illuminated mirror above. Good range of built-in cupboards to side with worktop, Velux skylight to one side and fitted blind. Vertical contemporary radiator and spotlights and extractor fan to ceiling, carpeted floor.



Annexe

A detached one bedroom annexe positioned behind the property. The outbuildings, originally a stable block, was converted to create superb versatile living accommodation either for family member, granny annexe or could be run as an Air bnb. Externally, the property has brick-faced walls with pitched roof covered in tiles with a covered porch with brick pillars and lighting within, leading to the solid timber front entrance door into:

Entrance Hall

With neutral decoration and large opening into main living space. Wardrobes to side with sliding doors, having fitted shelving within with water softener unit. Loft hatch to roof space and smoke alarm, wood effect vinyl flooring and opening into:

Living Kitchen Diner

A good range of base and wall units with recently fitted kitchen having navy units with Shaker style doors with soft-close hinges. Marble-effect, square edge work surfaces with matching splashback and having a one and a half bowl, grey resin sink with chrome mono mixer tap. Good range of built-in units, space for cooker and extractor above. AEG full-size dishwasher and space provided for under-counter fridge and plumbing for washer. Pull-out double bin unit and large space to side for free-standing fridge freezer. High-level electric consumer unit, window to side and having double patio doors leading to garden. Room extending to provide a lounge area and space for dining table with removable plinth to side suitable for use with electric fire. Wood-effect luxury vinyl floor coverings, spotlights to ceiling and contemporary vertical electric radiator.





Bedroom

A double bedroom in size with window to side and floor to ceiling window to the other. Carpeted floor, electric panel radiator and spotlights to ceiling.

Bathroom

Having panelled bath with hand shower attachment, wash hand basin with storage drawers below, low-level WC and large walk-in shower with thermostatic mixer having rainfall and hand-held attachment. Stone-effect panelling to all wet areas and having frosted glass window to side. Spotlight with extractor fan to ceiling and white electrically heated towel rail with tile-effect vinyl cushion flooring.



Outside

Front Garden

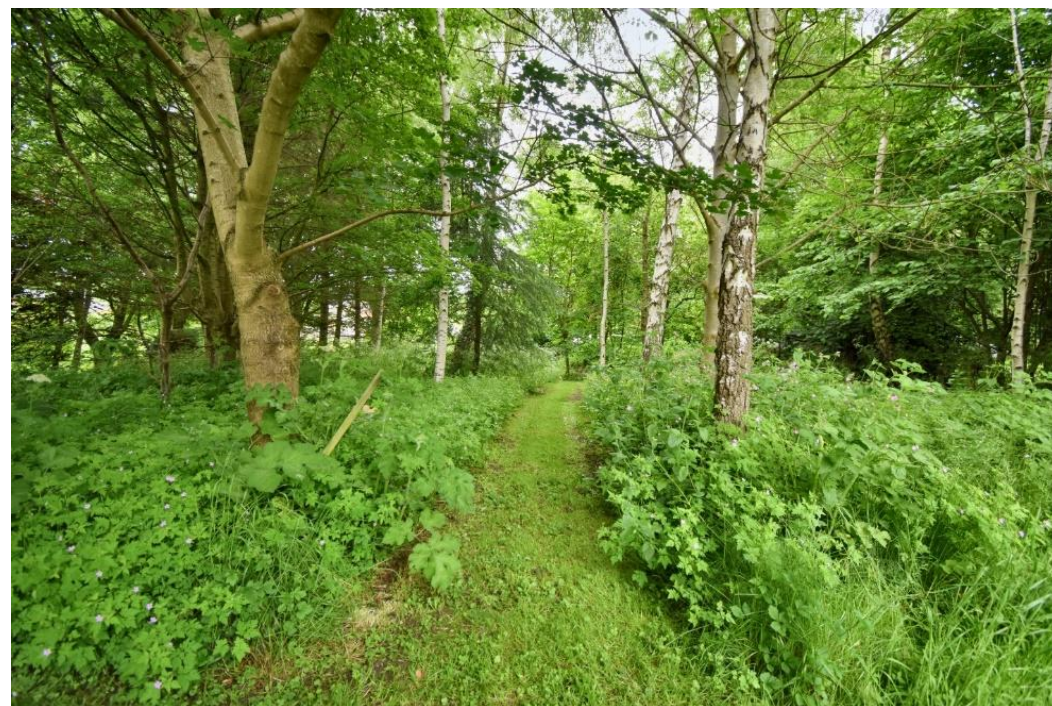
Accessed via a gravelled driveway, standing around both sides of the property, providing parking for multiple vehicles and having hedged and walled boundaries. Driveway extending giving access to front entrance door having covered porch with arched openings, timber log store to side with concrete base and boundaries having mature planted borders with bushes, shrubs and trees creating a private setting. Driveway extending down left-hand side of the property with further access to the house via utility door and double gated access leading to the:

Rear Garden

A superb feature of the property with the gardens extending to around 1.68 acres (STS) of mature parkland and lawned garden with mature specimen trees, shrubs and planted borders. Immediately behind the property is a smart limestone patio with bricked borders and retaining walls, creating a superb al fresco dining and barbecue area within an extremely private setting. Outside light and power provided with steps down into the extended patio area, extending to a level area adjacent the annexe with gazebo. Retaining wall to perimeter with built-in slabbed bench area with access to side into the annexe. Meticulously maintained gardens extend to a very smart lawn. External uPVC door giving access to the boiler room housing the oil-fired central heating boiler, with tank positioned to the rear.

Positioned to the side stands a high-quality **Summer House** of tongue and groove pine construction with pitched, felted tile roof, covered canopy to front area with power and lighting provided, having double entrance doors with carpeted floor and double-glazed windows to side. Currently set up as an art studio, however, would make an ideal home working space, games room, hobby room or workshop, etc.

Attached to the side of the summer house is a useful garden store, also of pine construction. The delightful gardens slope gently away from the property, extending down into a well-planted area towards the rear boundary with some superb trees and flowering bushes with the rear boundary marked out by the delightful meandering beck running across the boundary of the property creating a very peaceful and tranquil space. The left-hand boundary of the property has a public footpath passing outside the boundary and is screened from the property via a recently installed, high-level timber fence. To one corner, a more densely planted wildlife area with compost area and wild flower meadow beyond, leading down to the beck.





Orchard

To the side is a separated garden with high-level hedging planted with mature fruiting trees. Fenced boundary to one side and having a well-maintained vegetable plot and central seating area. Garden shed and polytunnel to side making a superb potting area.

Garage

Of tongue and groove pine construction with felted tile roof, double timber front entrance doors with window to side and further pedestrian side door. Light and power provided with workshop area to rear and side with fitted bench and shelving, generally being a one and a half width garage and having concrete floor.

The Cattery

Timber pet house with Omlet cat enclosure, having climbing frame within and could also be utilized as a dog or chicken run if required.

Directions

From Louth take the Horncastle Road then carry straight on over the Louth bypass along the A153 towards Horncastle. Drop down steep Cawkwell Hill and just after passing the two left turns to Scamblesby, take the right turn signposted Asterby, Goulceby, Stenigot and Donington, (Ranyard Lane). Follow the lane, passing the right turn and at the T-junction turn right. As you drop down the hill towards Goulceby, continue down to the bottom and turn right onto Ford Way and the property will be found shortly on the left.



Location

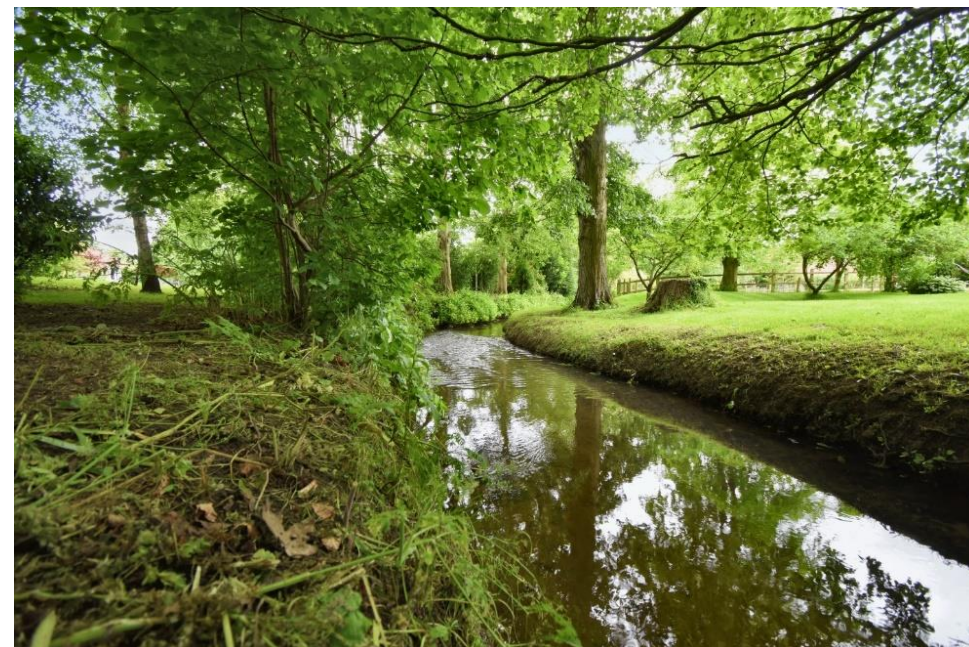
The village of Goulceby nestles in the centre of the Lincolnshire Wolds Area of Outstanding Natural Beauty and contains a variety of individual properties with a local country pub, just a short walk from the property. The village also has the beautiful Church of all Saints. The village is well located for travelling to three market towns with Louth some 8.5 miles distant, Market Rasen around 14 miles away and Horncastle, some 7 miles away.

Louth is known as the capital of the Wolds and has a superb central conservation area with a variety of individual shops, supermarkets, theatre, cinema, many sports facilities and attractive parks. Market Rasen has rail links to the national network and is known for the National Hunt racecourse. Horncastle is particularly popular with collectors for the many antique shops and bric-a-brac stores. The main business centres are in Lincoln, Grimsby and Boston.

The neighbouring village of Donington-on-Bain is just a short drive from Goulceby and has a village post office/shop, a second general purpose shop, a public house with restaurant and the Viking Way passes through the villages of Donington-on-Bain and Goulceby.

Viewing

Strictly by prior appointment through the selling agent.

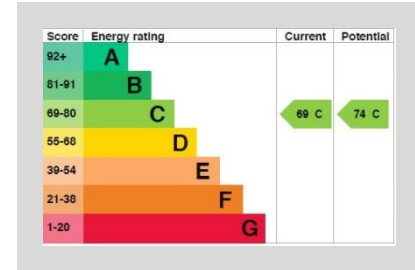




General Information

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 and water whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage. The house is in Council Tax band E, the annexe is in Council Tax band A.

FLOORPLANS AND EPC GRAPH



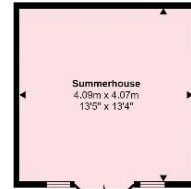
Approx Gross Internal Area
353 sq m / 3799 sq ft



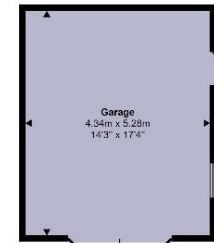
Ground Floor
Approx 215 sq m / 2318 sq ft

First Floor
Approx 91 sq m / 551 sq ft

Annex
Approx 47 sq m / 503 sq ft



Outbuilding
Approx 17 sq m / 179 sq ft



Garage
Approx 23 sq m / 247 sq ft

Diagonals head height below 1.0m

This floorplan is only for illustration 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.

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