



ROWGATE HOUSE
SCAMBLESBY

MASONS
EST. 1850

ABOUT ROWGATE HOUSE

A beautifully designed, four bedroom home occupying an idyllic rural position within the heart of the Lincolnshire Wolds, enjoying stunning views all round from its plot of 4.8 acres (STS). This superb family home has been recently extended and refurbished throughout to an exceptional modern standard offering versatile accommodation comprising three reception rooms, smart dining kitchen, shower room, study and utility to the ground floor whilst to the first floor is a stunning master suite with dressing room and en suite, three further bedrooms and family bathroom. Detached garage and well maintained, south-facing gardens with smart garden room. Adjacent the property is a large barn with paddocks extending to the rear, making an ideal set up for a variety of purposes including equestrian, horticultural or leisure use (STP).

The Property

The property dates back to the early 1980s and is of brick-faced cavity wall construction with pitched roof covered in clay pantiles. The property was later extended in 2021 with the superb front extension providing the foyer and ground floor shower room, along with the extended master bedroom and en suite above, with architect designed oak-framed windows and fully glazed frontage creating a contemporary and modern design. The property is well positioned on a sleepy country lane to enjoy stunning views all round with the rolling Wolds countryside, the grounds extending to the side and rear across the beck. The property is heated by way of a Worcester Danesmoor oil-fired central heating system which is serviced on a regular basis, with newly installed oil storage tank, supplemented by a recently installed multi-fuel burner to the lounge. The property also has modern uPVC double-glazed windows and oak front and rear entrance doors. The property is surrounded by well maintained formal gardens with hedged boundaries and having a superb insulated garden room to the corner. Adjacent the property is a large agricultural barn (60ftx40ft) and paddocks extending to a total area of around 4.8 acres (subject to survey), with the building and land offering a superb opportunity for a range of purposes including equestrian, horticultural or leisure (subject to planning).



ROWGATE HOUSE, SCAMBLESBY, LOUTH, LN1 1 9XU

Accommodation

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

Entrance Porch

Open porch with pillar to corner, attractive tiled floor and courtesy light. Painted rendered finish to wall and ceiling with solid oak front entrance door with floor to ceiling windows to either side, into the:

Foyer

A bright and spacious entrance foyer with oak-framed windows to front with floor to ceiling windows creating a light airy space with further side window. Attractive tiling to floor and neutral decoration. Ample space for seating with opening through to:

Entrance Hall

A spacious reception hallway with neutrally decorated walls, carpeted floor and six-panel doors to principal rooms. Glazed timber doors to conservatory, understairs storage cupboard with staircase leading to first floor, having timber banister and spindles.





Shower Room

A smart, contemporary and recently fitted suite comprising a large, walk-in shower cubicle with thermostatic mixer having rainfall and handheld attachment with shower screen to side. Largescale marble style tiling to all wet areas and to half-height for the remainder. Low-level WC, wash hand basin with grey storage cupboards below. Window to side and large, chrome heated towel rail, extractor fan to wall and matching largescale marble style tiling to floor.

Dining Kitchen

A smart and welcoming kitchen with a large range of base and wall units finished in sage green Shaker style timber doors, with pull-out storage units and deep pan drawers. Solid oak woodblock work surfaces having one and a half bowl, white resin sink with chrome mono mixer tap. Attractive white tiling to splashbacks and having a good range of built-in appliances, including a Bosch 70/30 split fridge/freezer, Lamona high-level microwave, space and plumbing for dishwasher, whilst to the side is a double oven, oil-fired Aga making a wonderful focal point for the room with clothes airer above. Matching base and display wall units to opposite side of the room, built-in wine rack system. Large bow window to front and further side window, neutral decoration, wall and spotlights to ceiling. Ample space for large dining table with Harvey Marie English Oak effect herringbone flooring. Loft hatch to roof space.





Utility Room

A useful room to the rear of the property with base units, fitted worktop, single bowl, stainless steel sink with tiling to splashback. Space and plumbing for washing machine and also housing the Worcester Danesmoor oil-fired central heating boiler which is serviced on a regular basis. Ample space for coat and shoe storage with window to side, timber rear entrance door and an archway through to a further cloakroom with fitted coat hooks and shelves, ideal for storage. Harvey English Oak effect straight lay flooring throughout matching the kitchen flooring.





Dining Room

With bowed window to rear, a spacious reception room which could be used for a variety of purposes including further sitting room or ground floor bedroom if required, with secondary entrance door to side. Attractively decorated having two ceiling light points and carpeted floor.

Lounge

Positioned to the end of the property having a smart, contemporary stone fireplace surround with slate hearth and inset multi-fuel burner. Three windows to two aspects, carpeted floor and glazed timber doors into:



Sun Room

A superb feature of the property being very large and extending to the side with brick dwarf wall to perimeter and fully glazed windows all round, with patio doors out onto the rear garden. A solid constructed roof with tiled covering making it a space to be used all year round, enjoying a south-facing aspect and brilliant views of the Wolds countryside. Vaulted ceiling and oak-effect Amtico flooring, coal-effect electric fire to side with climbing plant above.

Study

With two built-in work desks with fitted shelving and cupboards to one side, spotlights to ceiling, Amtico oak-effect flooring and window to side.

Gardeners WC

Access via an external UPVC door with low level WC and frosted glass window to side.





First Floor Landing

With loft hatch to roof space, smoke alarm and six-panel doors to bedrooms and bathroom. Carpeted floor and large window over stairs.

Master Bedroom Suite

A recent addition to the property, into the initial **dressing area** with built-in wardrobes to side with oak doors, space to side for a dressing table, carpeted floor and an opening into the bedroom. A superb space having high vaulted ceilings with oak-framed windows to front overlooking stunning Wolds countryside to the front aspect. Further window to side aspect. Wallpaper to one wall and neutrally decorated with carpeted floor throughout and door off dressing area into the:



En Suite Shower Room

With large shower cubicle to side with thermostatic mixer having rainfall head and hand-held attachment. Marble-effect panelling to wet areas and shower screen to side. Low-level WC, wash hand basin with storage cupboards below. Anthracite grey electrically heated towel rail, high-level window and extractor fan, washed oak-effect flooring and neutral decoration.

Bedroom 2

A double bedroom with window overlooking rear aspect, fitted wardrobe with oak doors to side and further built-in chest of drawers with oak drawers and shelving above. Carpeted floor.

Bedroom 3

A further double bedroom to rear with window overlooking gardens. Large built-in wardrobes with oak doors to side and carpeted floor.

Bedroom 4

A final double bedroom with a good range of built-in wardrobes, alcove for dressing table, carpeted floor, window overlooking front.





Family Bathroom

Having large, walk-in shower cubicle with thermostatic mixer, rainfall head attachment and shower screen to side. Back to wall WC unit and wash hand basin with navy storage cupboards below. Panelled bath to side with mixer taps and panelling to all wet areas and to half-height walls to the remainder. Window overlooking rear garden. Chrome heated towel rail, light grey oak-effect floor and large airing cupboard to side with hot water cylinder and immersion heater with shelving provided for laundry.

Outside

Garage

A single detached garage complementary to the main dwelling, having brick walls with pitched roof, up and over door to front, two windows to either side and further pedestrian side entrance door. Concreted floor, having light and power provided, being longer than average creating space for workshop to far end if required.



Front Garden

With extensive gravelled drive to front and turned around to the side leading to the garage. Well maintained hedged boundaries to all sides with a good range of mature trees, bushes and laurel hedging. Lawned garden to front and extending around to the side with rockery to corner, with the lawn extending around and into the:

Rear Garden

Extensive formal lawned gardens to the rear, enjoying the south-facing aspect with well maintained lawns extending down to a beech hedge boundary with large, mature trees and bushes to side. Block-paved patio adjacent the rear of the property providing ample space for barbecues and al fresco dining and space to relax and enjoy the stunning views. Steps down into the main garden area with riven stone paved pathway leading down to the bottom corner and garden room. Adjacent the path are well maintained planted borders with an excellent array of plant species, leading to the:





Garden Room

Positioned to the corner, overlooking the house and gardens with extending decked area to front, a smart, professionally constructed and fully insulated Oeco Garden Room (5m X 3m) with cedar cladding and corrugated metal roof, UPVC doors and windows finished in anthracite grey externally, with neutrally decorated internal walls and ceiling, front and rear windows and floor to ceiling windows to front and side aspect. Projecting roof extension on the canopy with recessed down lights into the timber void underneath. Oak-effect laminate flooring with light and power provided and having electric panel heater to rear. Ideal for a variety of purposes including summer house, art studio, home working space and ideal for relaxing of a summer's evening. In front of the garden room is an extended riven stone patio.

Orchard

Adjacent to the garage is a further lawned garden with apple and plum trees and an aluminium-framed greenhouse, with newly installed oil storage tank. Herb garden to side and coal bunker.



Yard

Accessed from the road via a concreted driveway extending all the way down the side of the barn, with gravelled parking area to side, hedged boundaries and secure gated access into the main yard which is laid to concrete and extended gravelled area. To the side is a useful insulated storage unit with secure door having lighting and water supply.

Barn

A superb agricultural steel portal framed barn measuring 60 foot (18m) by 40 foot (12m) with breezeblock infill to half-height walls to sides and front with rear aspect having electrically operated roller shutter door and further high-security side pedestrian door, with the remainder being corrugated panelling to walls and roof. Light and power provided with ceiling fans and concreted floor throughout, windows to side and front aspect. To one end is a Belfast sink with water supply and plumbing provided for washing machine. To the far end is an enclosed workshop area having fitted timber work bench with shelving and mezzanine storage area above, whilst to the opposite side is an internally enclosed store, ideal for tools and equipment with glazed timber entrance door, lighting within and further mezzanine storage area above. The building lends itself to a variety of purposes including agricultural use for machinery or could be converted to equestrian use as an American barn with internal stables and turn-out yard. Would also make an ideal classic car workshop or similar and would be perfect for any type of owner/operator business requiring storage of machinery or equipment.

Paddocks

Beyond the yard area extensive grass paddocks with the entire site extending to around 4.8 acres (subject to survey), laid to well maintained and mature grassland sloping gradually away down to the beck at the bottom with vehicular bridge to one side into the secondary paddock beyond, also laid to well maintained and mature grassland with mature hedged boundaries to all sides. Ideal for a variety of purposes, including equestrian, horticultural or leisure, (subject to planning).







Disclosure

In accordance with the Estate Agents Act of 1979 we advise that this property is being marketed for sellers who are connected with an employee of Masons (Louth) Ltd.

Directions

From Louth take the A153 towards Horncastle and travel a good distance, passing Cadwell Park motor racing track on your left. Continue down Cawkwell Hill and take the first left turning into Scamblesby village. Travel past The Green Man public house and take the left turning at the primary school. Travel a distance through the village following the road around to the left onto Chapel Lane. Follow the road for around half a mile out of the village and Rowgate House will be found on the right-hand side.

Location

Scamblesby is a highly regarded country village positioned in the Lincolnshire Wolds Area of Outstanding Natural Beauty and well placed for travelling to the market towns of Louth, Horncastle and Market Rasen, (7, 7 and 14 miles respectively). Lincoln is about 23 miles away and within easy commuting distance whilst the Lincolnshire coast is a similar distance to the east. Scamblesby benefits from the highly regarded primary School, a popular riding school, the church of St Martin and a busy community village hall. Also having good access to The Viking Way leading through the Wolds. The area has many attractive country walks and bridleways and is just a short distance away from Cadwell Park motor racing circuit.

Viewing

Strictly by prior appointment through the selling agent.

General Information

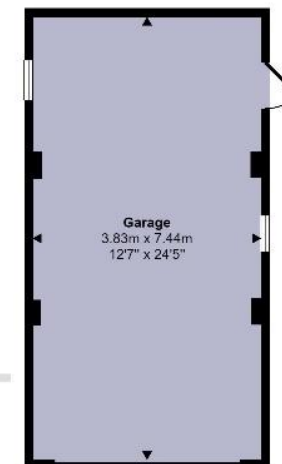
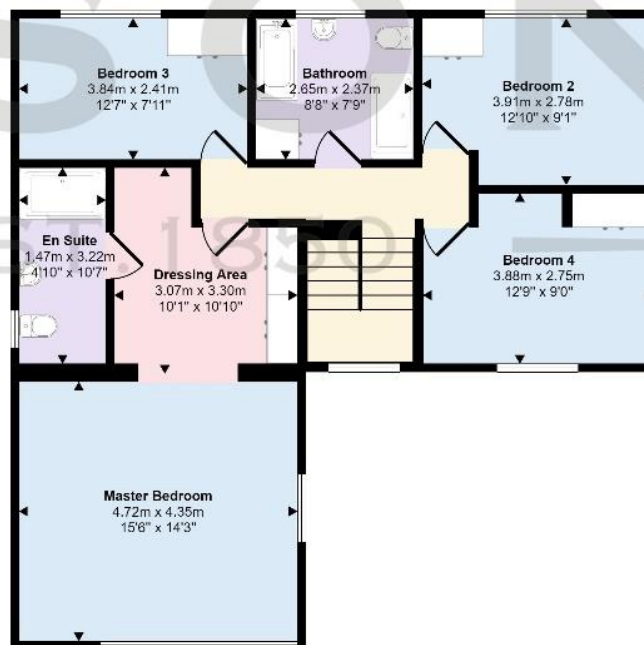
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FLOORPLANS AND EPC GRAPH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Approx Gross Internal Area
276 sq m / 2970 sq ft



Garage
Approx 29 sq m / 307 sq ft



Garden Room
Approx 11 sq m / 119 sq ft

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.

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