



# Cherry Tree House

Fulstow

**M A S O N S**

— Celebrating 175 Years —



# Cherry Tree House

Fulstow  
LN 11 0XF



A country home of supreme quality

Worcester Ground source heat pump

Under-floor heating throughout

PV solar panels and battery storage

4 double bedrooms,

2 bathrooms and shower room

3 reception rooms, hall, gallery landing

Utility Room and Cloakroom/WC

Sarah Anderson fitted dining-kitchen

Plantation shutters and motorised blinds

Amtico oak style flooring throughout

Double-gated driveway, double garage

Beautiful gardens , greenhouse and stores

This special and unique country home was built in 2011 to a meticulous specification. The underfloor heating is digitally controlled, and supplemented by 2 enamelled stoves and the Bereco double-glazed windows have a 30 year guarantee. The PV panels with 10Kw battery storage have reduced running costs of the house significantly (Average £140 pcm) to include EV charging.

The rear garden enjoys the sun with sandstone patios and two remote controlled awnings above the French doors featuring auto retraction in windy weather. The bespoke kitchen and utility room incorporate an extensive range of appliances and each bedroom has a remote-controlled, wall mounted flat screen TV (two are WIFI connected) with sound bar and booster to the master bedroom. The wall-mounted 50" OLED TV and sound bar in the garden room are included in the sale as is the wall mounted TV in the Snug.

Solid oak prevails throughout the house to include 4-panel doors, skirtings and architraves, pillared balustrade to staircase and gallery, and craftsman made wardrobes to all four bedrooms and landing. Oak galleried outer and inner gates open onto the forecourt and driveway to the detached double garage with workshop to the rear. There are superb views over farmland and spectacular sunsets to be enjoyed.

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The house is entered through a handsome main front entrance with shaped block steps up to the wide, painted-oak, part-glazed front door with glazed fanlight, all set into an ornamental moulded, pillared surround. The **entrance hall** is a spacious reception area which is L-shaped overall with a superb solid oak return staircase and heavy ornate balustrade leading up to a gallery above on three sides. Beneath the lower staircase is oak panelling and a concealed handle-less door to a useful store cupboard also housing the manifolds for the under ground-floor heating.



Solid oak part-glazed doors with ceramic handles lead off the hallway. The **cloakroom** is just off the hall with a white suite of Period style high-level WC and pedestal wash hand basin having a chrome towel rail beneath. A wall mirror is LED illuminated and the walls are ceramic-tiled featuring a mosaic glass tile border.







The **lounge** is a beautifully proportioned room with a Bath stone pillared surround to a recessed fireplace with an inset enamelled log-burning stove and projecting hearth.

Ceiling speakers are operated by a wall controller and oak part-glazed double doors on brass library hinges allow these to fold back totally creating a 2.2m wide opening for this room to flow to the garden room which in turn, is open to the dining-kitchen.

A comfortable family room, the **garden room** has wide, French doors with matching side panels presenting a panoramic view across the garden and the open fields beyond.





The garden room features a mock fireplace in Bath stone with an arched, cast iron inset and a 50 inch flat screen OLED TV and sound bar mounted above. To each side there are oak-built dressers with a fashionable grey painted finish comprising double base cupboards with lattice-work doors and display shelves above, one cupboard houses the control unit for the ceiling-mounted speakers which operate via the wall controls. This room has a part-sloping ceiling at the rear.



The **snug** is a cosy second sitting room at the front of the house with an angled corner fireplace, again finished in Bath stone creating a pillared surround and hearth to a recessed opening with an inset enamelled log-burning stove. Above the fireplace there is a wall-mounted TV. This room also has twin speakers set into the ceiling and a wall-mounted control.



Fully fitted by Sarah Anderson, the **dining-kitchen** has an extensive range of base and wall, cupboard and drawer units painted in Farrow and Ball "Matchstick" with contrasting "Charlotte's Locks" island unit, deep pan drawers, display shelving, extensive black granite work surfaces and plinth LED lighting. There is an integrated Siemens freezer, Neff dishwasher and larder fridge, a Caple wine cooler and a very impressive Smeg dual fuel range cooker with seven LPG rings, two fan ovens, a smaller oven/grill and warming drawer all set into a painted and panelled mock fireplace surround with high-level mantel shelf and cooker hood with downlighters inset.

A substantial dresser complements the units and there are Period style 3-branch chrome lights to the island and dining area. French doors open onto the rear patio and there are two ceiling-mounted speakers operated by a wall control. Lovely views over the garden and fields beyond.







The **utility room** is fitted with a comprehensive range of built-in units with a high-gloss, cream-coloured finish to include base double cupboard, classic Belfast sink with chrome single lever mixer tap, terrazzo-style work surfaces with ceramic tile splashbacks, wall cupboard units and a bank of tall cupboard units housing the central heating equipment.

The latter comprises a Worcester ground source heat pump with buffer tank adjacent, an insulated Worcester hot water cylinder and expansion vessels for the pressurised systems and a recessed tall storage cupboard adjacent which also houses the Ecowater Water Softener and the electricity consumer unit with MCB's.

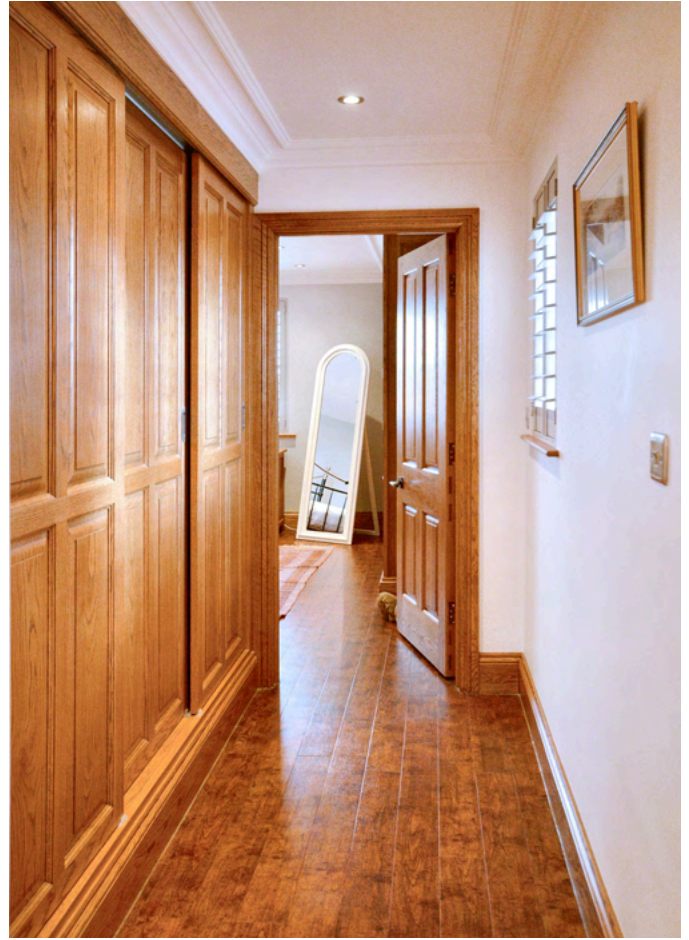
There is a recess beneath the work surface on one side and also included in the sale is the plumbed-in Bosch washing machine. Extractor fan and part-glazed door out to the oak-framed side porch.



On the first floor is the spacious **gallery landing** with solid oak balustrade on three sides of the stairwell around the impressive Christopher Wray chandelier.

There is an **inner landing** which gives access to the master bedroom and to one side of this are three sliding solid oak panelled doors to a shelved airing cupboard/storage cupboard which also houses the manifolds for the first-floor heating. Lovely views across the gardens and fields from the side window.

An oak-framed and solid oak-panelled trap access has a drop-down Youngman 2-stage aluminium ladder leading up to the large attic space above which has been floor-boarded for storage purposes and which provides scope for ongoing conversion (subject to local authority consent) as the roof has been constructed with attic trusses.







There are **four double bedrooms**, all with bespoke solid oak built-in wardrobes. The two bathrooms and ensuite shower room are all fitted with Burlington Edwardian style suites in white with chrome fittings.

The **master bedroom** enjoys some amazing views over the garden and farmland beyond. There is a hi-fi unit for the ceiling-mounted speakers which are operated by remote control and a flat screen TV with sound bar is included in the sale. The **ensuite bathroom** has ceramic-tiled walls with a travertine mosaic-tiled border extending into the ceramic-tiled shower cubicle with recessed shower mixer unit and large drench head. A double-ended, free-standing slipper bath has a chrome mixer tap with shower fittings; pedestal wash basin with chrome towel rail and ornate high-level WC. There is an electric chrome heated towel rail/radiator, shaver socket and LED illuminated mirror above the wash basin, together with a glass shelf.





The **second or guest bedroom** is at the front of the house and has a large front window and a wall-mounted flat screen TV included in the sale. This room has an **ensuite shower room** with a low-level WC, pedestal wash hand basin with chrome towel rail and LED illuminated mirror with glass shelf over. The shower cubicle is some 1.6m wide with recessed shower mixer controls and a large circular drench head above, together with a glazed side screen. The ceramic-tiled walls have a travertine-style mosaic border inset and extend into the shower cubicle. There is an electric chrome, wall-mounted towel rail/radiator and window to the front elevation.







The **third double bedroom** is at the rear enjoying far-reaching views across the fields, while the **fourth double bedroom** is at the front of the property overlooking the main approach to the house. Both of these rooms also have a wall-mounted flat-screen TV included in the sale.



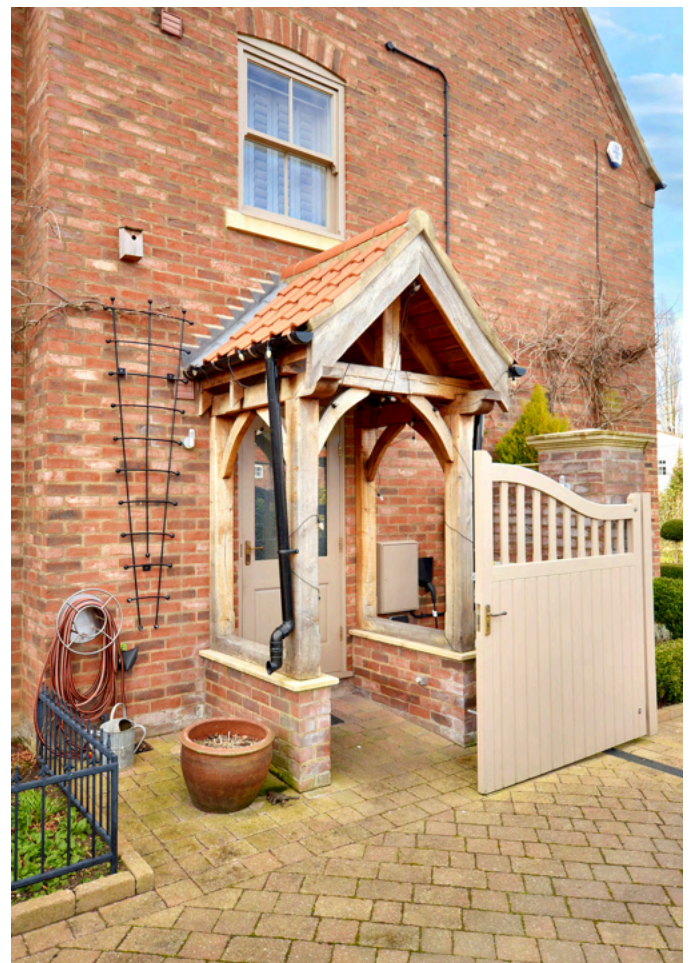
Positioned at the side of the house, the **family bathroom** has a free-standing slipper bath with roll top and ball and claw chrome feet, together with an ornate mixer tap having shower fittings, an ornate high-level WC and pedestal wash hand basin with chrome towel rail. Above the basin is a shaver socket and LED illuminated mirror. The walls are ceramic-tiled walls with a glass mosaic tiled border inset and extending into the shower cubicle with wall-mounted recessed shower unit and circular drench head above. Window to the side elevation. There is an extractor fan and electric chrome radiator/towel rail.







The house is approached from the lane over a block-paved driveway leading to a brick pillared entrance with stone caps, wall lighting and name plaque. Motorised, part-galleried painted oak double doors are operated by remote control, together with a wall-mounted intercom and keypad set into the right pillar. The gates open onto a gravelled forecourt and turning area which extends across the front of the house for parking, whilst leading at the side to a further pair of part-galleried, painted oak double gates complementing those of the main entrance with capped brick pillars to each side and screen fencing. Beyond these gates, the driveway then continues in diagonally-laid block paving to the detached double garage beyond. A fine oak framed Porch on brick walled base with clay tiled roof shelters the side door into the utility room. The forecourt is enclosed by immaculately kept shrubbery beds including evergreen and variegated topiary, box hedge enclosures, cast-iron trelliswork and of course, a cherry tree by the post and rail fence.







An oak five bar gate and lawned pathway continue with box hedges and hawthorn outer hedge through to the main garden which can also be entered through a hand gate from the drive.



The **detached double garage** is an excellent size and has two pairs of oak ledged, braced and framed double doors, a painted textured floor, sensor LED strip lights and power points together with wall shelving and roof storage space. An oak ledged and braced door leads to the **Hobby Room/Workshop** which has a cast iron stove to the corner, strip lights, textured floor and a side double-glazed sash window; power points, rear door to outside and socket for a wall-mounted TV. At the rear of the garage is a **greenhouse** with staging and underheated growing trays. Adjacent to the greenhouse is a large water butt. The garage building has an integral **Implement Shed** with an oak ledged door from the rear garden, strip light, power points and metal shelving.





The main rear garden is a delightful feature of the property forming a natural sun trap throughout the day and principally laid to lawn enclosed by low box hedging with further fine examples of topiary. Rustic trelliswork and cast-iron arches have climbing plants trained over to include Roses, wisteria, honeysuckle, clematis and jasmine. Monet shaped arches extend over an array of evergreen miniature standard trees and walkways from coated cast iron gates and balustrade around the flagstone patio.



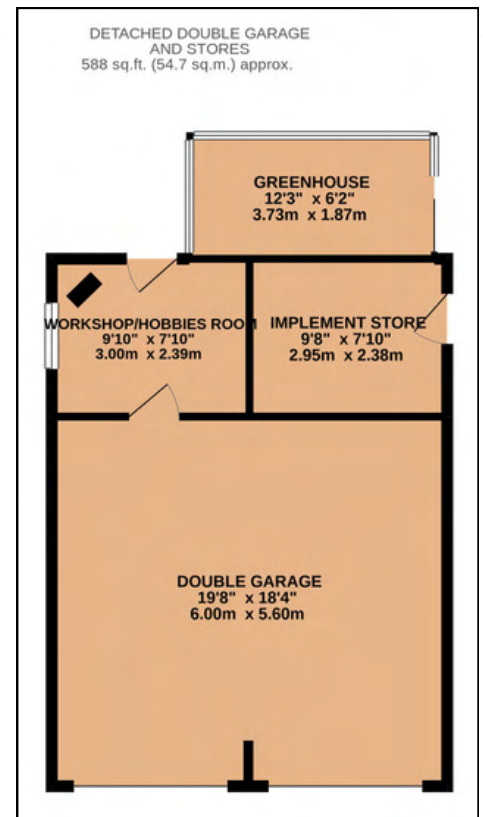
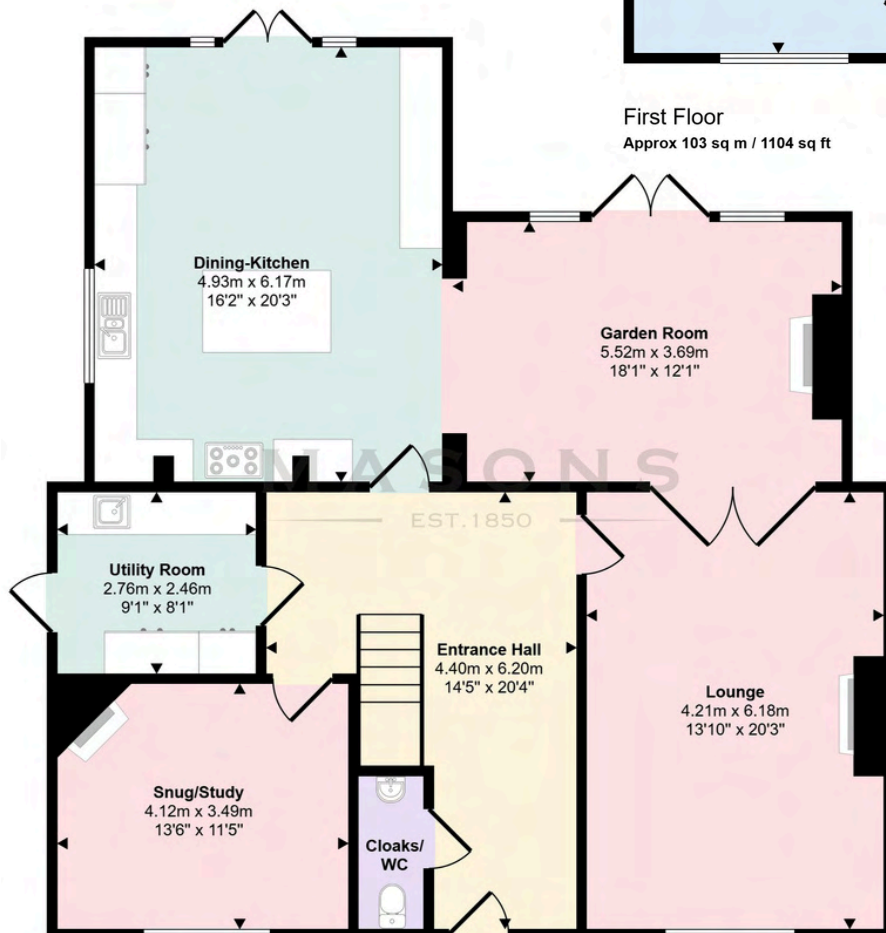
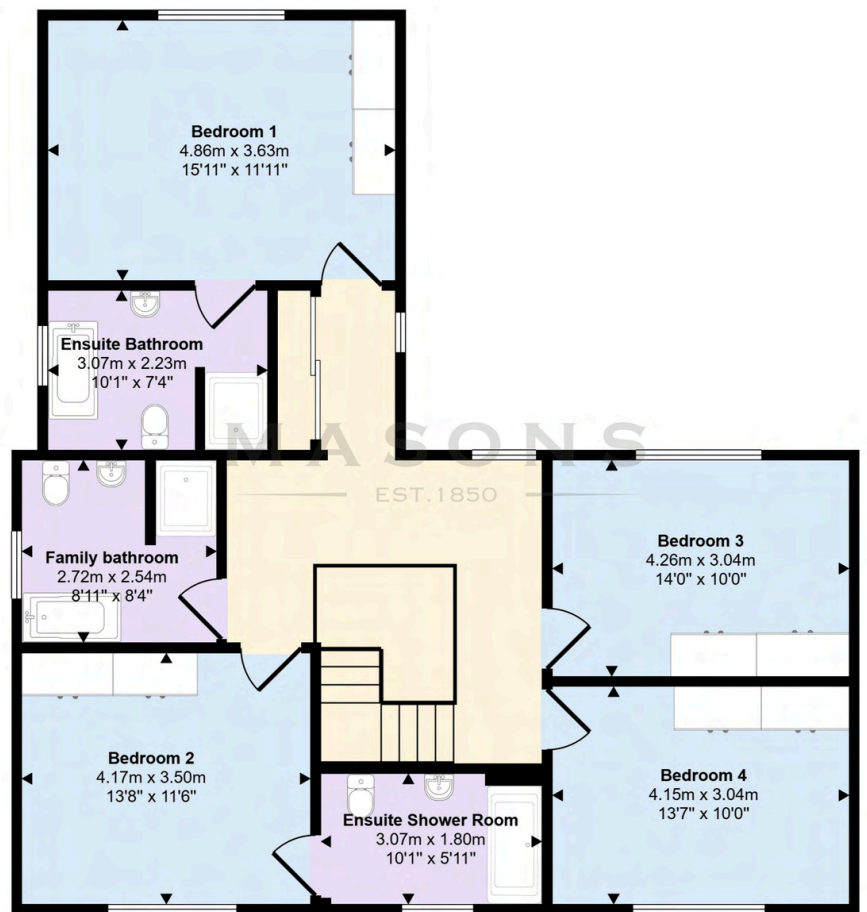
The pathways lead to kitchen gardens with espalier trained fruit trees to include apple, pear, apricot and plum. Immediately at the rear of the house the Indian sandstone paved patio is adjacent to the French doors from the garden room and the dining kitchen. A capped brick wall with pillars and galleried gate separates the garden from the driveway and adjacent is a brick-built pizza oven with storage beneath. There are some spectacular sunsets to enjoy.











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.



# Fulstow

A Village with Character and  
Community

Fulstow is a peaceful village located between the market town of Louth and the business hub of Grimsby, just off the A16. Unique for being the only English village crossed by the Greenwich Meridian line, Fulstow is mentioned in the 1086 Domesday Survey as Fugelstow. The Grade II Listed St. Lawrence Church, dating back to the early 13th century, is a village highlight.

The village boasts a primary school, a community-focused village hall, and the popular Cross Keys pub at its centre. Fulstow is known for its strong community spirit, with active local clubs such as the cricket and football teams. It offers a charming countryside retreat, perfect for those seeking the tranquillity of a traditional Lincolnshire village.



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles).





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	86 B	89 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band F

### Services Connected

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.

### Tenure

Freehold

### Location

What3words: ///gambles.downfield.inch

### Directions

From Louth, travel north on the A16 road passing the village of Fotherby and continue through to the far side of Utterby. Carry straight on at the staggered crossroads then take the right turn signposted to Fulstow. Follow the lane to the village centre and at the staggered crossroads carry straight on along Main Street. Continue for some distance until Cherry Tree House is found 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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