



Church Dene

Saltfleetby

M A S O N S
— Celebrating 175 Years —

Church Dene

Church Lane, Saltfleetby
Louth, Lincolnshire LN 11 7TU



Quiet rural setting in coastal Lincolnshire

Mature grounds around 0.45 acre (STS)

Surprisingly spacious detached house

Large workshop/garage

2 banks of owned photovoltaic solar panels

Oil central heating system

Mainly uPVC triple glazed windows

Lovely views taking in All Saints Church

4 double bedrooms (2 especially spacious)

Ensuite bathroom and family shower room

Capacious living rooms, stove and fireplace

Fitted dining kitchen; utility/boiler room

Mature secluded gardens with pond

Summer house and two garden sheds

Believed to originally date back to the late 1940's, Church Dene was substantially extended during the 1990's and has brick-faced cavity walls under a main concrete tiled roof with a projecting front 2-storey gable. The property has mainly uPVC triple-glazed windows and two banks of owned solar panels to the front and side roof slopes providing supplementary power for the house and a feedback tariff for overflow power to the grid – this has produced between £300 and £500 p.a. to date. NB – these elements have been installed after the date of the EPC displayed.

Heating is by an oil fired central heating system, together with an open fire and multifuel stove. The large attached garage/workshop would suit a handyman or car enthusiast and, when combined with the house creates a total floor area of 3,829 square feet. The stone built church of All Saints is directly adjacent and forms an amazing backdrop to the outlook from the garden and a number of rooms.

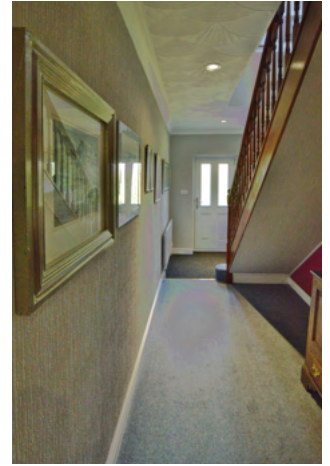
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Ground Floor

The main entrance is at the front of the house where a composite, part-glazed (double-glazed) front door, which is dark blue externally and white inside, opens into the **entrance hall**. This is a good size reception area with staircase having a hardwood spindle balustrade and turned newel post leading up to the first floor. The ceiling is coved with three recessed lights and an individual spotlight. There are door chimes and fifteen-pane glazed doors leading to the reception rooms and a white, six-panel door to the **cloakroom/WC**.

This is also a good size and has a two-tone grey and white suite of low-level WC and vanity wash basin set into a base double cupboard with roll-edge surround. Window to the rear elevation.





The **lounge** is located on the right side of the hall and is an extremely spacious reception room with lovely views to both front and rear over the grounds and a four-panel door opens into the garden room beyond. The lounge has a coved ceiling with ceiling light point, four wall light points, a wide front window and a rear French door with double window on each side opening onto the main garden.





A four-panel door opens from the lounge into an exceptional **garden room**. This links the living space to the workshop/garage adjacent and has full-width, angled windows to front and rear over natural brick base walls with French doors on the rear elevation onto the main garden.

The front windows provide a view across the approach to the house and have louvred blinds. The rear windows present a landscape picture of the garden from the seating area at one side and take in the handsome tower and arched stained glass window of All Saints Church to the left.



There are natural brick walls at one side and a complementary brick feature fireplace with quarry-tiled plinths, hearth, beam over and a wide, open fireplace for a dog grate with a cast iron canopy above. The ceiling is shaped to the pitched roof with a plastered and painted finish. A 4-panel door leads to the garage/workshop



On the left side of the hall, there is a spacious **L-shaped dining and sitting room** with oak-effect LVT flooring, a multi-fuel stove set into a recessed fireplace with projecting flagstone hearth, two rear windows, a front window and side window. The ceiling is coved with a ceiling light point to the dining area together with two illuminated wall alcove and four wall light points in the sitting area. A glazed 15-pane door leads to the dining-kitchen.



The **dining kitchen** is a spacious, bright and well-fitted room with a range of units in white, having long metal handles and comprising base cupboards, four wide/deep drawer units, tall unit with Cooke and Lewis electric oven incorporating grill, two drawers under and cupboard over. The work surfaces are of Terrazo style with upstands and there is a matching range of wall cupboards, two double-glazed wall display cabinets and a white ceramic, one and a half bowl single drainer sink unit with Grohe lever tap. The black ceramic induction hob has a glass splash-back and cooker hood with cupboard over.

The base units are shaped to form a peninsula with a breakfast bar and there is a ceramic-tiled floor, coved ceiling with triple inset spotlights and a modern LED light to the dining area. A wide window presents views across the front garden. A low, part-glazed door leads to the **utility/boiler room** with Camray II oil-fired central heating boiler and digital wall programmer, natural brick walls, a front uPVC four-panel door to outside, ceramic-tiled floor and strip light. There is space with plumbing to stack a washing machine and tumble-dryer over. Wall shelving and side window.





First Floor

An **L-shaped landing** has two ceiling light points, trap access to the roof void and a four-panel door to the airing cupboard containing the foam-lagged hot water cylinder with immersion heater, solar boost and linen shelves. Above the staircase there is a double-glazed skylight window, casting natural light.



The **master bedroom** is positioned at the rear of the house and is a particularly spacious double room with two rear windows presenting superb views over the main garden, open fields and hedgerows beyond and taking in the church to the left. The coved ceiling has two ceiling light points and folding six-panel doors open to the ensuite bathroom.







The **ensuite shower room** to the master bedroom has a P-shaped panelled bath with Mira shower unit over and glazed screen, a low-level, dual-flush WC and pedestal wash hand basin with mirror cabinet above. The walls are ceramic-tiled, extending into the reveal of a window on the side elevation and there is a slate-effect tiled floor, part-sloping ceiling and a chrome, ladder-style radiator/towel rail.

The **family shower room** also has a white suite comprising a corner shower cubicle with Mira unit and curved glazed screens, a pedestal wash hand basin with mirror and downlighter over and a low-level WC.

The walls are ceramic tiled and there is a slate-effect, tiled floor with a window on the side elevation in a tiled reveal and a chrome ladder-style radiator/towel rail. In the corner there are mirror fronted suspended cabinets.



The **second bedroom** is positioned over the side wing of the house and also exceptionally spacious, with a part-sloping ceiling, access to under eaves storage areas and there are three double-glazed skylight windows on the front slope, presenting views over the lane to open fields. There are two ceiling light points and wall alcoves. **Bedroom 3** is a double bedroom at the front of the house with a painted 4-panel door, a wide window enjoying field views and the ceiling is coved. **Bedroom 4** is currently a hobby room and also has a wide front window, enjoying views as from bedroom 3, a coved ceiling and painted four-panel door.

The **garage/workshop** will particularly interest a handyman or car enthusiast as this is much larger than average with a high, corrugated roof, two up and over doors at the front, three single-glazed windows and a rear door out onto the main garden. There is a long, L-shaped bench fitted to the side and rear walls, strip lighting and power points.





Gardens

A driveway at the front of the house forms a spacious parking area, whilst giving access to the garage/workshop. Extending across the front of the house, there is a mature garden laid to lawn, with ornamental trees, shrubs and bushes, a sunken ornamental pond, mixed hedgerow at the front and a wrought iron centre gate with pathway leading to the main entrance. The pathway continues around the left of the house to give access into the rear garden with a modern oil storage tank at the side.

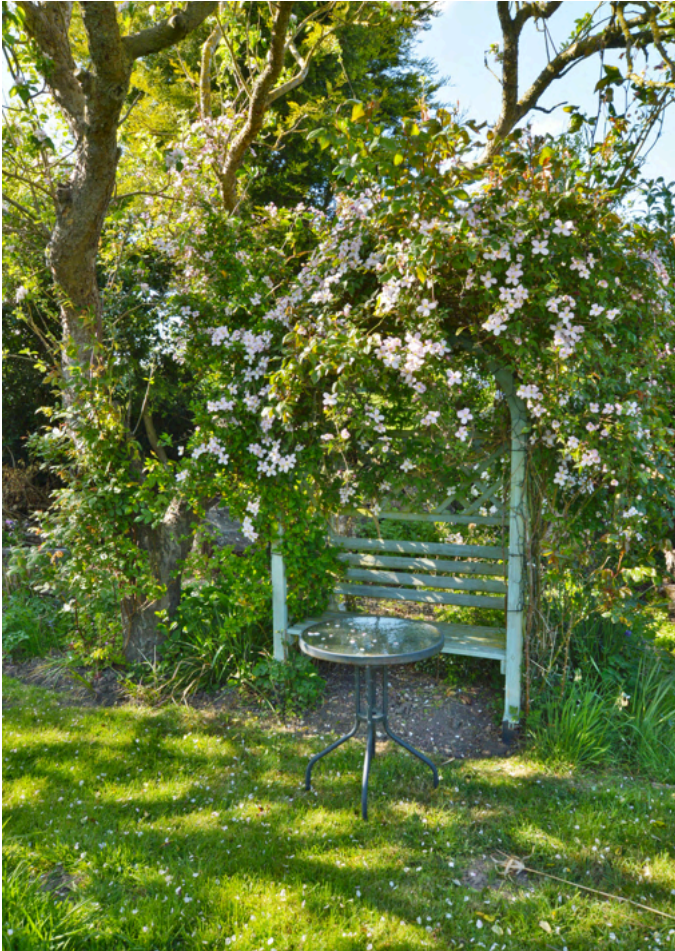




The rear garden is an exceptional feature of this property – a superb size and it once included a tennis court. Now there are lawns, established ornamental trees, shrubs and bushes, fruit trees, and patio areas by the French doors from the garden room and lounge, ideal for garden furniture and al fresco dining.

To the rear of the garage there is, an attractive, painted summer house with veranda and a timber garden shed. In the centre of the garden stands a raised pond with a shaped wall surround. The lawns extend to form pathways beyond trees and shrubs to the rear with hedges to the boundaries and a smaller timber garden shed in the far corner. There are outside wall and floodlights around the house, a water tap at the side and external front and rear power points. The main garden is well orientated to enjoy the sun especially during the afternoon and evening. As previously described, the outside space is constantly enhanced by the presence of the handsome All Saints church, next to the house.







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.

Saltfleetby

Charm by the Coast

Saltfleetby is a long village which is known by the locals as Soloby and until 1999, there were three parishes for the Saltfleetby churches of St. Peter, St. Clement and standing directly adjacent to Church Dene, the church of All Saints.



The village now has a large modern village hall with playing fields at the rear and the Prussian Queen is a local and community pub, restaurant and shop serving traditional food for eat-in and take-away.

A very short drive away, the Lincolnshire coast includes a section of salt marsh forming part of the Saltfleetby-Theddlethorpe Dunes National Nature Reserve, home to the rare natterjack toad while to the north, the Donna Nook nature reserve attracts many visitors to see the breeding grey seal colony in November and December. Several miles to the north and south via a number of coastal villages are the holiday resorts of Cleethorpes, Mablethorpe and Skegness with their many seasonal attractions and parts of the coast are well known for the sandy beaches and dunes.



Around 10 miles from the property, Louth is positioned on the eastern fringes of the Lincolnshire Wolds and has busy markets here three times each week with many local seasonal and specialist events taking place throughout the year. The town has many independent shops, supermarkets, a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment. There are highly regarded primary schools and academies in town including the King Edward VI Grammar. The town boasts some fine sports facilities, a theatre and cinema. The main business centres are in Grimsby (21 miles) and Lincoln (37 miles).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

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.

Tenure

Freehold

Location

What3words: ///consonant.caller.space

Directions

Proceed away from Louth on the Legbourne Road and at the roundabout, take the first exit along the B1200 and then follow the road for several miles, continuing straight ahead at the Manby Middlegate traffic lights and then out to Saltfleetby. At the far end of this long village, turn right opposite the Prussian Queen into Mill Lane and, on arriving at the sharp left bend, turn right into Church Lane. Church Dene is then just a short distance along 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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Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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