



Ivy Lodge

Authorpe

M A S O N S

— Celebrating 175 Years —



Ivy Lodge

Authorpe
Louth
LN11 8PF

Individually designed country residence

Four double bedrooms

Positioned between popular market towns

Generous plot with west facing rear garden

Superb dining room with vaulted ceiling

Double garage and ample parking

Lovely views across the gardens and open fields beyond

Greenhouse and sheds.

MOVEWITHMASONS.CO.UK
01507 350500

A superb individual four bedroom family home on a generous plot positioned in the heart of an attractive country village with lovely far-reaching views across farmland and the nearby churchyard of the former St Margaret's Church. The property benefits a versatile layout with multiple reception rooms, the dining room benefitting vaulted ceiling and overlooking the large rear garden. Four double bedrooms, one situated on the ground floor with adjacent shower room. This superb home is set well back from the road with ample driveway and attached double garage.



Dating to 1987, benefitting from a superb individual architect design creating a truly one-off property with the benefit of an excellent layout with very versatile living, ideal for growing families. The property has brick-faced cavity walls with pitched timber roof construction with inset dormer windows incorporating skylights on the rear aspect with an attached double garage to the front. The property also benefits from a Worcester oil-fired central heating boiler having the full manufacturers warranty, together with timber-framed, double-glazed windows.



Entrance:

Having covered porch to the front with courtesy lighting through the part-glazed timber door with windows to either side. Spacious hallway with staircase leading to first floor. Useful understairs storage cupboard and having central heating thermostat to wall. Large cupboard to side housing the Worcester oil-fired central heating boiler with shelving provided above, hall extending to the side having a further cloak cupboard with double doors and hanging rail with shelving and carpeted flooring.

Lounge:

Excellent dual aspect lounge with large window to the front and patio door into the rear gardens, having feature brick fireplace with timber surround and tiled hearth with inset, open grate fire. Connecting door through to dining room with double timber doors leading back into the entrance hall. Inset ceiling lights and wall point lights, carpeted flooring and neutral decoration.





Kitchen:

A surprisingly spacious room having a large range of fitted base and wall units finished with solid timber doors and laminated work surfaces. One and a half bowl sink with chrome mono mixer tap, attractive tiling to splashbacks and having a free-standing Creda double electric oven with electric hob above and extractor fan over. Space and plumbing provided for washing machine. Window overlooking rear garden and having stable style timber door giving access to garden. Ample space for breakfast table to side and having tile-effect vinyl cushion flooring and inset lighting to ceiling. Door through to:



Dining Room:

A superb feature of the property having picture window to side overlooking staircase and landing with windows to all three aspects into the sunny west-facing garden which has the potential to be opened up on the rear aspect to add large bi-fold doors to create a superb sunroom, having vaulted ceiling with timber beam. Connecting door through to lounge and having timber parquet flooring and neutral decoration. An excellent versatile room which could be used for a variety of purposes.



Ground Floor Bedroom 4

A double bedroom which could also be used as a sitting room or study if required with window to side, carpeted flooring and neutral decoration, ideal for those requiring a ground floor bedroom having a shower room adjacent.

Shower Room

Recently re-fitted, having a low-level WC, wash hand basin and fully enclosed shower cubicle with folding glass door. Thermostatic mixer with hand attachment, attractive grey tiling to all wet areas and inset lighting to ceiling. Window to side and having heated towel rail with further electric heater to wall. Vinyl cushion flooring.

First Floor Landing

Having timber banister and spindles with excellent picture window looking through to dining room, creating a light and airy landing. Views to the front and carpeted flooring. Six-panel timber doors into bedrooms and bathroom with a useful airing cupboard housing the hot water cylinder and fitted with shelving ideal for laundry.

Master Bedroom

A large, double-aspect, generous double bedroom with window to the front and rear incorporating a skylight. Inset lights to ceiling having dimmer switch, neutral decoration and carpeted floors with excellent views to the front overlooking open farmland.

Bedroom 2

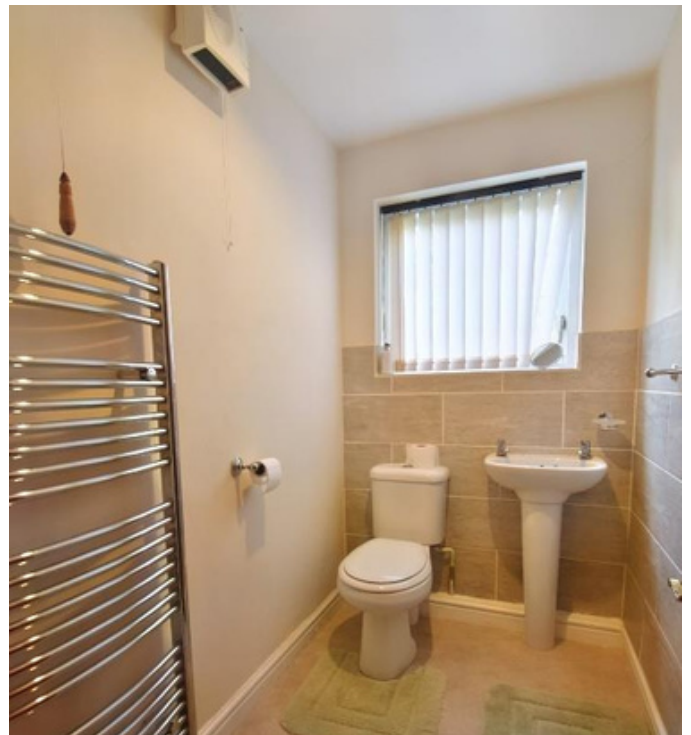
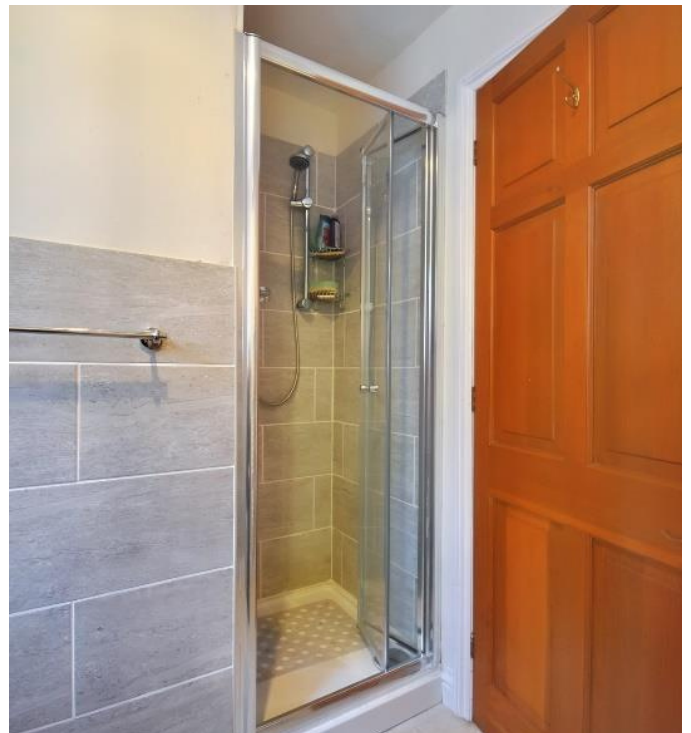
Situated at the front having large window to the side with window seat, enjoying a southerly aspect creating a bright room. Ample space for double bed, with carpeted floorings and inset lighting to ceiling. Large wardrobes to side with sliding doors.

Bedroom 3

A further double bedroom at the rear with window and incorporated large skylight. Ample space for double bed, with carpeted flooring and further large built-in wardrobes with timber folding doors.

Bathroom

A generous bathroom suite with large bath and having a thermostatic shower mixer above with hand shower attachment and shower curtain rail. Wash hand basin and low-level WC. Attractive grey tiling to all wet areas. Mirrored cabinet above basin, window to rear with skylight, inset lighting to ceiling and loft hatch providing access to roof space. Vinyl cushion floor.









Double Garage

Attached, good size double garage having twin up and over doors, windows to side aspect. Also housing the electric consumer unit with power and lighting provided. Storage space to the eaves, currently with shelving and workshop space to side.

Front Garden

Accessed via an initially block-paved and then gravelled driveway providing parking for multiple vehicles, turnaround area leading to double garage, having a mixture of hedging and fencing to perimeters. Large lawned area to side with a range of mature trees, bushes and shrubs. Access down the side of the property to oil storage tank and coal bunker, through a brick arched gateway with timber gate. Outside lighting and tap provided with a patio area leading to the front door, access through gate to rear garden.

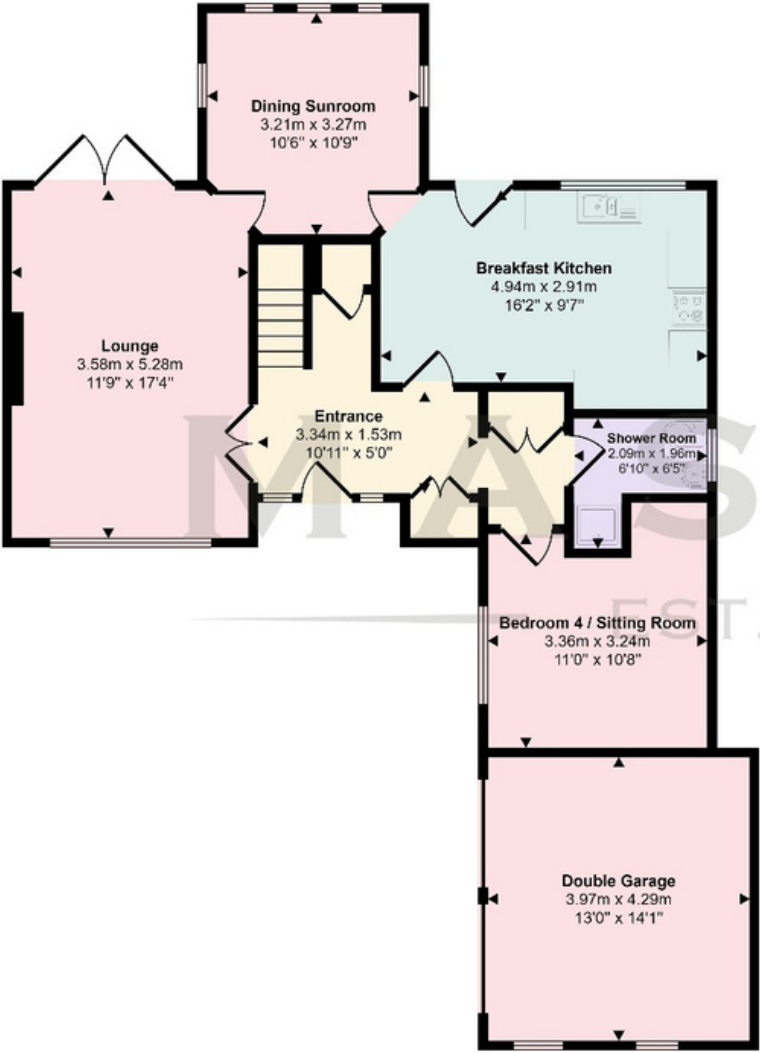




Rear Garden

Having an aluminium-framed greenhouse to side and paved patio ideal for al fresco dining with the rear garden benefitting from an excellent west facing aspect. Perimeters made up of high-level, close boarded fence with two useful storage sheds on the return side. Outside tap and lighting. Good range of planted borders to perimeters with the garden overlooking woodland beyond. To the side is a useful vegetable patch area with the remainder set to lawn. Overall, an excellent and private space to relax in of a summer's evening.





First Floor

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.

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.

Authorpe

Peaceful country retreat

Authorpe is a sleepy rural village positioned away from main routes in open countryside and just a short distance from the eastern slopes of the Lincolnshire Wolds – an Area of Outstanding Natural Beauty. The village has some fine individual homes and is known for the local Hedgehog Rescue Centre.

Authorpe is about 6 miles to the south-east of Louth, a charming town known as the Capital of the Wolds and known for its thrice weekly markets, a wide variety of independent shops and traders, together with a good range of sporting and recreational facilities.

There are excellent local schools and academies including the King Edward 6th grammar school, and a wealth of local restaurants, bars and cafes with a trend at present towards continental style street cafes. There is a cinema and theatre, golf club, tennis academy, sports centres with a swimming pool and on the outskirts is the Kenwick Park Leisure Centre and Hotel.

The country areas offer many walks and bridleways with the Lincolnshire coast within easy driving distance for open beaches and nature reserves.



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 (26 miles) and Grimsby (16 miles).



Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	53 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

We are advised that the property is connected to mains electricity, water and private drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///arise.entrust.crisps

Directions

Proceed away from Louth along the Legbourne Road and at the roundabout, take the second exit along the A157. After a short distance, turn right towards Little Cawthorpe and then follow the country lane, passing through Little Cawthorpe and continuing through the village of Muckton Bottom and Muckton. Upon arriving at the crossroads, take the left turn to Authorpe and proceed down the hill into the village and then continue until Ivy Lodge is found on the left 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.

M A S O N S

EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

