

2 Dickens Beck Lane
Covenham St. Mary
LN11 0PU

M A S O N S

EST. 1850

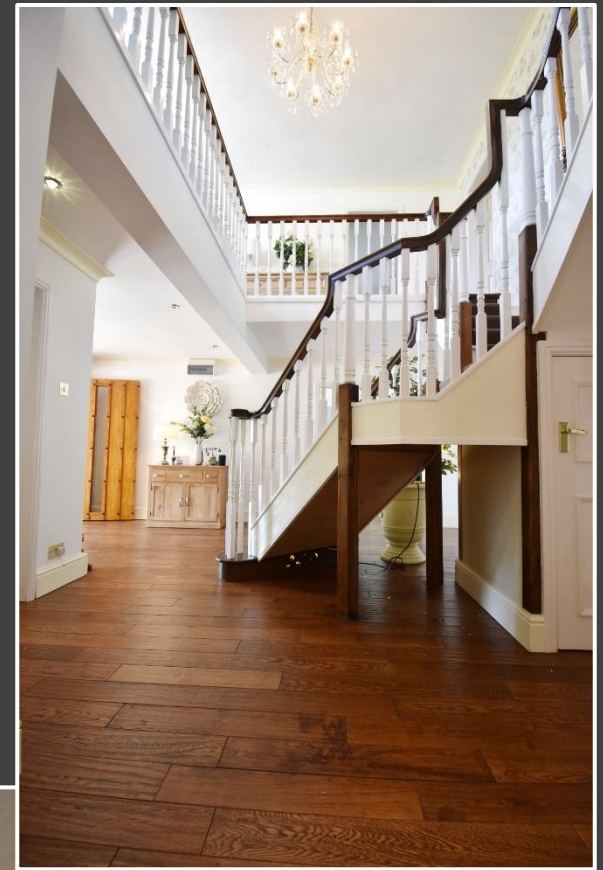
A fabulous, detached residence hidden away down a quiet private lane in a popular and well positioned village between Louth and Grimsby. This deceptively spacious home oozes charm and character boasting five reception rooms including lounge with log burner, games room, dining room, a conservatory and sun room overlooking the west facing private gardens.

A smart farm house style kitchen diner and utility complete the ground floor while from the stunning galleried landing are 4 large bedrooms, 2 of which with en suites and a further having a fully glazed gable wall. Externally the extensive grounds incorporate a large driveway with mature gardens leading to double garage and beautifully maintained rear gardens overlooking the beck beyond.





















Directions

From Louth take the A16 road north and after the two right turnings to Fotherby, take the next right turn along Ings Lane towards Covenham. Follow the lane to its eventual conclusion and bear left, then follow the lane into Covenham St. Mary. Upon entering the village go past the right turn to Yarburgh and continue round the sharp S-bend but then take the right turn along Newbridge Lane. After a short distance turn left onto Dickens Beck Lane and number 2 will be found towards the end on the left.

The Property

Believed to date back to 1993 having brick-faced cavity walls with pitched timber roof construction.

This individually designed property has many interesting design features giving the property great character. To the front, the property benefits from oak-framed, double-glazed windows with matching oak-framed extending porch, to the rear timber-framed windows and doors. Heating is provided by way of an oil-fired boiler with oil storage tank located in rear garden and supplemented by a 4kw log burner situated in the lounge. A security and intruder alarm system is also fitted and to the front are remote electric gates (currently requiring repair with new parts provided). Access to the property is via a shared private lane with four properties in total, which has a shared liability for maintenance and adds to the exclusive and private feel of the setting the house is situated in. Double garage of complementary design to the main dwelling and having a remote electric up and over door.

Accommodation

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

Entrance Porch

A stunning welcoming feature of the property being an oak-framed porch with tiled covering, flagstone flooring with fully glazed entrance doors into the vestibule. Inset

spotlights to ceiling and having large, solid timber entrance doors with central glazed panel to each leading into the:

Entrance Hall

A bright and spacious entrance with superb staircase leading to the first floor. Doors to main principal rooms, oak flooring, smart fibre optic colour changing lighting system to floor and useful understairs storage area.

Kitchen Diner

Having a range of base and wall units with ivory doors, solid wood worktops having cut drainage grooves to the Belfast sink and attractive tiling to all splashbacks. Additional feature display cupboards with glazed doors. Space for large range cooker, currently having an ivory coloured Rangemaster with electric oven and gas hob available by separate negotiation. Large black cooker hood above, space for dishwasher and power and plumbing provided for large American style fridge freezer. Inset spotlights to ceiling, large window overlooking front garden, oak flooring and ample space for dining table to the centre.

Lounge

A superb large lounge having a walk-in bay window to the front with built-in seating area, hardwood floorings and feature fireplace with timber mantel piece and stone hearth with matching inset tiling and log burning stove, cast iron radiators to one end, opening leading into:

Conservatory

Having fully glazed windows with dwarf wall, glazed ceiling and hardwood flooring, double patio doors into the rear garden and benefiting from a south-westerly aspect.

Games Room

A versatile room currently set up as a games room with a pool table available by separate negotiation, built-in library shelving to one side and dado rails to walls and carpeted flooring with a walk-through opening into the dining room or further reception room.

Dining Room

A spacious room having a range of built-in shelves to one side with useful cupboards below. Window overlooking rear, feature wallpaper to one wall and having hardwood flooring with return door back into the hallway.

Sun Room

Situated at the rear of the property having windows to all aspects, one end having double patio doors into the rear garden. Large bay window to rear, neutral decoration, inset spotlights to ceiling and grey carpeted flooring.

Cloaks/WC

Recently refitted having low-level WC, wash hand basin and combined radiator and heated towel rail. Attractive decoration and frosted glass window to front, hardwood flooring.

Utility Room

A range of base and wall units in grey with fitted wood-effect laminated roll top work surfaces, inset single bowl stainless steel sink, window and part-glazed composite rear entry door. Tiled flooring and tiled splashbacks, space for washing machine and tumble dryer, also housing the Boulter Buderus oil-fired central heating boiler.

Landing

Superb galleried landing having dual access steps to either side, timber banister spindles, large overhanging chandelier and window overlooking the front. Cast iron radiator, carpeted flooring and six-panel doors into main principle rooms.

Master Bedroom

A superb master suite having a large, spacious entrance providing ample space for further wardrobes to be fitted if required, leading into the main bedroom area. Dual aspect windows, spotlights to ceiling having remote control ceiling fan, carpeted flooring with an opening into a **walk-in**

dressing room providing further space for wardrobes, dressing table.

En Suite Shower Room

Recently refurbished and benefiting from a large shower cubicle, having attractive tiling to all wet areas. Thermostatic shower mixer, low-level WC and timber vanity unit with storage cupboards and drawer with bowl style wash hand basin and mono mixer tap. Heated chrome towel rail to side, inset spotlights and extractor to ceiling, solid oak flooring.

Bedroom 2

A further large double bedroom with a good range of built-in wardrobes to the side providing useful hanging space and shelves. Window overlooking the front, timber floor, inset spotlights to the ceiling and having door into:

En Suite Bathroom

With four-piece suite consisting of raised bath, shower cubicle with Redring electric unit, low-level WC and wash hand basin, attractive tiling to all wet areas, frosted glass window to rear, carpeted flooring and having inset spotlights to ceiling and extractor fan to wall.

Bedroom 3

A superb feature of the property being a double bedroom benefitting from a large, glazed gable end with windows extending to the ceiling creating a superb bright and airy room with views beyond overlooking farmland. Exposed solid timber beams to ceiling and having cast iron radiators, spotlights to ceiling and carpeted flooring.

Bedroom 4

A final double bedroom currently used as a study with window to the side and carpeted flooring.

Family Bathroom

Four-piece suite consisting of roll top free-standing bath with chrome taps and hand shower attachment. Large, curved shower cubicle with electric shower unit and

attractive mosaic feature tiling to walls. Low-level WC, wash hand basin, frosted glass window to side. Spotlights to ceiling and extractor fan to wall, loft hatch providing access to the roof space, tiling to flooring and door giving access to the airing cupboard housing the pressurised hot water cylinder and timer control units for the central heating.

Front Garden

Accessed via brick-pillared gateway having black steel electric gates, (please note, one gate requiring repair, however, replacement part is provided), leading into the large gravelled and block-paved driveway with ample parking space provided. To the sides are further well planted garden areas laid to low maintenance shingle with large range of flower plants and bushes with a timber framed pergola providing an excellent seating area. Perimeters made up of high-level hedging, double gates providing access to the garage.

Rear Garden

Accessed via large timber double gates down the long block-paved driveway leading to the double garage. Pergola archway opening into the main garden, large patio area laid to smart riven paving with further access to front on return side. Enclosed area housing the oil storage tank, timber garden bench with covered arch. A delightful sunny garden having a westerly aspect, the rearmost area laid to lawn with conifer hedge screening the beck situated below. A very private garden having a delightful array of planted borders with flowering bulbs, bushes and plants and well-maintained raised borders and a further large, gravelled area ideal for al fresco dining. To the far side is a large timber garden shed and an aluminium-framed greenhouse adjacent and dug vegetable plot. Perimeters made up of high-level hedge and fencing. Outside tap and power point provided with lighting to perimeter of walls.

Double Garage

Having remote electric up and over door, window to side, light and power provided. Further useful storage to the eaves.

Location

The popular village of Covenham is separated into two areas corresponding to the Grade II Listed churches of St. Bartholomew and St. Mary, the latter located to the south and all set in an area of attractive countryside just to the east of the Lincolnshire Wolds.

The village is set away from the A16 road though within easy reach and thereby ideal for commuting to the market town of Louth, approximately five miles to the south, or the large business centre of Grimsby which is about 11 miles to the north. Covenham has a Grade II Listed restaurant, The Millhouse and to the north of the village is the Covenham Reservoir which appeals to walkers and provides a venue for watersports.

Louth is a bustling market town with a range of individual shops, three markets each week and strong secondary schools including the King Edward VI grammar school, (each with specialist status). The town has a golf course, cinema, theatre, attractive parks, a recently completed sports and swimming complex and the Kenwick Park leisure centre on the outskirts.

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, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band F.

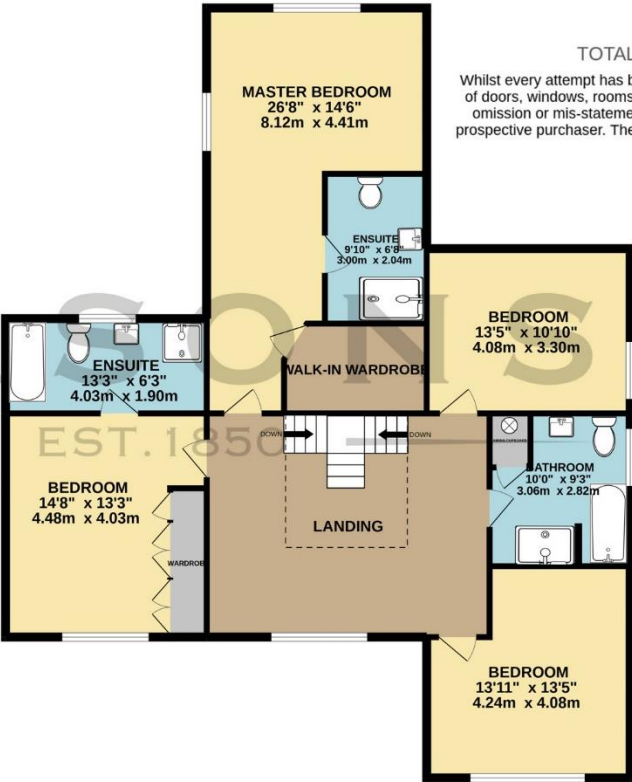
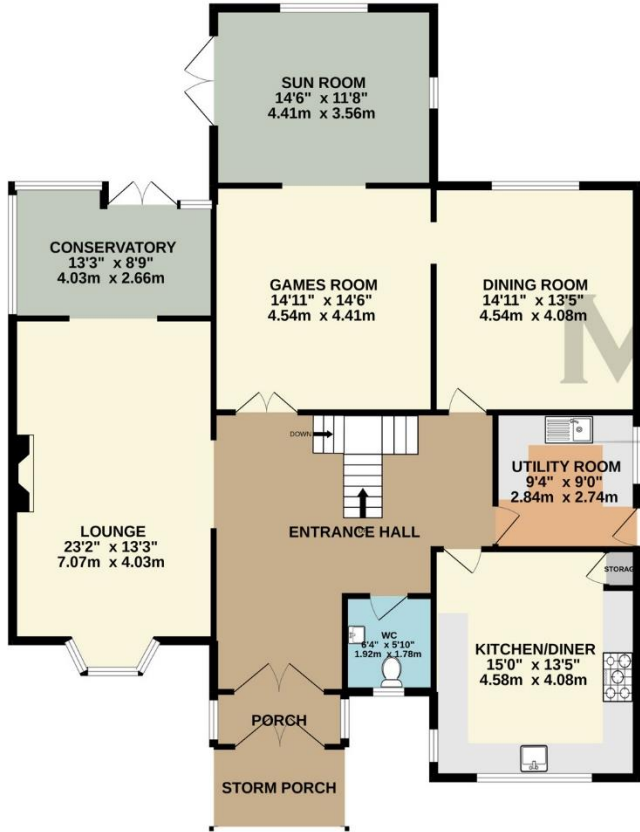
Floor Plans and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1638 sq.ft. (152.2 sq.m.) approx.

1ST FLOOR
1339 sq.ft. (124.4 sq.m.) approx.



TOTAL FLOOR AREA : 3338 sq.ft. (310.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DOUBLE GARAGE
361 sq.ft. (33.5 sq.m.) approx.



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