

## Church Mead Lynmouth Drive, Gilmorton, LE17 5PG



**£795,000**

Nestled in the picturesque village of Gilmorton, this stunning detached house on Lynmouth Drive presents an exceptional opportunity for those seeking a harmonious blend of elegance and comfort. Boasting five spacious bedrooms and five well-appointed bathrooms, this residence is perfectly suited for families desiring both space and privacy. Upon arrival, you are welcomed by a grand entrance through a five-bar gate, leading to a block-paved driveway that offers ample off-road parking. The property also benefits from a secondary access point via Church Drive, which leads to a double garage, ensuring convenience for all your vehicular needs. Inside, the home features two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The thoughtfully designed layout maximises light and space, creating a warm and welcoming atmosphere throughout. The exterior of the property is equally impressive, with a formal garden on the western side that includes an attractive decking and patio area, perfect for alfresco dining or simply relaxing in the sun. The garden is predominantly laid to lawn, adorned with vibrant flower, tree, and shrub borders, providing a picturesque setting for outdoor activities. The fully enclosed rear gardens offer a safe haven for children and pets alike. On the eastern side of the property, a delightful paddock area, also fully enclosed, features a charming Grade II listed thatched hovel, adding unique character to the landscape. Additionally, the house is equipped with solar panels on the main roof, providing savings on electricity and hot water. With no passing traffic, this remarkable property combines modern living with the tranquillity of rural life, making it an ideal choice for those looking to settle in a peaceful yet accessible location. Do not miss the opportunity to make this stunning house your new home.

*Service without compromise*



Hall



Enter via a wooden door to where you will find dual aspect windows and a bay window to the front aspect. The staircase rises to the first floor accommodation.

Hall Photo 2



Cloakroom 6'5" x 5'1" (1.96m x 1.55m)



Fitted with a low-level hand wash WC and a pedestal hand wash basin. Opaque window to the front aspect.

Kitchen Breakfast Room 18'2" x 14'10" (5.54m x 4.52m)



Fitted with a wide range of modern cabinets and granite work surfaces. Undermounted Bosch sink with mixer taps. Siemens double ovens, combination microwave and a warming drawer. Integrated dishwasher and wine cooling fridge. The central island has an induction hob with extractor canopy and provides additional storage and breakfast bar seating. There is ample room for a breakfast table. Ceramic floor tiles and dual aspect windows.

Kitchen Breakfast Room Photo 2



Utility 6'4" x 9'4" (1.93m x 2.84m)



Fitted with cabinets with oak surfaces. Composite bowl and a half sink unit with mixer taps. There is space for a washing machine and tumble dryer. In this generously sized utility room there is also ample space to hang all your outdoor coats. A door that gives direct access to the outside.

Sitting Room 19'10" x 14'10" (6.05m x 4.52m)



This spacious sitting room has an impressive inglenook fireplace that could house a woodburning stove with an attractive oak beam mantel. A set of sliding patio doors open into the garden and have wonderful views of the church. The current vendors use this room as their winter sitting room and spend cozy nights in the winter months.

Sitting Room Photo 2





**Dining Room 18' x 14'1" (5.49m x 4.29m)**



This stunning room has a vaulted ceiling with decorative timber A frames and solid oak flooring. Two sets of French doors open into the garden with views over the church. This room is versatile and is used by the current owners as a summer lounge which is perfect as it opens directly onto the timber decked seating area.

**Bedroom Two 12' x 11'11" (3.66m x 3.63m)**



A double bedroom with built in wardrobes and a window to the rear aspect.

**Bedroom Two Photo 2**



**Bedroom Two En-suite 12'0" x 5'5" (3.66m x 1.65m)**



The ground floor en-suite is fitted with a low-level hand wash basin and a pedestal hand wash basin. Large walk-in shower. Chrome heated towel rail. Attractive ceramic wall and floor tiles throughout.



**Bedroom Three 11'11" x 11'11" (3.63m x 3.63m)**



A double bedroom with a window to the rear aspect and is currently being used as a study. The furniture can be left if desired.

**Bedroom Four 15' x 12' (4.57m x 3.66m)**



A double bedroom with dual aspect windows to the rear and side with views that overlook the attractive garden. This room is currently being used as an office space by the current owners.

**Ground Floor Bathroom 5'10" x 10'9" (1.78m x 3.28m)**



Fitted with a low level WC. Pedestal hand wash basin. Bath with central taps and shower over. Chrome heated towel rail. Ceramic wall & floor tiles.

**Ground Floor Bathroom Photo 2**



Landing



This galleried landing gives access to the first floor bedrooms both having En-suite shower rooms.

Master Bedroom 18'2" x 18'2" (5.54m x 5.54m)



This spacious double bedroom has a three sets of double built in wardrobes and dual aspect windows . A door opens into the En-suite.

Master Bedroom Photo 2



Master Bedroom En-suite 7'5" x 7'4" (2.26m x 2.24m)



Fitted with a modern back to wall WC. A circular hand wash basin is set onto a vanity drawer unit. Walk-in shower with glass panel. Chrome heated towel rail. Ceramic wall and floor tiles. Opaque window to the rear aspect.



Master Bedroom En-suite Photo 2



Bedroom Five En-suite 7'3" x 3'9" (2.21m x 1.14m)

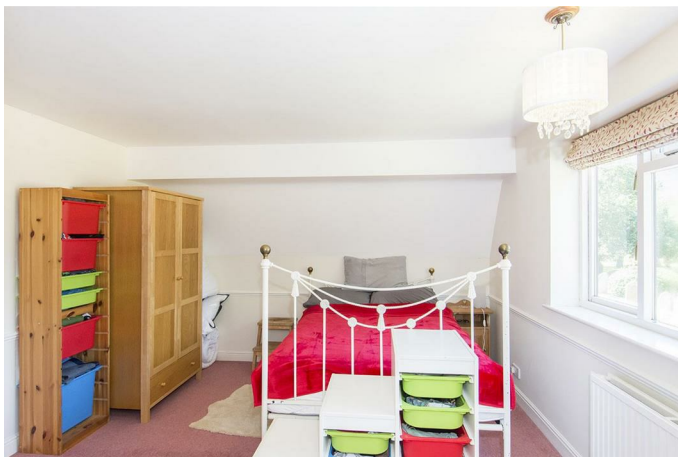


Fitted with a low-level WC and a pedestal hand-wash basin. There is also a shower cubicle and a chrome heated towel rail. Ceramic wall tiles and luxury vinyl flooring.

Bedroom Five En-suite Photo 2



Bedroom Five 13'1" x 11'11" (3.99m x 3.63m)



A double bedroom with a window to the rear aspect which provides picturesque views over the churchyard. Storage cupboard



Garden



The private westerly rear garden boasts an extensive timber decked area perfect for entertaining guests and enjoying the rural views. The picturesque garden wraps around the property and is surrounded by well stocked shrub borders and mature trees. The side easterly garden provides an additional pebbled parking area which has space for a campervan or a caravan. The paddock area has extensive shrub borders, a Grade II Listed thatched store as well as a timber summer house. There is also a five bar gate which gives direct access to Church Lane.

Garden Photo 2



Paddock Photo



Side Garden Photo



Church View Photo





Church Lane Access Photo



Double Garage & Parking



The block paved drive provides ample parking for numerous vehicles and leads to the double garage which has two up and over doors, outside lighting as well as an outside tap and an electric point.

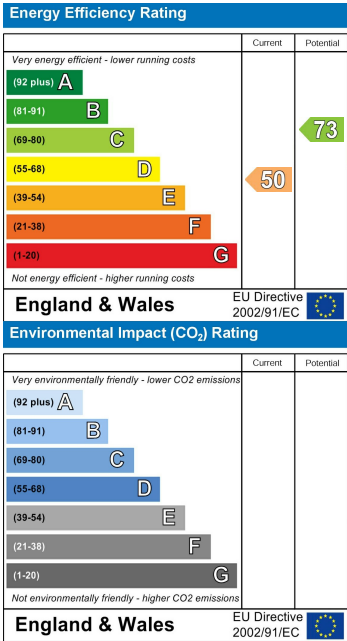
Floor Plan



Area Map



Energy Efficiency Graph



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