





# The Nook

Raithby is situated in the heart of the Lincolnshire Wolds, much of which is designated as an 'Area of Outstanding Natural Beauty'. Only five minutes in the car from the amenities in the small yet thriving market town of Spilsby and approximately 10 miles from the popular market towns of Horncastle, Louth and Boston as well as the east coast.

Enjoying a private plot of approximately half an acre, the Nook is an incredible steel framed eco-house on the outskirts of the village, designed and completed in 2017 from what actually used to be the original water storage and pumping station for Spilsby. The property has been built in a modern contemporary design using high quality natural and sustainable materials to include European oak beams, handmade windows and doors. The heating is provided by an air source heat pump serviced locally, and a combination of under floor heating and radiators.

The current owners have made many changes to the property during their time here; from a total re-configuration of the driveway to double the garden size, the construction of a large garage with 'living' roof, steps and a glass balcony to the front of the property and a fabulous new kitchen with top of the range appliances. They have spent many hours landscaping the private grounds with the re-introduction of native hedging, the planting of dog roses, young laurels and red robins that a new buyer will undoubtedly reap the benefits of in years to come.

Internally this versatile and contemporary property is immaculately presented, with flexible living accommodation over the two floors to include a stunning open-plan living kitchen to the first floor and a large cosy sitting room with wood burner to the ground floor. Extending to approximately 2200 square feet, there are three double bedrooms plus bathroom facilities arranged over both floors as well as a charming pod nestled in the garden which forms part of the accommodation as a fourth bedroom and en-suite but would also make an ideal office or studio.











Double oak doors off the front balcony open into the **Open Plan Living / Kitchen and Lounge 15.45m x 6.95m maximum dimensions** – With vaulted ceiling, oak beams and LED spotlights, oak floor boards and contemporary glass balcony and staircase down to the ground floor accommodation.

The recently fitted kitchen is from Howden's Elmbridge design in navy with a most attractive quartzite worktop and central island top in 'Blue Roma' which is a metamorphic rock from Brazil really compliments the natural materials used throughout. There is an over-hang to both sides of the central island unit and deep drawer units beneath. There is a generous range of drawer and cupboard units within the kitchen to include carousel space saving units as well as double doors to a bespoke larder cupboard and integral appliances to include a Bora X induction hob with integral extractor, Bosch integrated dishwasher, larder fridge and freezer, Neff hide and slide multi-function oven and combination microwave and a Villeroy and Boch ceramic sink with Quooker boiling tap over. There is ample space for sofas or dining tables depending on personal preference on this floor and a tiled area to the rear with fitted seating with built-in storage and coat hooks that acts as a kind of 'boot room' area.

Oak latch doors open though to:

**First Floor Bedroom 4.30m x 3.85m** – With a door and window to the rear with open country views, parquet flooring, radiator beneath radiator cover and oak latch door to the:

**Bathroom 3.40m x 3.00m** – Having a further door back to the hall, window to the side and tiled floor. Comprises a four piece suite of walk-in shower with Victorian style chrome mixer as well as overhead rainfall shower, free standing bath with ball and claw feet, pedestal wash basin and close coupled WC.



An oak staircase leads down from the kitchen to the ground floor accommodation which has under-floor heating throughout:

Lounge 8.45m x 7.00m – Having oak flooring, cast iron wood-burner on a slate hearth and LED spotlights on dimmer controls.

Laundry Room 3.32m x 2.30m – Has a tiled floor, worksurface with shelving over and space and plumbing beneath for washer/dryer. Large cupboards housing manifold for underfloor heating and water tank.

Ground Floor Shower Room – Has a walk-in fully tiled shower area with rainfall shower fitting, close coupled WC and bespoke dresser style unit with his and hers ceramic wash basins inset. There is a combination of LED spotlights and wall mounted vanity lighting and limestone flooring.

Ground Floor Bedroom Two 4.26m x 3.25m – Has a fully glazed door and side panel to the front with privacy blind, wooden flooring and double oak latch doors which can open through to the other bedroom if required.

Bedroom Three 4.89m x 3.65m – Has a continuation of the wooden flooring, built in wardrobes and a fully glazed door and side panel to the front with privacy blinds and alarm panel.

Outside ...

The property is reached via a gated entrance which opens onto an extensive gravelled driveway with parking for several vehicles and which leads up to a Timber-framed garage – With double doors, automatic light and a 'living roof' of sedums. The property is served by outside lighting all around as well as an alarm and camera system which can be operated remotely via a smartphone app.

Please note before arranging to view the property that this most attractive plot benefits from views from an elevated position built within a hillside. The majority of the garden is laid to lawn, with mature trees and hedges. There are areas left to wild flowers and a natural pond which attracts wildlife and is filled with bulrushes, iris and waterlilies and filled by rainwater with an over-flow system.

The Pod in the garden is an integral part of the main dwelling as an extra fourth bedroom 3.61m x 2.58m having oak flooring, LED lights, power and alarm with an en-suite shower room. This could be just ideal as a home office or studio for teens or dependant relative.

Agents's Note : As the property enjoys a rural position it is not connected to mains drainage but benefits from a fully compliant modern bio-tank system fitted in 2021. The property is considered to be of non-standard construction.













