





# Enderby House

Enderby House is located in an enviable position in the village of Hagworthingham, along a quiet private driveway on the edge of the Lincolnshire Wolds, much of which is designated as 'an area of outstanding natural beauty'. Designed and built only 25 years ago, but with all the character of a much older property, this impressive five bedroom family home sits within private and established grounds extending to just under two acres (sts) with the most incredible views out over the Wolds towards the coast.

Enderby House has been beautifully refurbished by the current owners to include new flooring and doors throughout, a new oil fired boiler that is still under warranty, a new ducted air conditioning system to the first floor and a fabulous new kitchen with integrated appliances. They have re-configured the layout of the property internally to improve the flow to suit modern family life, with an open-plan kitchen and dining room and double doors from the generous hallway open through to a large luxurious lounge with a Clearview wood-burner.

The outside has been greatly improved too, as the sellers extended and block paved the driveway, adding a walled and gated approach with video entry system, CCTV and EV charger point. All external paintwork has been updated in the neutral tones of Farrow and Ball 'Bone' The room above the garage has been converted into a warm, modern space with bespoke office furniture; ideal for anyone working from home, a games room or as an occasional bedroom for guests.

The historic village of Hagworthingham is nestled on the edge of the Wolds and equidistant to the nearby market towns of Horncastle, Alford and Spilsby. Considered to be a walker's paradise, there are many country lanes to enjoy around the village, with the beautiful Snipe Dales Country Park just around the corner in the village of Lusby.

EPC 'C' / Council Tax Band 'F'













A part glazed door opens through to a spacious **Reception Hallway 6.82 m x 4.18 m (22'4 x 13'8)** - Having two radiators beneath radiator covers, a ceramic tiled floor, LED spotlights to the ceiling and staircase rising to the first floor accommodation. Doors are arranged off to a cloaks cupboard with coat hooks and consumer unit and a **Cloakroom** - With a continuation of the floor tiles from the main hall, double glazed window to the side aspect and a two piece suite to comprise a WC with high-level cistern, pull chain and wall mounted brackets along with a wash basin having hot and cold taps over.

Double doors open through to the **Lounge 6.42 m x 5.42 m (21'0 x 17'9)** - Having two double glazed windows to the front aspect and two to the rear aspect. There are four radiators with ornate radiator covers, LED spotlights to the ceiling and a range of contemporary wall light points. An attractive fireplace comprises a carved stone fire surround with a brick interior that houses a Clearview woodburning stove.

A second set of double doors from the hallway open into the **Conservatory 3.82 m x 3.64 m (12'6 x 11'11)** - Having French doors opening out onto an extensive patio and garden beyond. The conservatory is of brick construction with sealed unit double glazed windows, two radiators and a ceiling fan. An additional door opens through to the:

**Dining Room 4.46 m x 3.28 m (14'7 x 10'9)** excluding hallway measurement. The dining room can also be accessed from both the hall and the kitchen and has double glazed windows to each side of the property, LED spotlights to the ceiling and two radiators. There is wood grain laminate flooring in a herringbone design and an oak beam linking through into the:



**Breakfast Kitchen 5.45 m x 4.19 m (17'10 x 13'8)** - Having a double glazed window to the front aspect and a ceramic tiled floor. This beautiful kitchen which was only completed in 2024 comprises an extensive range of quartz worktops and co-ordinating quartz and oak breakfast bar with pendant light fittings over. A range of shaker style drawer and cupboard units at both base and eye level include several deep pan drawers, hidden cutlery drawer and space saving corner carousel unit. Integrated appliances include a Neff gas hob with extractor fan over, full height fridge and freezer unit, two electric ovens, wine cooler and a dishwasher. Other features of the kitchen include integrated bins, wine rack, full height larder style cupboards and a ceramic sink with mixer tap over.

**Utility Room 3.0 m x 2.7 m (9'10 x 8'10)** – Has a part glazed door to the side aspect, oil fired boiler (still under manufacturer's warranty) and cupboard units at both base and eye level. The utility room has a tiled floor, space and plumbing for washing machine and tumble dryer and a sink unit.

**Family Room / Snug 4.46 m x 3.25 m (14'7 x 10'7)** – Has two double glazed windows to the rear aspect and one to the side aspect. There is wood laminate flooring, LED spotlights to the ceiling and a radiator.

**First Floor Landing** – Has engineered oak flooring in a herringbone design, two double glazed windows overlooking the rear gardens and a Victorian style cast radiator. The landing has LED spotlights to the ceiling and an airing cupboard housing the hot water cylinder.

**Bedroom One 6.09 m x 4.49 m (19'11 x 14'8)** at widest point – Has a double glazed window to the side aspect, two radiators and a ceiling light fan on dimmer control. The dressing area contains a range of modern wardrobes with hanging rails and shelving which will be included in the sale of the property. **En-Suite Shower Room** - Has a double glazed window to the side aspect, bespoke 'Tikka Moon' solid wooden vanity unit with drawers and shelving beneath and two stone wash basins with mixer taps above. There is a low flush WC with sensor flush facility and an illuminated anti-steam vanity mirror with Bluetooth connection. A double walk-in shower has quality Crosswater fittings and includes both a fixed rain head fitting and mixer hose.

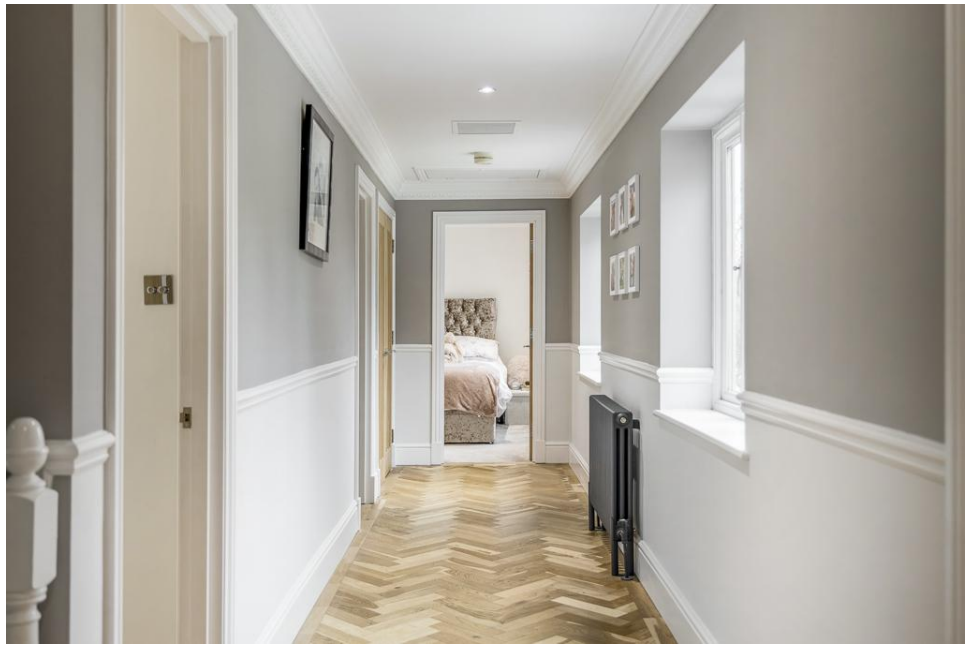
**Bedroom Two 5.89 m x 2.90 m (19'3 x 9'6)** – Has a double glazed window to the front aspect, radiator and built-in wardrobe with hanging rail and En-suite shower room. **Bedroom Three 5.45 m x 3.17 m (17'10 x 10'4)** – Has double glazed windows to both the front and rear aspects, two radiators and two double wardrobes with hanging rails and shelving. **Bedroom Four 4.24 m x 2.91 m (13'10 x 9'6)** – Has a double glazed window to the front aspect, radiator and built-in wardrobe. **Bedroom Five 3.20 m x 2.48 m (10'5 x 8'1)** – A fifth double bedroom with double glazed window to the front aspect, built-in wardrobes and a radiator.

**Family Bathroom** – Has a double glazed window to the front aspect and comprises a four piece bathroom suite of freestanding bath with ball and claw feet, low-level WC, pedestal wash hand basin and fully tiled shower enclosure. There is tongue and groove panelling to half height on the wall, a radiator and LED spotlights.

**A Detached Double Garage** - Has two up and over doors, lights and power. A staircase to the side of the garage leads to a first floor **Studio / Office 7.54 m x 3.94 m (24'8 x 12'11)** Having window to the side aspect, two electric radiators and a range of bespoke fitted oak units to include an attractive range of shelving, desk space and cupboards.











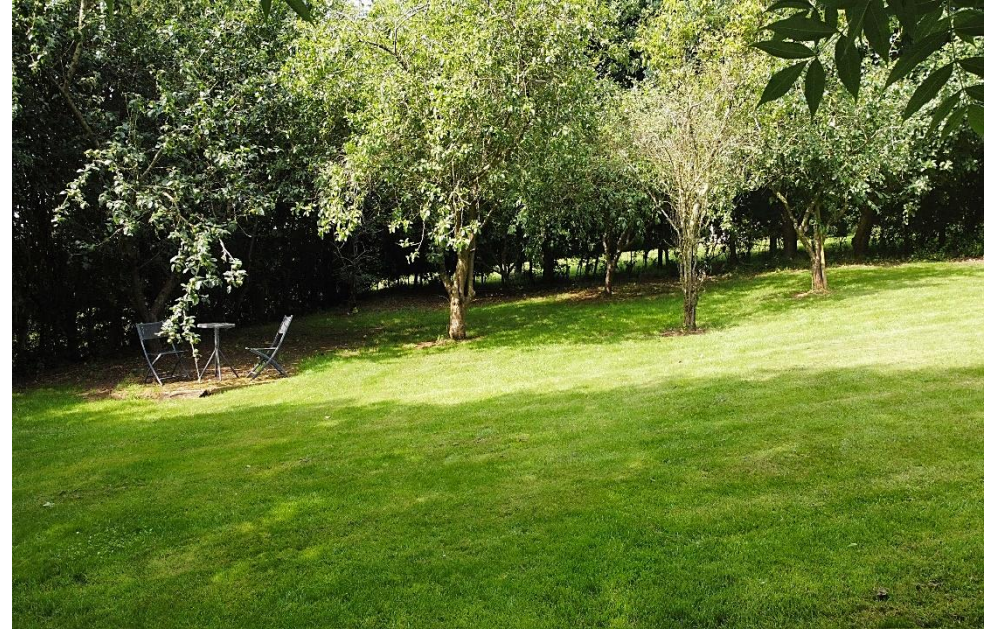




The property stands on a large established plot approaching 2 acres (subject to survey). The secluded grounds are incredibly private due to the many mature trees flowering shrubs and bushes. A garden behind the garage includes a greenhouse and a Catalina Relay dual temperature swim-spa measuring **5.44 m x 2.28 m (17'10 x 7'5)** which will be included within the asking price of the property. Features of the swim spa include a transparent 'wall' that offers the option of having the swimming and spa bath at different temperatures. The swim bar includes LED lights and water jets.

Immediately to the rear of the property is an attractive paved patio area served by outside lighting with an attractive rock and pebble water feature. The garden that extends beyond has an established area filled with flowering plants and bushes and mature and well stocked borders filled with a host of spring bulbs and shrubs that provide shape colour and structure all year round. Even early in February it was obvious that the woodland garden was soon to be filled with a wonderful carpet of daffodils. The garden then continues along, up to the right hand side into an extensive meadow area, filled with several young specimen and mature fruit trees and bushes to include pear, three varieties of apples and plums as well as soft fruits to include blackberries, raspberries, and sloes. At the top of the garden we were treated to a spectacular view over the Lincolnshire Wolds out towards the coast, and it is here that a raised decking area was completed only last year, complete with an industrial style bar created from a container. Water and power has been added to this far area of the plot too, which makes it the perfect spot for sitting with a quiet book, magical children's adventures, barbecues and even winter gatherings around the firepit.









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