



MR

No.5 MESSINGHAM ROAD
SCOTTER / LINCOLNSHIRE



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A large house and home of historical interest, refurbished to the highest modern standards and kept in excellent condition.

Set within an easy walk of the centre of Scotter, 5 Messingham Road is a lovely family home also well-suited to entertaining. The original house dates from the late 18th century, with a considerable extension added in 1912 and a large garden room added more recently. The house stands in spacious grounds which include a large garden, swimming pool and outbuildings. There is generous garage space and plenty of room for parking. Inside, accommodation takes full advantage of generously sized rooms, high ceilings, and a well-considered layout. A great many original features remain, while the new owners will also benefit from the excellent modern fixtures and fittings, and a high standard of decoration. Above all, this is great place to live - plenty of space, sophisticated and thoughtful design, and a real feel of home.

THE SURROUNDING AREA

Scotter has a primary school and the village is within catchment areas for both comprehensive and grammar schools. There is a Methodist Chapel and the village church, St Peter's, dates from the 11th century. Slightly further afield is Scotton Common & Laughton Wood, which is popular with walkers. Nearby is Scotton Common Nature Reserve, an area of mixed heath and some wetland, with an important variety of flora, fauna and birdlife.

5 Messingham Road is just north of the small bridge over the River Eau. It's on the left as you drive north-east through Scotter from Gainsborough and Blyton; it's on the right if you come from Scunthorpe and Messingham.

Approach the property and enter the drive at the right of the house. Once parked, walk around the house to the front door. The front of the house faces just west of south - in this description simply referred to as south, for simplicity. From this side, the garden is before you, sloping gently down to the River Eau at the far boundary. Slightly to the right is the covered pool. Turn to go in, and admire the porch and front door. The stained glass, like many features throughout the house, is in its original form.





HALLWAY/SITTING ROOM

Before you, the hall reaches right to the centre of the house. Underfoot, original tiling adds to the sense of a long history or people living here. On your right is the Sitting Room; on your left, the Dining Room which connects to both Kitchen and Garden Room. Ahead and to the right, stairs lead to the first floor. Beyond the stairs are two more ground floor rooms - currently a gym and a lounge/snug, and a bathroom with separate w.c.

Like many in the house, this is a beautiful room, bright and well proportioned. Warm wooden floors complement a wide brick fireplace with a multi-fuel stove which typically burns wood or coal. Tall windows face south over the garden and east.



DINING ROOM & GARDEN ROOM

In terms of size, the Dining Room is same as the Sitting Room and faces south, with the adjoining Garden Room occupying the south west corner of the ground floor. The dining room connects with the kitchen with an open squared 'arch' and together the three rooms provide flexible family and entertaining spaces throughout the year. As with the rest of the house, the Dining Room retains many original features including the mantelpiece, coving and skirting boards.

Continue through to the Garden Room. Here, you're surrounded by light. Windows face south, west and north west; French windows open to the garden. This is a fantastic room whatever the season - always bright, and the perfect extra family space near the heart of the home.





KITCHEN & UTILITY ROOM

From the Dining Room move back the kitchen, the literal and metaphorical heart of this house. The room faces north, but two large windows, excellent lighting, and two Velux skylights mean that it's never gloomy!

As you'd expect, furniture and appliances are of excellent quality including Neff. There's a central island incorporating the hob and breakfast bar. Behind the hob is the extractor fan which rises up from the work surface when required. The floor tiles are ceramic stone effect, fitting perfectly with the sense of this being a real kitchen, often busy in a busy household.

Three doors lead out of the kitchen. The first takes you back to the Hallway. The second, to the Utility Room. Here there are country style units, and space for appliances – currently washing machine and tumble dryer, and a fridge-freezer. The last door opens to the back hallway and back door and, opposite the Utility Room, a separate w.c.

Return to the kitchen and main Hallway.



GYM, LOUNGE & JACUZZI BATHROOM

Turn left out of the kitchen, passing through the first of two 18th century arches. Immediately beyond the stairs turn right into the next room, currently set up as a gym. Measuring 14ft by 14ft, this could equally well be a study or home office, or an additional bedroom.

Back in the Hallway, turn right through a second arch: to your immediate left is a guest w.c. Immediately in front is a spacious Jacuzzi Bathroom and shower. To the right is large lounge/family room or snug facing east. This features oak beams and an open fireplace.

These three rooms provide considerable extra capacity and flexibility of use, depending on how the house is organised.

Return to the Hallway and climb the stairs to the Landing. In keeping with the rest of the house, high ceilings and plenty of space are in clear evidence.



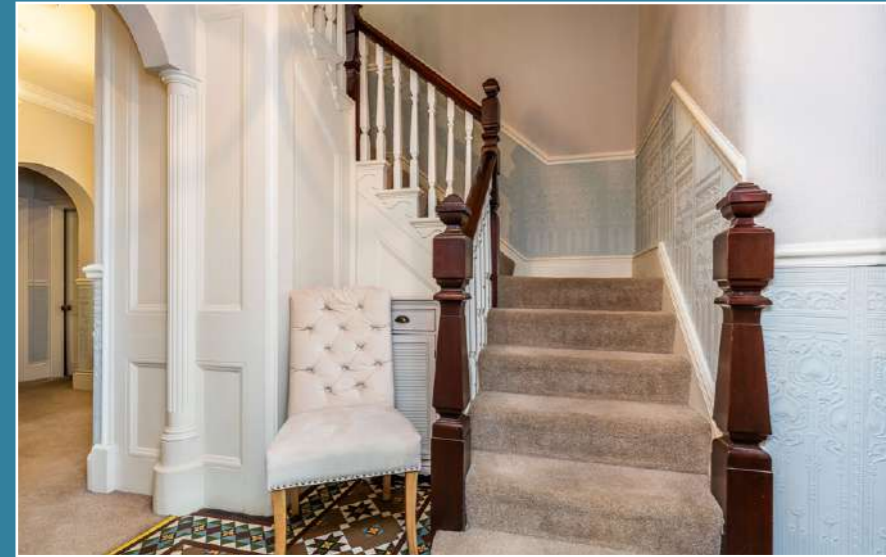


PRINCIPAL BEDROOM SUITE

At the top of the stairs, turn left and then up a couple more steps. Turn right towards the Principal Bedroom. This is a large and luxurious room, with windows facing south and west.

There is a striking fireplace with the original early 20th century tiling and a mantelpiece which dates from the same period but skilfully designed to be in keeping with the original and earlier house. Flooring is wood, there's a feature panelled wall, and a ceiling fan for warm weather.

From the bedroom return to the upper landing. Turn left into the Dressing Room, which in turn leads to the Bathroom – both the epitome of comfort and style. The bathroom includes a bath, separate shower, and bidet as well as w.c.



BESROOM 5, BEDROOM 2 & BEDROOM 3

These two rooms are next to the Principal Bedroom. Bedroom 5 is the smaller, although easily suitable as a double and faces south - it's immediately over the front door - and also includes panelled walls like the Principal Bedroom.

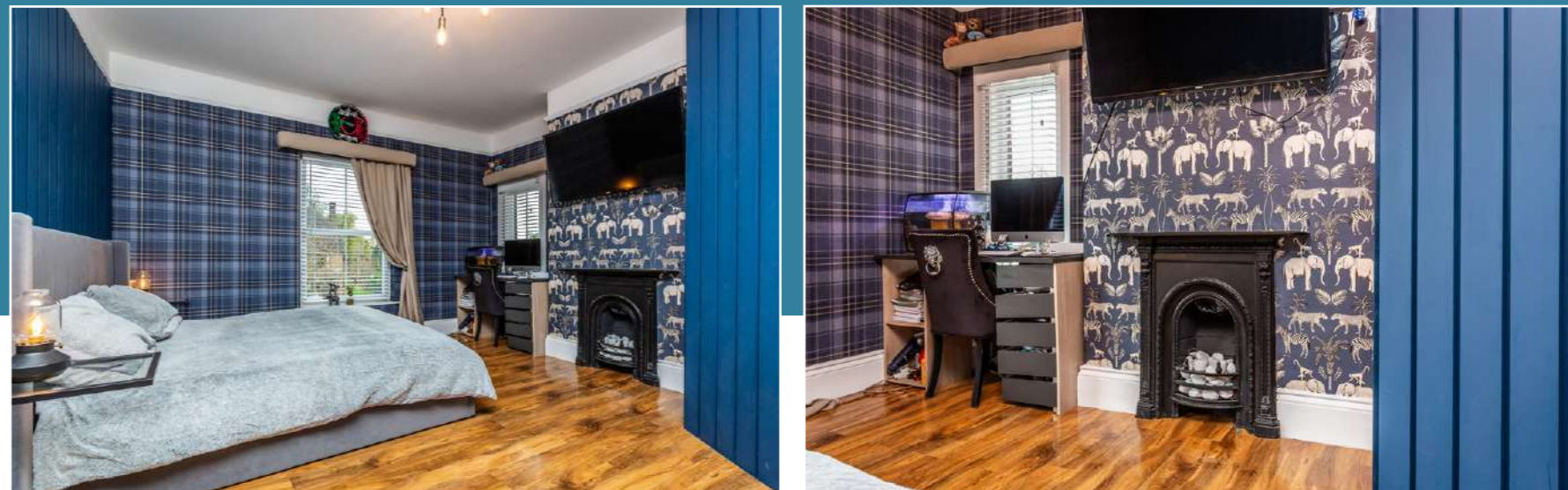
Bedroom 2 is the mirror image of the Principal Bedroom, so boasts the same luxurious sense of space. Windows face south and east, and it retains the original skirting boards and mantelpiece.

Return to the main landing, then continue towards the rear of the house for the final two bedrooms and the second upstairs bathroom.

Bedroom 3 is the largest in the house, being a little longer than those at the front of the house. It's in the original building, and has two large windows facing east.

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BEDROOM 4 & THE SECOND BEDROOM UPSTAIRS

Bedroom 4 is square and similar in size to Bedroom 5, albeit a little bigger. The main window faces east, and there's a smaller one facing south. This room boasts an interesting example of a cast iron fireplace, which became very popular in the 19th century.

This is a room worth waiting for! Set central stage in the middle of a bright fully tiled room is a splendid roll-top bath. This is set off by a generous walk-in shower, a large wash basin and antique style radiator and towel rail. There is a w.c. partitioned off by a low wall, and a large airing cupboard.

If you've finished exploring the first floor, descend to the Hallway and continue to the garden.



GARDEN & SWIMMING POOL

With the house, driveway, courtyard and outbuildings taking up the northern third of the plot, the garden itself is demonstrably spacious. It's also cleverly set out and planted carefully with variety of trees, shrubs and hedges. The result is a versatile and welcoming space, with different areas to use depending on inclination and taste.

The swimming pool house stands at the northern edge of the lawn and has glazed wall on three sides. The pool itself is approximately 5m x 3m, and surrounded by large flag stones, with plenty of space to relax out of the water. Doors can be opened wide in the warm summers, but because the pool is enclosed there's a double benefit - it can be used year round, and there will be no need to collect the leaves from the water in autumn!





OUTBUILDINGS

Coming to the end of your tour, you won't have failed to notice the outbuildings - a long building with three garage doors and a large workshop-cum-office.

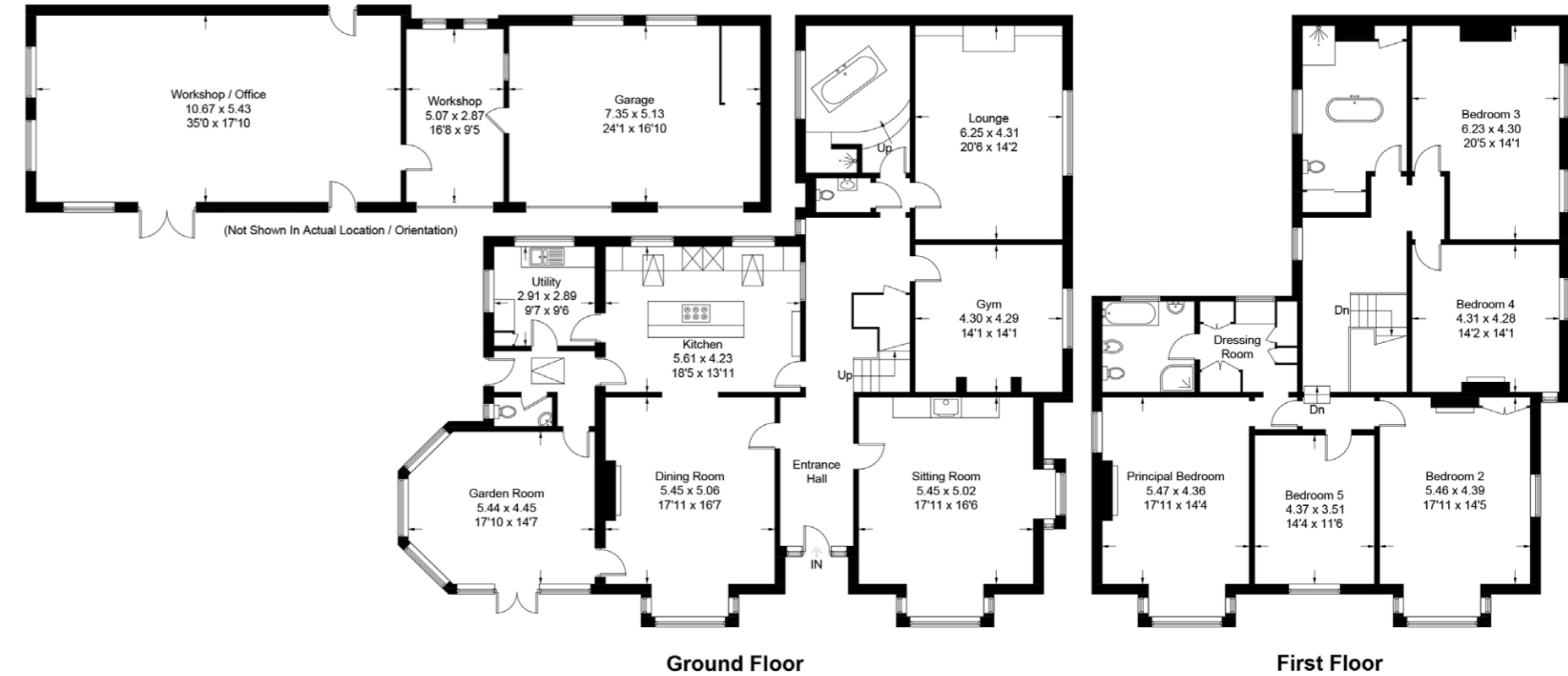
Working from left to right, the left hand, flatted roofed building is currently set up as an office. Measuring approximately 11m x 5.5m, it's a substantial space. It is supplied with electricity, but at the moment there is no water supply, although this could be added in the future. Subject to Planning Permission it would also work well as a granny annex or similar.

In the adjoining section (with the pitched roof) there are three garage doors. The left one opens to a separate workshop. The next two open to the same garage space. Of these, the left hand door (the middle one of the three) is motorised.

The courtyard in front is gravelled, and provides plenty of space for parking.

5 Messingham Road, Scotter, DN21 3UH

Approximate Gross Internal Area = 389.2 sq m / 4189 sq ft
 Outbuilding = 112.3 sq m / 1209 sq ft
 Total = 501.5 sq m / 5398 sq ft



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Illustration for identification purposes only, measurements are approximate, not to scale. Through-the-lens.co.uk © 2023.



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In the words of the current owners...

"We've really enjoyed living here, and love the original features and its sense of history. We know the house was enlarged in 1912 because one of the "new" rafters has graffiti mentioning the sinking of the Titanic, which was obviously in all the papers and much talked about at the time. Two things we've enjoyed are the large garden, and the considerable space that has enabled us to organise the house exactly as we've wanted. Whoever moves in next is in for a real treat".

Presented by



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