



Ferndale House, Top Lane, Goulceby, LN11 9UB



Book a Viewing!

£895,000

An exceptional executive home, beautifully positioned in the charming village of Goulceby, nestled within the Lincolnshire Wolds – a designated Area of Outstanding Natural Beauty. Built to a high specification, this impressive, detached family home property offers approximately 4,000 sq ft of spacious and versatile living accommodation briefly comprising of the main reception hall, cloakroom/WC, family room, and sitting room. The open plan living and dining area seamlessly flows into a stunning orangery/garden room, complemented by a high-quality fitted dining kitchen and utility room. Upstairs, a galleried landing leads to five well-proportioned bedrooms. The principal bedroom benefits from a private en-suite, as does the guest bedroom, along with a stylish family bathroom serving the remaining rooms. Externally, the property is approached via gated access onto a generous gravelled driveway, offering ample parking and hard-standing space. The extensive gardens wrap around the side and rear, featuring well-maintained lawns and a patio area ideal for outdoor entertaining. There is a substantial triple garage, with a ground floor shower room and a first-floor studio – offering excellent potential for numerous different uses. With an A-rated energy efficiency, the property also features air source heating and solar panels. Viewing is essential to fully appreciate this lovely executive home.



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SERVICES

Mains electricity and water. Drainage to private treatment plant. Air Source heating, Underfloor heating to the Ground Floor.

EPC RATING – A.

COUNCIL TAX BAND – G.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located in the village of Goulceby, this property sits within the East Lindsey District of Lincolnshire, just 7 miles south-west of Louth. Set in the Lincolnshire Wolds, within a designated Area of Outstanding Natural Beauty, the location offers quiet surroundings, open countryside, and easy access to local services and transport links.



RECEPTION HALL

Approx 21' 0" x 12' 9" (6.4m x 3.89m) With main entrance door and side windows, tiled floor, split oak staircase leading to the first floor galleried landing, inset spotlights, coving to ceiling, display shelving with downlighters, underfloor heating and plant cupboard with hot water cylinder.

CLOAKROOM/WC

With WC, wash hand basin and vanity cupboard below, extractor fan, coving to ceiling, spotlights and UPVC window.

RECEPTION ROOM/FAMILY ROOM

16' 7" x 14' 4" plus the Bay (5.05m x 4.37m) With UPVC bay window to the front elevation and further UPVC window to the side elevation, Inglenook fireplace and open fire, TV, telephone and broadband points, inset spotlights, coving to ceiling and central heating thermostat controls.



RECEPTION ROOM/SITTING ROOM

16' 1" plus the Bay x 16' 7" (4.9m x 5.05m) With UPVC bay window to front elevation, UPVC window to the side elevation, Inglenook fireplace and open fire, coving to ceiling, inset spotlights, TV and telephone points and central heating thermostat controls.

LIVING ROOM

Approx 20' 0" x 16' 7" (6.1m x 5.05m) With two UPVC/French patio doors and side window, tiled floor, coving to ceiling, inset spotlights and central heating thermostat controls.



DINING AREA

Approx 21' 0" x 9' 11" (6.4m x 3.02m) With feature exposed beam and brick work, tiled floor, coving to ceiling, inset spotlights, TV and telephone points, central heating thermostat controls and extending into the orangery/garden room.

ORANGERY/GARDEN ROOM

21' 0" x 13' 7" (6.4m x 4.14m) With two UPVC windows, atrium, inset spotlights, coving to ceiling, tiled floor and double glazed bi-folding doors.

KITCHEN/DINER

Approx 23' 0" x 16' 7" (7.01m x 5.05m) Fitted with a range of quality kitchen units and drawers, large fitted larder units, central Island with Quartz work surfaces, sink and drainer, integrated appliances incorporating tall fridge freezer, Neff double oven and induction hob, extractor fan and extractor hood, dishwasher and wine fridge/cooler, inset spotlights and coving to ceiling.

UTILITY ROOM

Approx 16' 11" x 6' 6" (5.16m x 1.98m) With a range of fitted wall and base units, worksurfaces over, large fitted larder cupboards, Samsung washing machine and tumble dryer, sink and drainer, extractor fan, inset spotlights, central heating thermostat controls, rear entrance door and UPVC window.





FIRST FLOOR GALLERIED LANDING

With two aluminium radiators, UPVC window and inset spotlights.

BEDROOM

16' 7" x 16' 2" (5.05m x 4.93m) With UPVC window to front elevation, aluminium radiator and inset spotlights.

EN-SUITE

With the suite comprising of a large fitted shower cubicle, WC, wash hand basin and vanity cupboard, tiled floor, towel radiator, extractor fan, inset spotlights, sensor mirror and Velux window.

BEDROOM

16' 7" x 13' 11" (5.05m x 4.24m) With UPVC window [to front elevation, aluminium radiator and inset spotlights.



EN-SUITE

With the suite comprising of a large fitted shower cubicle, WC, wash hand basin and vanity cupboard, tiled floor, towel radiator, extractor fan, inset spotlights, sensor mirror and Velux window.

BEDROOM

16' 7" x 12' 7" (5.05m x 3.84m) With UPVC window to rear elevation, aluminium radiator and inset spotlights.

BEDROOM

16' 7" x 14' 4" (5.05m x 4.37m) With UPVC window to front elevation, aluminium radiator and inset spotlights.

BEDROOM

14' 9" x 9' 11" (4.5m x 3.02m) With UPVC window to rear elevation, TV and telephone point, access to roof void, aluminium radiator and inset spotlights.



FAMILY BATHROOM

With the suite comprising of bath and large fitted shower cubicle, WC, wash hand basin and fitted vanity cupboard, towel radiator, extractor fan, sensor mirror, tiled floor and inset spotlights.

OUTSIDE

The property is situated on an extensive plot with gardens extending to the front, side and rear. There is a gated entrance leading to an extensive gravelled driveway/hardstanding area and provides access to the triple garage. There are extensive lawned gardens to both the side and rear with a patio area.

TRIPLE GARAGE & STUDIO

Approximately 34' 9" x 19' 4" (10.59m x 5.89m) With three electric up-and-over doors, solar panel controlled light and power.

ENTRANCE HALL

With entrance door, stairs rising to first floor, tiled floor under stair cupboard with hot water cylinder and inset spotlights.





SHOWER ROOM

With fitted shower cubicle, WC, wash hand basin, towel radiator, fitted vanity cupboards, extractor fan, tiled floor and inset spotlights.

STUDIO

42' 5" x12' 11" (12.93m x3.66m) With three Velux windows, inset spotlights and numerous power points.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

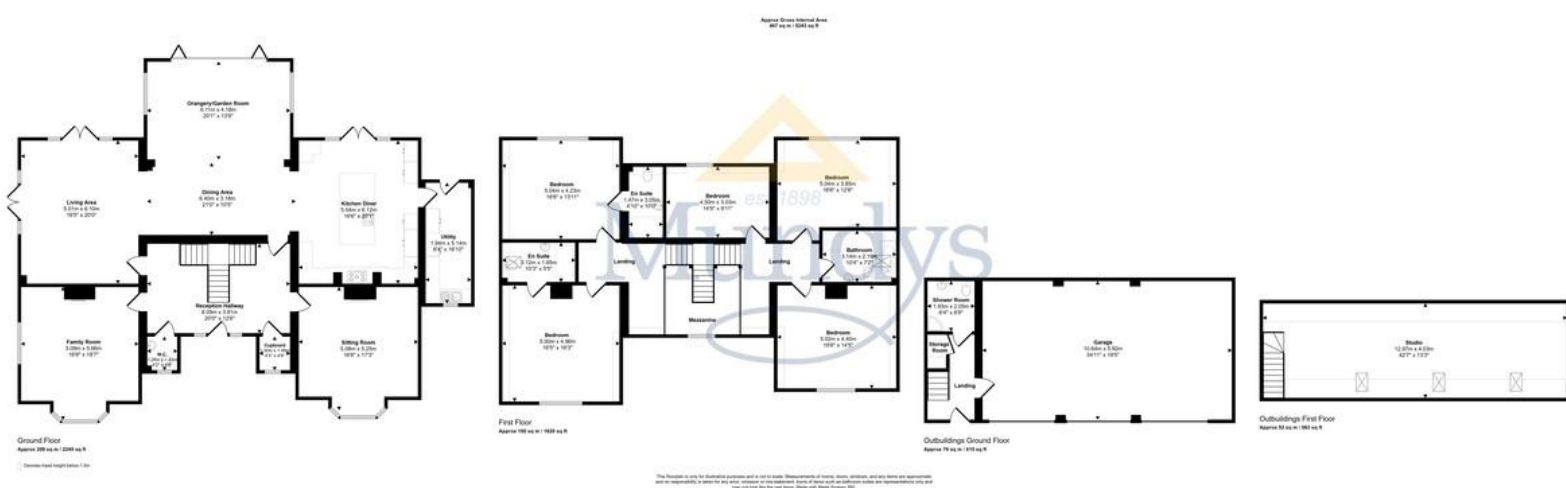
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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