



Mallory House, South Scarle Lane, North Scarle, Lincoln

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# Mallory House, South Scarle Lane, North Scarle, Lincoln

Guide Price £700,000 - £750,000

- SUPERB INDIVIDUAL DETACHED RESIDENCE
- FIVE BEDROOMS. ALL WITH EN-SUITES
- SIX RECEPTION ROOMS
- ELECTRIC GATED DRIVEWAY & DOUBLE GARAGE
- EXTREMELY VERSATILE LAYOUT & NO CHAIN!
- SUBSTANTIAL LAYOUT & GENEROUS GROUNDS
- GF W.C, SHOWER ROOM & UTILITY ROOM
- FIRST FLOOR BATHROOM, DRESSING ROOM & BALCONY
- PICTURESQUE VILLAGE LOCATION
- EXCELLENT PRESENTATION! VIEWING ESSENTIAL! Tenure: Freehold. EPC 'E'

Guide Price: £700,000 - £750,000. THE PERFECT FIND...! WHERE SPACE & DESIGN COMBINE!  
 Presenting a HOME OF TRUE DISTINCTION! Full of hidden surprises, substantial living space and a remarkable 0.31 of an acre private plot. Mallory House is pleasantly positioned within the scenic semi-rural village of North Scarle. Close to Lincoln, Gainsborough and Newark. Hosting a thriving village pub/restaurant. DO NOT BE DECEIVED this excellent bespoke residence holds more than meets the eye. Originally constructed in 1852 and subsequently EXTENDED over many years. Now spanning almost 4,000 square/ft. Perfectly poised for any growing family. Requiring space, versatility and the scope for multi-generational living. The vast degree of accommodation comprises: Entrance porch, inner reception hall, a beamed sitting room, snug, large garden room, generous utility, ground floor W.C, study, open-plan dining kitchen, hosting a range of integrated appliances including a boiler water tap. A HUGE bay-fronted lounge with open-fire, oak engineered flooring, HD projector and handmade stained glass double doors opening into a WONDERFUL GAMES ROOM, with brick-built bar, wood burning stove and BI-FOLD DOORS. Providing access into the boiler room and modern ground floor shower room. The L-shaped first floor landing provides a family bathroom, FIVE BEDROOMS & FIVE EN-SUITES. All cleverly disguised to create perfect functionality throughout. The DUAL-ASPECT principle bedrooms enjoys a walk-in dressing room, luxurious en-suite bathroom and a brilliant balcony, with a captivating outlook over the private garden. Externally, the spectacular wrap-around plot poses a full degree of privacy. The property is greeted by an electric double gated entrance, with a large-scare driveway, detached double garage and home bar with hot tub canopy. Further benefits include uPVC double glazing, CCTV, and oil-fired central heating. This is AN EXCEPTIONAL FIND! Step inside and see for yourself! NO ONWARD CHAIN..!



**ENTRANCE PORCH:** 7'11 x 4'9 (2.41m x 1.45m)  
 Accessed via a secure composite stable door. Providing tiled flooring, recessed ceiling spotlights and uPVC double glazed windows to the side elevation. Access through to the inner reception hall.

**RECEPTION HALL:** 20'5 x 8'7 (6.22m x 2.62m)  
 Accessed via an oak internal door. Providing oak engineered flooring, carpeted oak staircase with open spindle balustrade and handrail, rising to the first floor. Low-level under-stairs storage cupboard. Recessed ceiling spotlights. An open-archway into the dining kitchen. Access into the snug and sitting room. Max measurements provided.

**BAY-FRONTED SITTING ROOM:** 13'8 x 11'1 (4.17m x 3.38m)  
 A lovely beamed reception room, with oak engineered flooring, three wall light fittings, a double panel radiator, TV/ television points and an exposed feature fireplace. Housing an inset log burner with raised hearth and decorative oak surround. Walk-in bay with uPVC double glazed windows to the front elevation. Max measurements provided into bay-window.

**OPEN-PLAN BREAKFAST KITCHEN:** 11'9 x 11'3 (3.58m x 3.43m)  
 Providing tiled flooring. A high-specification fitted kitchen hosts a vast array of fitted soft-closing wall and base units, with granite work surfaces over and up-stands and white wall tiled splash backs. Inset stainless steel sink with granite routed drainer and boiling water tap. Integrated 'NEFF' microwave. Integrated fridge freezer, additional fridge, dishwasher and wine cooler. Freestanding 'HI-LITE' RANGEMASTER cooker with tiled splash backs and concealed extractor hood above. Fitted breakfast bar. Six ceiling light fittings, exposed ceiling beams, bay-window with uPVC double glazed windows to the front elevation. OPEN-PLAN access into the dining area.

**OPEN-PLAN DINING ROOM:** 11'9 x 10'9 (3.58m x 3.28m)  
 With oak engineered flooring, a ceiling light fitting, double panel radiator, TV/ telephone point and provision for a large dresser storage unit. uPVC double glazed French doors open out onto the paved external entertainment area. Internal access into the living room.

**BAY-FRONTED LIVING ROOM:** 25'10 x 19'6 (7.87m x 5.94m)  
 A SUBSTANTIAL RECEPTION ROOM. Accessed via an oak internal door. Providing oak engineered flooring, recessed ceiling spotlights, two double panel radiators, TV/satellite connectivity points, a ceiling mounted HD projector, exposed open fire with stone hearth and surround. Walk-in bay with uPVC double glazed windows to the front elevation. Bespoke stained glass oak double doors open into the large games room. Max measurements provided into bay-window.

**GAMES ROOM/ GROUND FLOOR BEDROOM:** 21'5 x 18'1 (6.53m x 5.51m)  
 A substantial reception room with oak engineered flooring, with under-floor heating and wall-mounted control panel. Recessed ceiling spotlights with recessed 'SONAS' ceiling speakers and three ceiling light fittings. Brick built home bar with oak work surfaces. Air-conditioning. Internet and TV connectivity, with a wall inset integrated TV system. Exposed brick central feature fireplace house an inset wood burner with oak mantle and brick hearth. Two uPVC double glazed windows to the rear elevation. uPVC double glazed BI-FOLD DOORS with remote controlled internal blinds, open out onto the extensive outdoor entertainment space. Internal access into the boiler room and shower room. Max measurements provided.





**GROUND FLOOR SHOWER ROOM:**

8'7 x 5'3 (2.62m x 1.60m)  
 Accessed via an oak internal door. Of stylish modern design. Providing tiled flooring. A corner fitted shower cubicle with mains shower facility, with rainfall-effect shower head. Low-level W.C and a ceramic wash hand basin with chrome mixer tap. Inset to a floating vanity drawer storage unit. Chrome heated towel rail. Complementary floor to ceiling wall tiled splash backs. Recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the rear elevation.

**BOILER ROOM:**

8'10 x 5'3 (2.69m x 1.60m)  
 Accessed via an oak internal door. With tiled flooring. Fitted white shaker-style wall and base units with roll-top work surfaces over and an inset resin sink with drainer and mixer tap. Access to the 'GRANT' oil-fired boiler, hot water cylinder and under-floor heating manifold. Central heating thermostat, wired carbon monoxide alarm, ceiling light fitting.

**SNUG:**

11'9 x 10'3 (3.58m x 3.12m)  
 Accessed via an oak internal door. A cosy reception room. Enjoying oak engineered flooring, medium height wall panelling, a double panel radiator, TV point, ceiling light fitting and a uPVC double glazed window to the rear elevation. Access into the large garden room. Max measurements provided.

**GARDEN ROOM:**

22'7 x 15'5 (6.88m x 4.70m)  
 Accessed via an oak internal door. A SUBSTANTIAL family-sized reception space. Of brick built construction with a pitched felt roof. Providing tiled flooring, recessed ceiling spotlights. Wall inset TV connectivity. Two double panel radiators. uPVC double glazed windows to the side and rear elevations. uPVC double glazed French doors open out into the garden. Internal access into the inner lobby/ utility.

**UTILITY ROOM:**

10'1 x 5'7 (3.07m x 1.70m)  
 Offering great functionality. With tiled flooring. Extensive fitted larder cupboards, with integrated plumbing provision for a washing machine and tumble dryer. Velux Roof light to the rear elevation. Access into the ground floor W.C and study.

**GROUND FLOOR W.C/ BOOT ROOM:**

8'6 x 4'2 (2.59m x 1.27m)  
 Accessed via an oak internal door. With tiled flooring. Fitted white shaker-style wall and base units with black tiled splash backs. An inset white ceramic stainless sink with drainer. Single panel radiator, ceiling light fitting and a low-level W.C. Obscure uPVC double glazed window to the front/ side elevation.

**STUDY:**

12'5 x 8'3 (3.78m x 2.51m)  
 Accessed via an oak internal door. A superb home office space. With carpeted flooring, a double panel radiator, recessed ceiling spotlights and a uPVC double glazed window to the rear elevation.

**FIRST FLOOR LANDING:**

31'0 x 12'3 (9.45m x 3.73m)  
 An extensive space. Providing carpeted flooring, an oak staircase with open-spindle balustrade, handrail and over-stairs ceiling light fitting. Recessed ceiling spotlights, smoke alarm, under-floor heating thermostat, two loft hatches. Access into all five bedrooms and the family bathroom. Max measurements provided.

**FAMILY BATHROOM:**

11'8 x 4'10 (3.56m x 1.47m)  
 With tiled flooring, a panelled bath with electric shower facility and wall mounted clear-glass shower screen. Low-level WC and a white ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Additional high-level storage cupboard. Complementary black and white floor to ceiling tiled wall tiled splash backs. Dual-fuel heated towel rail. Recessed ceiling spotlights, extractor fan and obscure uPVC double glazed window to the rear elevation.

**MASTER BEDROOM:**

21'7 x 10'7 (6.58m x 3.23m)  
 Accessed via a complementary oak internal door. A SUPERB PRINCIPLE BEDROOM. Providing carpeted flooring, under floor heating, with wall mounted control panel. Floor socket and TV point. Air-conditioning unit, two ceiling light fittings, two wall light fittings, USB point connectivity sockets. Hard-wiring for internet connectivity. uPVC double glazed window to the rear elevation. uPVC double glazed sliding doors, with fitted vertical blinds, open onto the balcony. Access into the master en-suite and walk-in dressing room. Max measurements provided.

**DRESSING ROOM:**

8'8 x 7'5 (2.64m x 2.26m)  
 Accessed via a complementary oak internal door. With carpeted flooring, fitted wardrobe space and shelving, recessed ceiling spotlights, loft hatch access point and an additional consumer unit. uPVC double glazed window to the rear elevation.

**MASTER EN-SUITE:**

12'5 x 8'6 (3.78m x 2.59m)  
 Accessed via a complementary oak internal door. Of exquisite modern design. Providing black and white tiled flooring A free-standing roll-top, claw-foot, roll-top bath with free-standing chrome mixer tap and over-head shower facility. Low-level W.C with traditional-style high-level cistern and pull-cord chain. Two 'IMPERIAL' ceramic sinks. Both with chrome mixer taps, inset to a fitted vanity storage unit with legs. Walk-in shower with mains shower facility, with rainfall-effect shower head and inset shelving. Complementary black and white wall tiled splash backs. Victorian-style dual-fuel radiator/ towel rail. Fitted shelving, recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the side elevation. Max measurements provided.

**FIRST FLOOR BALCONY:**

20'3 x 7'6 (6.17m x 2.29m)  
 Accessed from the master bedroom. Providing paved flooring and a glass-balcony balustrade. Enjoying a wonderful outlook over the marvellous garden. Max measurements provided.

**BEDROOM TWO:**

14'9 x 12'9 (4.50m x 3.89m)  
 Accessed via a complementary oak internal door. With laminate flooring, a double panel radiator, ceiling fan with light fitting, hard-wiring for internet connectivity. Two fitted double wardrobes and marble-effect fitted drawer unit. uPVC double glazed window to the front elevation. Access into the en-suite bathroom. Max measurements provided.

**SECOND EN-SUITE:**

8'4 x 7'8 (2.54m x 2.34m)  
 Accessed via an oak internal door. Providing tiled flooring. A free-standing double-ended claw-foot bath with chrome mixer tap and over-head shower facility. A corner fitted double shower cubicle with mains shower facility and rainfall-effect shower head. Low-level W.C and a white ceramic wash hand basin, inset to a floating and fitted vanity storage unit. Floor to ceiling wall tiled splash backs. Dual-fuel chrome heated towel rail. Shaver point. Recessed ceiling spotlights and an obscure uPVC double glazed window to the side elevation.

**BEDROOM THREE:**

13'5 x 11'4 (4.09m x 3.45m)  
 Accessed via a complementary oak internal door. With carpeted flooring, a double panel radiator, recessed ceiling spotlights, hard-wiring for internet connectivity. Extensive fitted wardrobes, over-head cupboard and drawer base units. uPVC double glazed window to the front elevation. Access into the en-suite shower room.





**THIRD EN-SUITE:** Accessed via a complementary oak internal door. Providing tiled flooring. A large walk-in shower with two-tone floor to ceiling tiled splash backs and a rainfall-effect shower head. Low-level W.C and a ceramic wash hand basin with a chrome mixer tap and floating vanity storage drawer. Dual-fuel chrome heated towel rail. Medium height wall tiled splash backs, double panel radiator, recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the left side elevation. 11'9 x 4'10 (3.58m x 1.47m)

**BEDROOM FOUR:** Accessed via a complementary oak internal door. With carpeted flooring, a double panel radiator, ceiling fan with light fitting, hard-wiring for internet connectivity. uPVC double glazed window to the front elevation. Extensive fitted wardrobes with mirrored glass sliding doors, with a 'secret' entrance into the en-suite shower room. Max measurements provided. 11'7 x 11'3 (3.53m x 3.43m)

**FOURTH EN-SUITE:** With tiled flooring, a corner fitted double shower cubicle with mains shower facility, a low-level W.C, ceramic wash hand basin with chrome mixer tap and floating vanity drawer storage unit. Floor to ceiling wall tiled splash backs. Two fitted vanity storage cupboards, dual-fuel chrome heated towel rail, shaver point, recessed ceiling spotlights and extractor fan. 10'9 x 5'7 (3.28m x 1.70m)

**BEDROOM FIVE:** Accessed via a complementary oak internal door. With carpeted flooring, a single panel radiator, ceiling fan with light fitting, hard-wiring for internet connectivity. loft hatch access point and extensive fitted wardrobes with mirrored glass sliding doors and a 'secret' entrance into the en-suite. uPVC double glazed window to the rear elevation. 8'7 x 8'6 (2.62m x 2.59m)

**FIFTH EN-SUITE:** With tiled flooring, a corner fitted double shower cubicle with mains shower facility, a low-level W.C, ceramic wash hand basin with chrome mixer tap and floating vanity drawer storage unit. Floor to ceiling wall tiled splash backs. Two fitted vanity storage cupboards, dual-fuel chrome heated towel rail, shaver point, recessed ceiling spotlights and extractor fan. 8'3 x 8'3 (2.51m x 2.51m)

**DETACHED DOUBLE GARAGE:** Of brick built construction, with a pitched tiled roof and external CCTV. Accessed via a remote controlled up/over roller garage door. Providing power, lighting and overhead eaves storage. A wooden right sided personnel door gives access into the garden. Two external security lights and an outside tap. 25'3 x 19'0 (7.70m x 5.79m)

**TIMBER RECREATIONAL ROOM:** Accessed via wooden double doors. With windows to the front and right side elevation. Providing power, lighting a wooden built home bar and great scope to be utilised for a variety of individual purposes. 11'6 x 11'6 (3.51m x 3.51m)

**EXTERNALLY:** The property stands on a wonderful 0.31 of an acre private wrap-around plot. The front aspect welcomes a beautifully landscaped and low-maintenance frontage. Extensively paved, with gravelled hard-standing and established raised hedgerow side borders. The front entrance door is access via the double wrought-iron gates, with a low-level walled front boundary. A timber right side gate provides access all the way through to the rear garden. The left side aspect is greeted by a concrete driveway with electric wrought-iron double gates. Opening onto a substantial block paved driveway. Benefiting from ample off-street parking. Sufficient for a variety of vehicles. Including a caravan/ motor home. Leading to the detached double garage, with attached external store. The landscaped rear garden has been beautifully designed. Predominantly laid to lawn, with a huge Indian sandstone patio, with pizza oven, brick built barbecue, external lighting and power points. Continuing round the property and leading to the secluded oil tank. Despite the size, the garden is of easy maintenance, with an oval partially planted centre feature and mature hedges and trees to the rear. Access to the timber recreational room, with covered seating area and hot tub canopy. There are a combination of fully fenced and hedged side and rear boundaries.

**Services:** Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating, 360 degree CCTV, air conditioning in the master bedroom and games room. uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 3,980 Square Ft.**  
Measurements are approximate and for guidance only.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	