



# CHOICE PROPERTIES

*Estate Agents*

Highfield House Ings Lane,  
Louth, LN11 0TX

Price £950,000



Choice Properties are delighted to bring to the market this most exquisite and expansive property located in the sought-after village of Fotherby, Louth. This stunning home is truly a gem, boasting 4 reception rooms, 5 bedrooms, and 3 bathrooms, making it the perfect space for a growing family or those who love to entertain guests.

This stunning detached house is set in an impressive 5 acres of land sts, complete with stables, paddocks, and outbuildings, offering endless possibilities for equestrian enthusiasts or those seeking a tranquil countryside lifestyle. It also benefits from planning permission for a full size manege and a 40' x 30' timber barn.

From the moment you step inside, you'll be captivated by the high-specification finishes and attention to detail that run throughout the property.

Whether you're enjoying a peaceful morning in the landscaped gardens or taking in the picturesque views of the surrounding countryside, this property offers a truly idyllic setting for you to call home.

Don't miss out on the opportunity to own this impressive and luxurious property. Book a viewing today and experience the epitome of countryside living in this stunning home.

With the benefit of LPG Central Heating and UPVC Double Glazing the capacious internal accommodation consists of:-

#### **Entrance Hall**

With Front Entrance Door. Staircase to landing. Under stairs cupboard. Open plan area which leads through to the:-

#### **Kitchen/Breakfast room**

33'8" x 23'11"

With recently fitted kitchen featuring wall and base units and centre island with twin sinks with mixer taps and attractive resin counter tops over. Twin stainless steel sink units with mixer taps. Twin double ovens. Gas Hob. Velux windows. Bay window. Tiled floor. French doors leading on to the patio area.

#### **Utility room**

Large walk in cupboard. Plumbing for automatic washing machine. LPG Gas Heat Line Boiler. Velux window.

#### **Boot room**

Fitted Cupboards. Rear access door leading to side yard area.

#### **Dining room**

19'3" x 12'8"

With vaulted ceiling. Velux window

#### **Sitting room**

25'8" x 21'8"

With vaulted and beamed ceiling. French doors leading on to the rear patio.

#### **Lounge**

17'2" x 16'00"

With bay window. Attractive feature fireplace. French doors leading on to the rear patio.

#### **First floor landing**

##### **Bedroom 1**

17'2" x 12'9"

Beautiful large master bedroom with dressing area benefitting from a range of fitted wardrobes.

##### **En-suite Bathroom**

With twin sinks with mixer taps set in vanity units with mirrors over. Walk in shower cubicle. Enclosed jacuzzi bath and shower with lighting. Push button flush w.c. Sparkle shower boarding to walls. Heated towel radiator. Velux window.

##### **Bedroom 2**

19'11" x 12'7"

Good sized room with door to en suite.

##### **Bedroom 2 En Suite**

With Jacuzzi power shower. Wash hand basin with mixer tap set in vanity unit. Back to wall push button flush w.c. Sparkle shower boarding to walls. Heated towel radiator.

#### **Second floor landing**

##### **Bedroom 3**

14'10" x 12'8"

Interlinked to Bedroom 5 these two rooms provide a stunning bedroom and dressing room or alternatively could be used as a bedroom/sitting room for teenager or grandparents - these rooms are a great multi functional spaces.

##### **Bedroom 4**

14'10" x 12'7"

Good sized bedroom.

##### **Bedroom 5**

18'1" x 11'00"

Interlinks with Bedroom 3

##### **Family bathroom**

With panelled bath with shower over. Wash hand basin with mixer taps set in vanity unit. Back to wall push button flush w.c.

## **Driveway**

The property benefits from two driveways with separate accesses. The first driveway gives access to the large block paved courtyard and the twin garage and single garage. The second driveway leads on to an expansive large yard area which provides ample standing for a plethora of vehicles.

## **Grounds**

This stunning home stands proudly in approx 5 acres of grounds with uninterrupted views of some of Lincolnshire's finest countryside. This super home benefits from two entrances, the first main entrance opens on to a large block paved courtyard providing parking for many vehicles and gives access to the twin height double garages both with power and lighting and the single garage. Wrought iron gates lead through to the rear wrap around garden which features an attractive and extensive patio area on which stands a bespoke built raised Japanese style pergola on which to enjoy drinks and admire the view through the lollipop trees across to Louth's famous St. James Church in the distance. The patio area opens up on the large, well maintained lawn, made most private with hedging around and to the side of the property is the large yard providing further parking space and the second entrance to the property, here there is access to the stable block, tack room and beyond the stables the grounds continue.

## **Detached Double Garage**

22'10" x 18'10"

Double height garage with power and lighting

## **Detached Garage**

20'4" x 11'10"

With power and lighting

## **Stable Block**

With 7 stables and a tack room. All the stables have individual lighting both inside and out and drinkers and feeders.

## **Tenure**

Freehold.

## **Council tax band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

## **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

## **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

## **Planning Permissions**

The vendors inform us that planning permission has been granted for a full size manege behind the stable block and also for a 40' x 30' timber barn in the yard area.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.











Approximate Area = 393.3 sq m / 4233 sq ft  
 Outbuildings = 228.6 sq m / 2461 sq ft  
 Total = 621.9 sq m / 6694 sq ft (Including Garage)  
 Including Limited Use Area (11.8 sq m / 127 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 319829

# Directions

Use the postcode LN11 0TX for directions to the property.

