



The Gables, 1 Five Acres Crescent,
Skegness, Lincs, PE25 1FT



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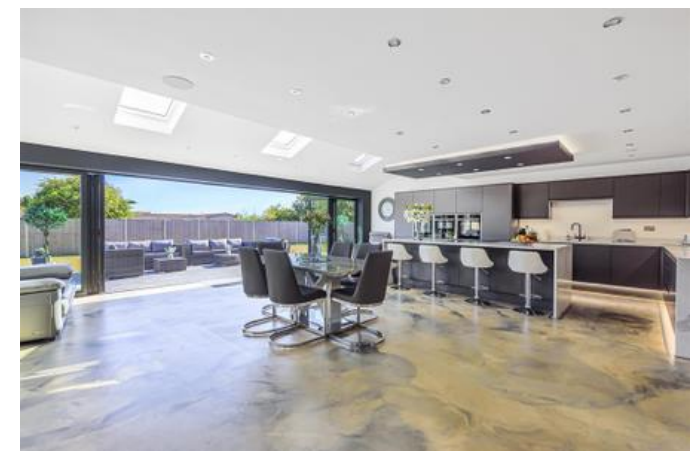
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£975,000



Key Features

- BESPOKE SELF BUILT PROPERTY
- OVER 3 FLOORS
- HIGH SPEC THROUGHOUT
- AIR SOURCED UNDERFLOOR HEATING
- DOUBLE GARAGE
- 1/2 ACRE PLOT
- EPC rating B
- Freehold





The Gables is an absolutely stunning and bespoke self-built, personally designed 5 bedroom house, spanning over 3 floors and sat within a generous south facing, half an acre plot. It perfectly encapsulates modern design with magnificent contemporary features. It's open plan living and spacious rooms provide a relaxing family lifestyle. Including a beautiful galleried hallway and landing, 5 double bedrooms, 2 dressing rooms, 4 bathrooms, 2 lounges, a fabulous open plan family kitchen & sitting/dining room, study, utility room, downstairs cloakroom with W.C and an oversized double garage. With high specification throughout, this energy efficient home comes with economical features such as air source underfloor heating to the ground and first floor, solar panels and mechanical heat recovery ventilation (MHRV). Planning permission is also approved for a further double garage, garden room with wet room and outdoor kitchen area to the side of the house.

GALLERIED ENTRANCE HALL

As you enter the large front door, with standalone finger print recognition entry system and integrated camera doorbell, you immediately feel a sense of calm due to the stunning galleried entrance hall, the incredible natural light that it draws in and the instant sense of space that this house captures. As you look up to the grand and spacious galleried landing, the stunning hanging centre piece light almost floats in the air. Perfect for busy family life, a double oak door built in coat and shoe cupboard with hanging rail and shelving is to the left, with oak doors leading to the down stairs cloakroom with W.C, family kitchen & sitting/dining room, lounge, study, utility room and integral garage, all off the ground floor hallway. The exquisite, bespoke resin floor with underfloor heating, floats like clouds through most of the ground floor, giving a seamless flow through the house. With wall lights matching the hanging centre piece light, spot lights to the ceiling, light switches li



CLOAKROOM 9' 2" x 5' 3" minimum

The first door to the left of the hallway is the downstairs cloakroom, offering a W.C, free standing Roca hand basin and tap, sat on a suite of cream gloss furniture with an oak frame. Featuring a stunning tiled wall, day/night blinds facing north to the front of the house and spot lights. With underfloor heating, light switches linked to a Smart lighting app and an individual digital room thermostat control panel.

KITCHEN & FAMILY SITTING / DINING ROOM 27' 1" x 23' 11"

The heart of every home is the kitchen, and this one certainly will not disappoint. Straight in front of the front door, through a bespoke oak door with double glass panels, leads you to the magnificent family kitchen & sitting/dining room. Offering a large open plan living area, ideal for busy family lives, with 3 Velux roof lights and impressive bi-fold doors spanning across the whole width of the kitchen, opening onto the south facing sun terrace and garden, it is full of light and is perfect for free flowing entertainment. The kitchen is centred around the wonderful calcutta quartz island, comprising of a large breakfast bar, Meile induction hob with integrated extractor, large pans draws, cutlery drawers and 2 x wine coolers. There is additional, generous calcutta quartz worktop space, ample wall and floor cupboards and further drawers. All with high quality integral kitchen appliances including 2 x Neff pyrolytic multifunction ovens and a Neff multifunction microwave oven and war

FAMILY LOUNGE 22' 0" x 19' 5"

Boasting an incredible vaulted ceiling, oversized hanging feature centre light and a fabulous brick inglenook fireplace, with a bespoke oak beam locally sourced from Willoughby Woods, and a Chesney log burner, this room will simply take your breath away. With 2 x Velux windows to the grand vaulted ceiling, with electric openings and electric blinds, this room is perfect for the cosy winter evenings in front of the fire. However, with large French doors opening onto the south facing sun terrace and garden, this room is also superb for those long summer days and nights, as it flows perfectly into the open plan family kitchen and adjoining sun terrace and garden. With 2 x large glass windows facing north to the front of the house with day/night blinds, unique wall lights, carpet to the floor, underfloor heating, TV point, light switches linked to a Smart lighting app and an individual digital room thermostat control panel.







LOUNGE 23' 9" x 17' 8"

The ground floor still has so much to offer, with another large lounge to the right of the entrance hall, comprising of a modern, free standing Contura log burner on a slate hearth with a fully natural tiled feature wall and large French doors opening to the south facing sun terrace and garden. Comprising of ceiling spot lights, panelled and perimeter ceiling down lights with built in surround speakers and a connection ready for a Cinema Projector. Carpet to the floor, underfloor heating, TV point, light switches linked to a Smart lighting app and an individual digital room thermostat control panel.

STUDY 13' 7" x 9' 2"

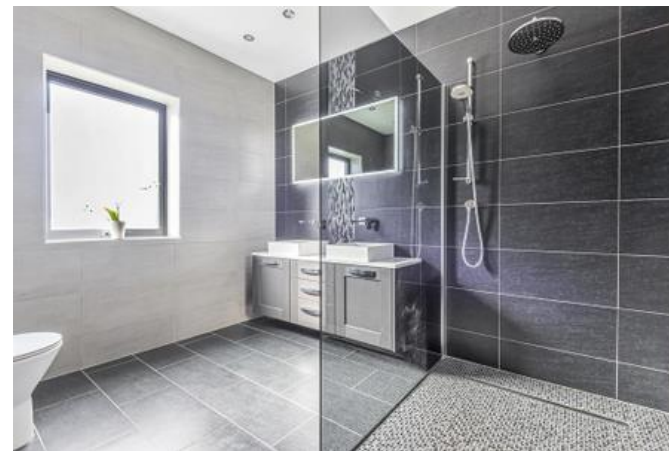
From the lounge, the next room off the hallway is the study. Offering ample space for at least 2 desks/computers, working from home is made easy in this beautifully designed room. With fitted drawers and tall cupboards to both sides of the room, the suite of cream gloss built in furniture, desk space and multiple power points, is home to the Wi-Fi hub, incoming BT cable and data points. The resin flooring continues to float from the hallway into this room with underfloor heating. With a window to the west of the property with day/night blinds, high TV wall point, spot lights, light switches linked to a Smart lighting app and an individual digital room thermostat control panel.

UTILITY ROOM 13' 8" x 8'

You are then led down the hallway towards the integral garage to the utility room. With generous wall and base units and 2 x tall storage cupboards, 1 and ½ bowl composite sink with mixer tap, integrated washing machine and separate integrated tumble dryer. Glass opaque UPVC door to the west of the property, behind the garage, leading to the fully enclosed, large gravelled wood storage area. With continued resin flooring, underfloor heating, spot lights, light switches linked to a Smart lighting app and an individual digital room thermostat control panel.

INTEGRAL CONNECTING DOUBLE GARAGE 25' 5" x 18' 6" approx maximum internal

The last oak door from the hallway, leads to the integral, oversized double garage. This garage was purposely designed to be 2.5 times to allow for storage, vehicles and the plant room containing the Vaillant system air source heat pump controls, Joule Hot Water Cylinder and water softener. With a double electric, roller shutter garage door opening to the east of the property onto to the large driveway and a solid panelled UPVC door to the west of the property, behind the garage.



Offering generous power points, fully insulated, plastered and under floor heated, this garage can be used all year round. With spot lights, light switches linked to a Smart lighting app and an individual digital room thermostat control panel.

GALLERIED LANDING

As you begin the journey to the first floor, you are immediately mesmerised by the almost floating oak and glass staircase, leading to the galleried landing. With carpet to the first floor landing, underfloor heating, spot lights, light switches linked to a Smart lighting app and an individual digital room thermostat control panel. With a built in storage cupboard and oak door leading to the stairs to the second floor and 5th bedroom.

MASTER BEDROOM 1 17' 9" x 12' 10"

An impressive master bedroom suite is the showcase room on the first floor, with a stunning vaulted ceiling, bespoke large glass gable apex window with fully black out, voice and app controlled electric blinds, overlooking the south facing garden and an impressive integrated dressing room & large master en-suite. With 2 x Velux windows to the vaulted ceiling, with electric openings and electric blinds and a feature hanging centre light. With a built in air conditioning unit, carpet to the floor and underfloor heating, high TV wall point, light switches linked to a Smart lighting app and an individual digital room thermostat control panel and archway leading to the dressing room.

MASTER DRESSING ROOM 17' 7" x 10' 6" wall to wall

A large range of floor to ceiling, sliding door fitted wardrobes with a generous mixture of hanging rails, shelving and drawers, with 2 x large mirrored sliding doors. With spot lights and built in Bluetooth speaker to the ceiling, light switches linked to a Smart lighting app and an individual digital room thermostat control panel. Carpet to the floor and underfloor heating, an oak door leading to the large Master En-suite.

MASTER EN-SUITE WET ROOM 10' 3" x 9' 0"

A beautiful, fully tiled wall and floor wet room, with a large walk in shower with drying area, an Aqualisa push button start, digital quartz shower with 2 shower heads and 2 x recessed shower shelves with integrated downlights. With his and hers free standing white, square stone sinks, sat on a floating wall hung cabinet with drawers and cupboards, matching vanity unit with W.C and an impressive illuminated wall mirror. An opaque window to the west of the property, spot lights, light switches linked to a Smart lighting app and an individual digital room thermostat control panel.



FAMILY BATH & SHOWER ROOM 14' 3" x 13' 7" /10' 4"

Across the galleried landing, an oak door leads to large Family Bathroom with a walk in double shower and drying area, an Aqualisa push button start, digital quartz shower with 2 shower heads and 1 x recessed shower shelf. The feature of this room is the stunning oversized free standing stone bathtub that centres the room. With a free standing tap and shower head and featured tiled wall with a recessed shelf with integrated downlights. To the left of the bathroom lies the suite of white gloss furniture, containing the W.C and free standing stone sink that matches the shape and style of the bath. With 2 x Velux roof lights to the west of the property, built in Blue tooth speaker to the ceiling and illuminated wall mirror. Built in airing cupboard with shelves for storage, vinyl flooring, underfloor heating, spot lights, light switches linked to a Smart lighting app and an individual digital room thermostat control panel.

BEDROOM 2 14' 10" x 18' 6"

Continuing from the hallway, is the large second bedroom situated above the double garage and containing a dressing room and stunning en-suite. This bedroom receives an abundance of light from the high ceiling, 2 x large gable windows with fully black out electric blinds facing east and overlooking the extensive driveway and 2 x Velux roof lights with electric blinds to the west of the property. Carpet to the flooring, underfloor heating, high TV wall point, spot lights, light switches linked to a Smart lighting app and an individual digital room thermostat control panel.

BEDROOM 2 DRESSING ROOM 12' 0" x 6' 8" including wardrobes

As you enter bedroom 2 through an oak door, you firstly walk through the lovely dressing room, containing floor to ceiling, sliding door fitted wardrobes with a generous mixture of hanging rails, shelving and drawers, with 1 x large mirrored sliding door. Spot lights, carpet to the flooring, underfloor heating and light switches linked to a Smart lighting app.

BEDROOM 2 EN-SUITE 10' 10" x 4' 10"

Leading through an oak door into a beautifully fully tiled wall and floor en-suite bathroom, with a wall hung vanity unit with a free standing sink, walk in double shower with an Aqualisa push button start digital quartz shower with 2 shower heads and recessed shower shelf and matching vanity unit with W.C. With a Velux roof light to the west of the property, a Bluetooth illuminated wall mirror, underfloor heating, spot lights, light switches linked to a Smart lighting app and an individual digital room thermostat control panel.

BEDROOM 3 12' 5" x 13' 4" minimum plus wardrobe

Across the other side of the galleried landing are 2 further double bedrooms. Through an oak door, Bedroom 3 offers a south facing window, overlooking the rear south facing garden. It contains recessed, double built in wardrobes with a sliding mirrored door, with sufficient hanging, shelves and drawer space. High TV wall point, carpet to the flooring, underfloor heating, spot lights, light switches linked to a Smart lighting app and an individual digital room thermostat control panel. Leading to the integrated en-suite.

BEDROOM 3 EN-SUITE 9' 1" x 5' 7"/8' 11"

Stylishly fitted with a recessed shower enclosure and Aqualisa mixed shower. With featured tiling in the shower to match the main tiled bathroom wall. Free standing hand basin sat on a vanity unit with a Bluetooth illuminated wall mirror and matching W.C vanity unit. Vertical towel rail, window facing north to the front of the property with day/night blinds, vinyl flooring, underfloor heating, spot lights, light switches linked to a Smart lighting app and an individual digital room thermostat control panel.

BEDROOM 4 12' 5" x 11' 9" minimum plus wardrobe

Offers a south facing window, overlooking the rear south facing garden. It contains recessed, double built in wardrobes with a sliding mirrored door, with sufficient hanging, shelves and drawer space. High TV wall point, carpet to the flooring, underfloor heating, spot lights, light switches linked to a Smart lighting app and an individual digital room thermostat control panel.

BEDROOM 5 32' 0" x 12' 6"

The oak door from the landing leads you up the carpeted stairs to the second floor landing. At the top of the stairs, you turn left into Bedroom 5. This impressive, large room can have multiple uses from being a bedroom, to a gym, a cinema room or a games/play room. With 2 x Velux roof lights to the south of the property, offering stunning views over Skegness, the potential for this room is incredible. With generous power points, high TV wall point and plumbing provisions for a future en-suite bathroom installation, carpet, spot lights and light switches linked to a Smart lighting app.

LOFT ROOM/STORAGE 12' 7" x 10' 3"

On the second floor, at the top of the stairs to the right, is a large storage room which houses the Fränkische mechanical heat recovery ventilation unit (MHRV) offering clean, ventilated air in every room across the whole house. This rooms also contains the Digital Data System for the house, comprising of the CCTV system, modern app controllable alarm system, broadband & data cables, extensive TV & internet distribution, Smart Heating Wi-Fi distribution and Smart Lighting Wi-Fi distribution. With power points, carpet, spot lights and light switches linked to a Smart lighting app.

OUTSIDE

To the front of the house, north & east facing, The Gables has an extensive granite chipped driveway, offering space for multiple cars. Stunning exterior up and down lights feature around the whole property and a slate path and feature step up to the front door. Enclosed fencing and a gate to the side of the house, gives security and privacy to the south facing garden and sun terrace. Planning permission is also approved for a further double garage with vaulted ceiling to be built to the side of the house, including a garden room with wet room and outdoor kitchen area with a built in brick 'open' chimney for outdoor heating and cooking. The planning permission is also approved for the erection of brick pillars and railings with electric gates to the front of the driveway.

To the rear of the garage and utility room and west facing, fully enclosed by fencing and a gate, is the large, granite chipped wood storage area. Ideal for garden storage, log store and housing the air source heat pump unit and air conditioning unit, a mixer hot and cold outside tap and wall mounted retractable double clothes washing line. Slate paving leads around the house to a further gate to the rear of the house and south facing garden and sun terrace.

The extensive, raised slate sun terrace is absolutely stunning and spans across the whole width of the rear of the house. It is perfect to relax on with the south facing sun trap, in the lovely Spring and Summer days and nights. Offering space for outdoor living and dining, entertaining will be seamless as it flows from the kitchen & family sitting/dining room and both lounges. All 3 rooms span across the rear of the property and onto the same large sun terrace, making it an ideal space for hosting family and guest gatherings.

From the sun terrace leads to the extensive lawn area, ideal for playing cricket or football or even enough room for an outdoor swimming pool in the future! The rear of the property boasts stunning up and down outside lights, flood lights and CCTV cameras around the whole property. There are also electric and water provisions readily available in the rear garden for future requirements such as a hot tub or the erection of the approved planning for the further double garage, including a garden room with wet room and outdoor kitchen area.

To the rear and the south facing roof, house 14 owned solar panels totalling a 4kw solar system. These generate 4kw of electricity all day with the south facing sun and any generated electric not being utilised within the property, goes back to the electric grid, which provides a quarterly income yield.

TENURE

Freehold.

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

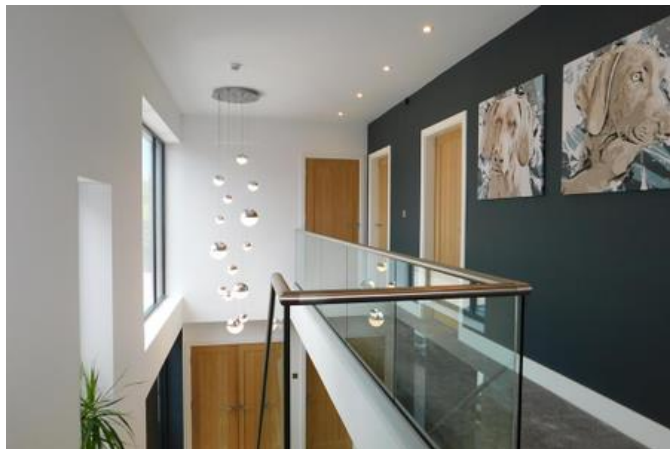
VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band A - 2022/23 - £1243.44

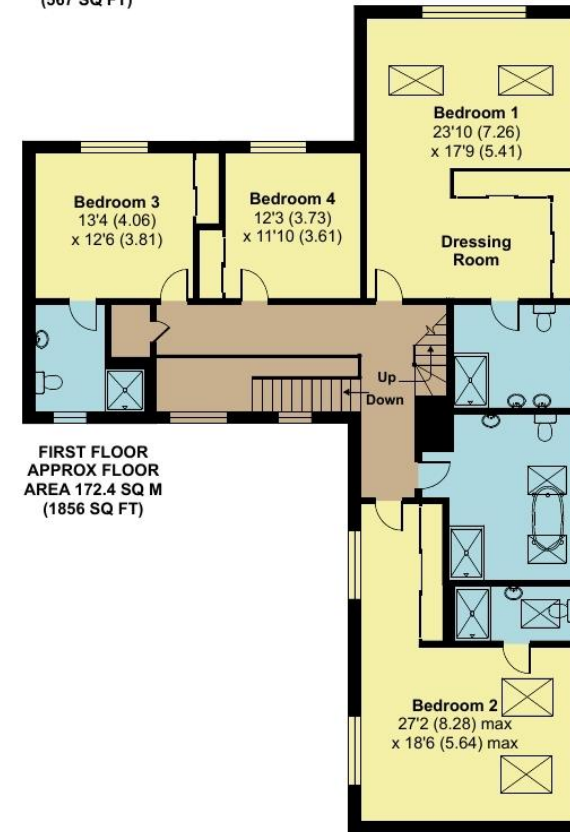
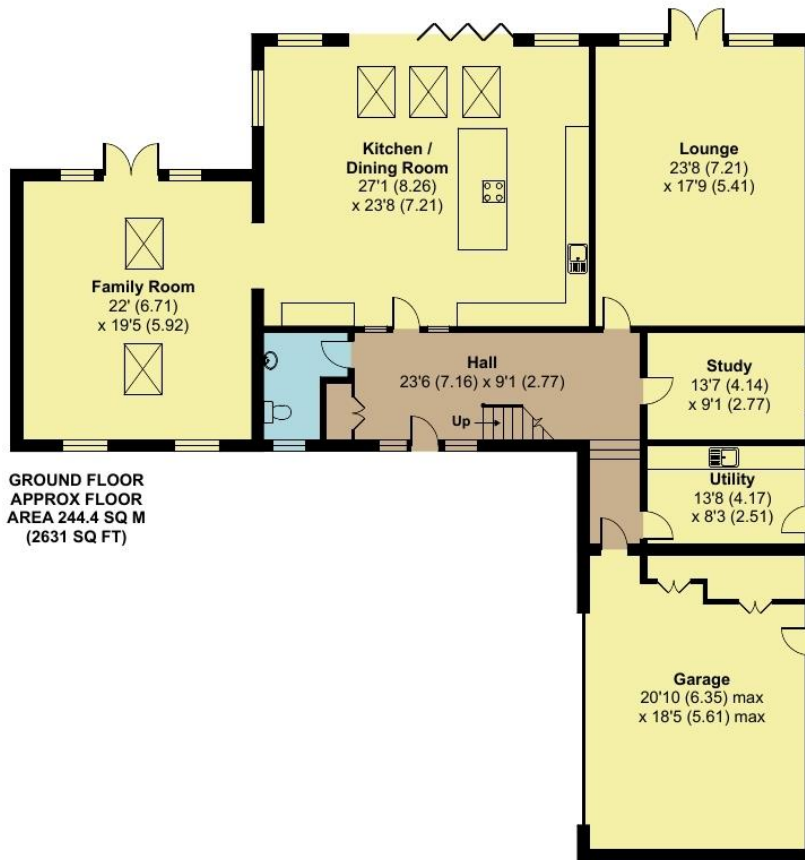




Five Acres Crescent, Skegness, PE25

Approximate Area = 5054 sq ft / 469.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hunters Property Group. REF: 881435



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

