



# The Glasshouse

126 Ugate, Louth, Lincolnshire. LN11 9HG







## The Glasshouse, 126 Upgate, Louth

A rare opportunity has arisen to own this unique and striking residence in the vibrant Lincolnshire market town of Louth, known as the capital of the Wolds.

The Glasshouse is a stunning example of contemporary architecture which brings together high quality building materials such as warm Siberian larch timber cladding, mellow buff brickwork and light inducing floor to ceiling windows and doors with bold design features such as a cantilevered first floor with outdoor seating and entertaining area and an incredible second floor with 360 degree glazing and balcony, which gives this most wonderful of homes its name.

The equally impressive range of light filled internal living accommodation is further complimented by the very best in luxury fitment and fittings with stylish touches throughout and an acute attention to detail.

An 'Airflow' Mechanical Heat Recovery Ventilation System delivers fresh air throughout the home to create a healthy and pleasant living environment, whilst also recovering heat from the home to warm incoming air, which together with solar panels add to the home's eco friendly credentials.

Outside the property boasts spacious and beautifully landscaped gardens which nestle into the hillside of this former quarry with overarching trees to the rear, creating a sense of both security and privacy. A sweeping block paved driveway leads to the triple garage and provides a plentiful parking area with raised gabion basket edged gardens to the surrounding areas.





## LOCATION

The property is situated only a short walk from the centre of the town and its many local amenities including shops, restaurants and a choice of schools including the highly regarded King Edward VI Grammar School and Louth Kidgate Primary School, both of which currently have an Outstanding Ofsted rating. There are nearby golf clubs in both Louth and Kenwick, the latter of which also provides a spa.

The Lincolnshire Wolds are a designated 'Area of Outstanding Natural Beauty' famed for gently rolling countryside and provide cycling, walking and riding routes within the nearby countryside. There are also many miles of unspoilt sandy beaches to be found just a short distance away along the nearby East Lincolnshire coastline.

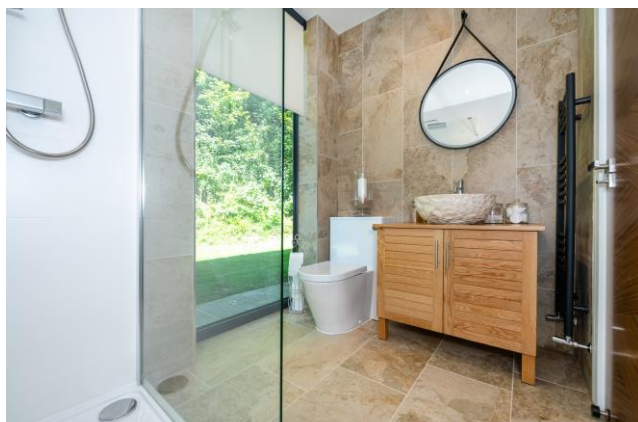
## ACCOMMODATION

The property is entered via an impressive LA style entrance porch with cantilevered larch clad ceiling and nautical lighting. Eye catching Herringbone style karndean flooring is laid throughout the hallway, first floor living kitchen and landings.

There are **Four Bedrooms** laid out throughout the ground floor with underfloor heating and electric window blinds throughout.

The **Principal Bedroom Suite** boasts a fully fitted walk in **Dressing Room** and separate **En-Suite Bathroom** having a freestanding Italian stone bath with matte finish and feature led lighting to its base, solid oak double vanity cabinet with a large two person integrated stone lava sink, walk in shower with monsoon and regular head over and low level WC.

**Bedroom Two** also boasts an **En-Suite Shower Room** with walk in shower with monsoon and regular head over, low level WC and a genuine marble wash hand basin which combines natural aesthetics with a sleek contemporary look.





Also off the hall is a separate **Shower Room** and a further **Utility Room** with wheelchair friendly rear garden access, and appointed with attractive dove grey wall units and contrasting navy base units beneath an oak worktop.

An impressive oak staircase with glass balustrade leads up to the first floor landing with separate **WC** having a solid teak vanity unit with an unfinished stone basin giving a distinctive natural character.

Off the landing is the impressive 35ft open plan **Living Kitchen Dining Room** which is filled with natural light to create the perfect living and entertaining space. Bi fold doors open out onto the roof terrace with high quality and long lasting grey composite decking and triple aspect views.

The kitchen area is fully fitted with integrated appliances including both full height fridge and freezer, Bosch double oven and induction hob, wine fridge and integrated dishwasher. The kitchen is further complimented by an exquisite quartz kitchen worktop upon which the light cream background is enhanced by majestic grey and gold veining, giving a strikingly different finish to the matte forest green cupboard and rustic shelving. Hidden cupboards under the length of the central island maximize storage.

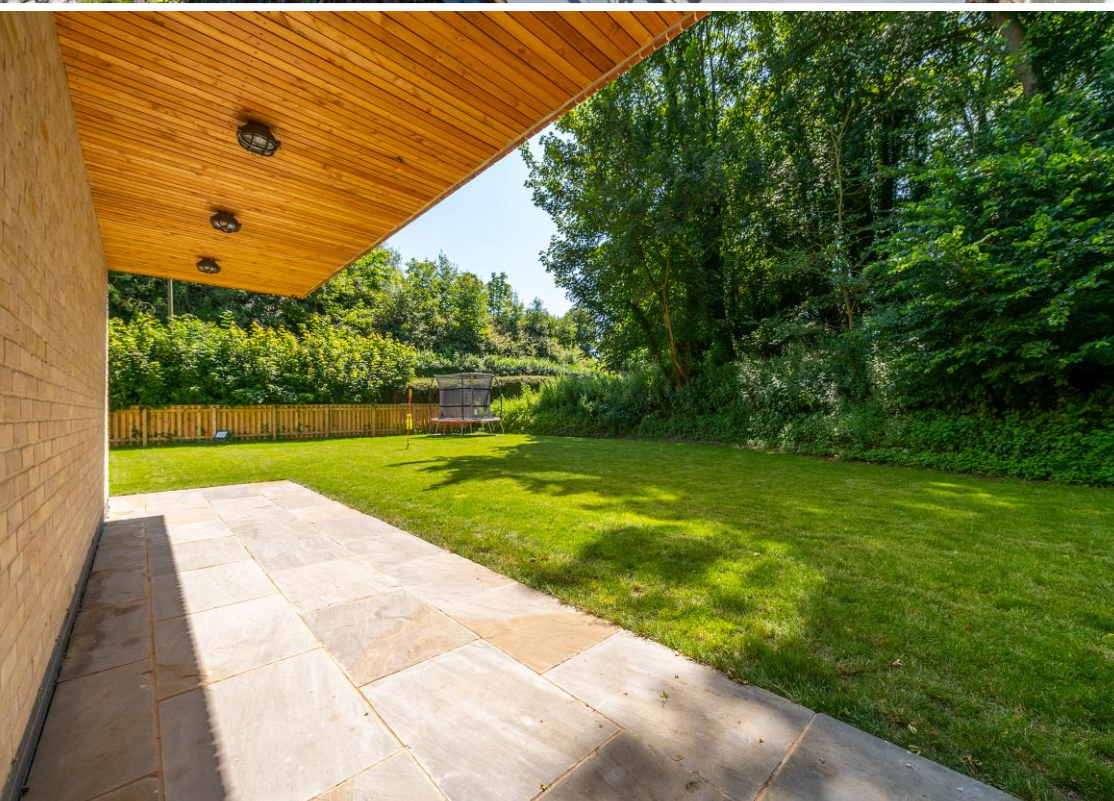
There is ample space for a large dining table and chairs together with a full size living room suite.



To the end of this impressive open plan living space is a large **Office/Bedroom 5** which showcases the steel building structure and with a feature contemporary corner window fitted with an electric blind.

The stairs lead up from the first floor landing to the show stopping second floor **Lounge** being fully glazed with feature lighting, electric blinds and a glass balcony with matching grey composite decking and triple aspect views across the town.





## OUTSIDE

The property is approached from Ugate via a brick paved driveway with in and out entrances. There is ample off road parking for numerous vehicles, and standing in one corner is the **Triple Garage** with electric roller shutter doors to front, light and power. An electric car charger point could be installed if required.

The gardens are beautifully stocked with a variety of plants, shrubs and trees. The main garden area is predominantly laid to lawn with timber fencing to the front and side ensuring a child and pet friendly secure space.

There is a covered seating area with cantilevered roof canopy, nautical lighting and electrical sockets that would service installation of a private hot tub if required.

To one side stands a 'grower's plot', with timber edged bark flowerbeds and sand pit to the centre.

There are feature up and down lights surrounding the property which showcase the straight lines and sleek design of the building.

**East Lindsey District Council – Tax band: F**

**All mains services of water, electric, gas and drainage are connected. Gas central heating. Mechanical Heat Recovery Ventilation System. Solar Photovoltaic installation.**

**ENERGY PERFORMANCE RATING: B**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY

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