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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



The Barn Kenwick Hill Kenwick LN11 8NP

Offers in the Region Of £800,000

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Property Description

Crofts estate agents are delighted to present to the market this truly exceptional and substantial barn conversion, occupying a highly desirable position on the outskirts of the historic market town of Louth. Beautifully arranged over two floors and set within approximately 1.5 acres of magnificent landscaped grounds, this remarkable residence effortlessly combines character, charm and heritage with the comforts and conveniences of modern family living. Showcasing a wealth of original features including exposed beams, stunning fireplaces and impressive proportions throughout, the property offers versatile and spacious accommodation ideally suited to family life and entertaining alike. A standout feature of this prestigious home is the extensive garaging, comprising a newly constructed quadruple garage, together with a further double garage and workshop, offering exceptional storage, vehicle accommodation or potential for a variety of alternative uses subject to any necessary consents. Properties of this calibre and setting rarely become available, and early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

Entrance Porch

An addition to the property is the entrance porch, which original was an open porchway, but has been enclosed by the current owner creating a more secure entrance and an ideal area to step into on a wet day. With entry door and two adjoining glazed windows to the front elevation. Quarry tiled flooring. Brick exposed walls. Solid wood and decorative glazed entry door through to the dining area/inner hall.

Dining Room

18' 7" x 19' 5" (5.66m x 5.92m)

A stunning reception space full of character, featuring exposed ceiling beams, attractive flagstone flooring and a magnificent 9kW log-burning stove set within an impressive arched brick fireplace. With ample room for a large dining table, this room provides the perfect setting for both formal dining and family gatherings. Staircase leading to the first floor. Central heating radiator. Large double glazed window to the front aspect.

Inner Hallway

Doors off to the office and living room. With continuation of the tiled flooring and having central heating radiator.

Office

12' 11" x 9' 3" (3.93m x 2.83m)

An ideal home office enjoying excellent natural light from a large picture window to the front. Exposed beams. Central heating radiator.

Living Room

18' 6" x 17' 11" (5.65m x 5.46m)

An elegant and inviting principal reception room centred around a striking 12kW log-burning stove with brick surround, quarry-tiled hearth and substantial oak mantle. Exposed beams enhance the room's character, whilst two large picture windows frame offering views across the surrounding grounds. Central heating radiator.

Kitchen/Breakfast Room

18' 3" x 12' 6" (5.56m x 3.82m)

A beautifully appointed farmhouse-style kitchen fitted with an extensive range of solid oak wall and base units complemented by polished granite work surfaces. Features include a one-and-a-half bowl sink unit, Rangemaster 110 cooker set within an attractive brick inglenook-style surround. Dishwasher. Exposed ceiling beams. Dual-aspect windows flood the room with natural light, while flagstone flooring and inset ceiling lighting complete this impressive space. Central heating radiator.

Utility

11' 2" x 7' 4" (3.40m x 2.23m)

Refitted in 2022, this practical utility room offers a range of fitted units with work surfaces with inset Belfast sink. Tiled splashback. Space for appliances and useful storage cupboards housing the electrical systems and gas combination boiler. Additional features include quarry-tiled flooring, inset lighting, alarm system and CCTV recording equipment.

Cloakroom

Fitted with a contemporary suite comprising vanity wash basin and concealed cistern W.C., complemented by decorative wall panelling and quarry-tiled flooring. Double glazed window to the rear aspect. Central heating radiator. Down lighting.

Snug / Sitting Room

15' 4" x 10' 10" (4.68m x 3.29m)

A versatile and comfortable additional reception room featuring two sets of French doors opening directly onto the gardens, creating an ideal indoor-outdoor living environment. Quarry-tiled flooring. Central heating radiator.

First Floor Landing

A charming and characterful galleried landing area with partially vaulted ceilings, exposed beams and having two double glazed windows, along with two central heating radiators.

Bedroom One

12' 1" x 18' 10" (3.69m x 5.75m)

A superb principal bedroom of impressive proportions enjoying dual-aspect views across the beautiful gardens. Features include exposed beams, fitted wardrobes with matching bedside cabinets. Central heating radiator. A further walk in wardrobe near the entry to the room along with an ensuite complete this main bedroom.

Walk in Wardrobe

Offering double glazed window to the rear elevation and offering ample storage space.

Ensuite to Bed One

5' 9" x 9' 3" (1.75m x 2.83m)

Beautifully appointed with a contemporary suite comprising a generous two-metre walk-in shower, vanity wash basin and concealed cistern W.C. Heated towel rail, illuminated mirror. Down lighting to the ceiling. Double glazed window to the rear. Aqua boarding to the walls.

Bedroom Two

12' 9" x 12' 9" (3.89m x 3.88m)

A spacious double bedroom benefitting from its own private ensuite bathroom. Double glazed window to the front. Central heating radiator. Down lighting to the ceiling.

Ensuite

5' 5" x 8' 8" (1.66m x 2.63m)

Fitted with a modern three-piece suite comprising panelled bath with shower attachment, pedestal wash basin and W.C. Splashback tiling. Heated towel rail, inset lighting and airing cupboard.

Bedroom Three

14' 6" x 9' 3" (4.42m x 2.83m)

A generous double bedroom featuring exposed beams and fitted wardrobes with integrated shelving and drawers. Double glazed window to the front. Central heating radiator.



Bedroom Four

14' 6" x 7' 10" (4.41m x 2.38m)

A well-proportioned bedroom with built-in triple wardrobes, loft access, radiator and double glazed window to the front.

Family Bathroom

6' 5" x 11' 7" (1.96m x 3.52m)

Fitted with a three-piece suite comprising an oversized inset bath, pedestal wash basin and W.C. Fully tiled walls and flooring, heated towel rail and extractor fan. Down lighting. Double glazed window.

Outside

Occupying approximately 1.5 acres, the grounds are undoubtedly one of the property's most impressive features. Beautifully landscaped and meticulously maintained, the gardens are richly stocked with an abundance of mature trees, shrubs and established planting, creating a wonderfully private and tranquil environment. Several secluded seating areas provide perfect spaces for outdoor entertaining, relaxation and al fresco dining. A particularly notable feature is the stunning fully furnished Crown Pavilions Hampton Court Summerhouse, crafted from premium redwood with a cedar roof and complete with dining furniture, circular seating, cushions and integrated heating and lighting. Completing this idyllic outdoor setting is a mature ornamental pond, adding further charm and serenity to this exceptional garden. Offering space, privacy and picturesque surroundings in equal measure, the grounds perfectly complement this outstanding

countryside home and adjoin the neighbouring Kenwick Park putting green next door to the side and front aspect.

Quadruple Garage

19' 8" x 39' 4" (6m x 12m)

Constructed in 2022, this impressive garage facility features four electric roller doors, electric vehicle charging point, power supply, eight low-energy strip lights and external security lighting. Ample parking to the exterior area, ideal for camper vans, motorhomes etc.

Double Garage

19' 8" x 19' 3" (5.99m x 5.86m)

A highly versatile outbuilding incorporating a double garage and separate workshop, accessed via attractive oak roller doors. Benefitting from power, lighting, water supply, external power point and extensive loft storage spanning the full length of the building.

Workshop

20' 0" x 14' 1" (6.1m x 4.29m)



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band F: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
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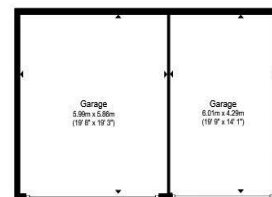
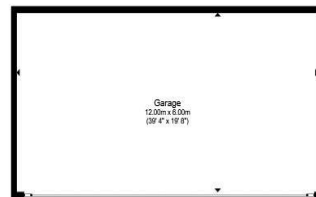
9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Ground Floor



First Floor



Garage

Total floor area 363.4 m² (3,912 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		