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



Churchfield House Newbridge Lane Covenham St. Mary
Louth
LN11 0PQ

£625,000

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Property Description

Set within secluded, tree-lined gardens of around 0.75 of an acre (STS), Churchfield House is a highly individual detached rural home offering a wonderful blend of character, space and tranquillity. Approached via a private courtyard driveway with ample parking, the property also features a double garage and a charming garden workshop — ideal for hobbies, storage or a home studio. Believed to date back to the late 1980s, this distinctive home was built with quality and individuality in mind. Constructed of brick-faced cavity walls beneath a clay pantiled roof, it is linked to the double garage by an attractive walled verandah with a contrasting slate roof, adding to its architectural appeal. Inside, the accommodation is full of interest and charm, comprising four double bedrooms, a modern family bathroom and an ensuite shower room to the principal bedroom. There are two elegant reception rooms, a study, and a large, impressive conservatory that overlooks the beautiful gardens — perfect for entertaining or relaxing in all seasons. The fitted breakfast kitchen offers both style and practicality, making it the heart of the home. Churchfield House is a property of true individuality and warmth — a unique opportunity to acquire a rural retreat of exceptional character and privacy.

Entrance Hall

Entering the property reveals a spacious hallway with two radiators and a carpeted and tiled floor. There is also a large under stairs cupboard and access to the stairs.

WC

4' 10" x 7' 3" (1.48m x 2.22m)

The WC has an opaque window to the side elevation, a radiator and a tiled floor. There is also a WC and basin.

Utility room

10' 4" x 9' 9" (3.14m x 2.97m)

The utility room has a window and door to the rear elevation, a radiator and a tiled floor. There is also a range of fitted furniture with a Belfast sink, integrated fridge-freezer and plumbing for a washing machine and space for tumble dryer.

Kitchen

13' 0" x 14' 7" (3.95m x 4.44m)

The kitchen has two windows to the front elevation, under floor heating and a tiled floor. There is also a fitted kitchen with Granite counter tops with a one and a half sink, a dish washer, fridge, an electric double oven and a gas hob which runs off a Calor gas tank. There is also an Island which also provides a breakfast bar and further storage.

Dining Room

10' 4" x 14' 6" (3.14m x 4.43m)

The dining room has dual aspect windows to the rear and side elevation, a radiator and Oak flooring. There are also double doors to the lounge.

Lounge

13' 0" x 21' 2" (3.96m x 6.45m)

The lounge has tri aspect windows, three radiators and a carpeted floor. There is also a brick feature fire place.

Conservatory

19' 7" x 16' 9" (5.96m x 5.11m)

The conservatory has tri aspect windows, motorized vents, French doors to the rear elevation, under floor heating and a tiled floor.

First Floor Landing

The first floor landing has a beautiful large window on the stairs with views over the garden and also access to the loft, a radiator and a carpeted floor.

Bedroom One

13' 0" x 14' 10" (3.96m x 4.52m)

Bedroom one has a window to the side elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

En-suite

11' 0" x 5' 10" (3.35m x 1.77m)

The en-suite has 2 heated towel rails, karndean flooring and a superb suite with a WC, vanity basin and a shower cubicle with a mains shower. There is also a built in cupboard.

Bedroom Two

12' 2" x 17' 5" (3.70m x 5.30m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Three

10' 11" x 14' 1" (3.32m x 4.28m)

Bedroom three has a window to the side elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Four

15' 6" x 7' 4" (4.73m x 2.24m)

Bedroom four has a window to the rear elevation, a radiator and a carpeted floor.

Family Bathroom

12' 1" x 8' 9" (3.68m x 2.66m)

With two opaque windows to the front, fully tiled walls, a heated towel rail and vinyl flooring. There is also a WC, basin, bath and shower cubicle with a mains shower.

Double Garage

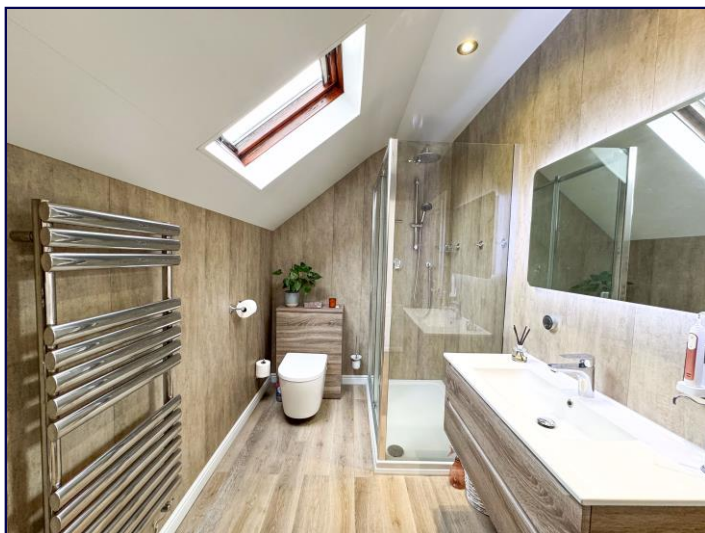
A good size with power points, strip lights, two up and over doors and part-boarded roof void with loft-ladder for storage purposes. Side pedestrian door from the veranda pathway.

Timber Workshop

Positioned at the far end of the garden, this timber-built outbuilding has a pitched, mineral-felt roof and double doors opening into a Garden Store with power points, shelving and strip lighting and separated from the main area by a plaster-boarded partition with connecting door. The main part of this building is used for storage but could be a good-size Workshop/Studio and has three banks of spotlights to the ceiling, power points and a consumer unit set into a wall cabinet with MCBs. Wall shelf to the rear and trap access to the roof void. Two single-glazed windows facing the rear garden.

Outside

Accessed via a private lane, the property is entered through striking brick pillars topped with tile caps and double timber gates with a ring latch. These open onto a generously sized, gravelled courtyard, offering ample parking and turning space. A block-paved bay marks the entrance, with direct access to the double garage and an additional adjacent parking area. The courtyard is completely private, enclosed by mature mixed hedgerows, raised beds, ornamental shrubs, and feature planting including exotic palms, cherry trees, and silver birch. The approach is visually impressive, with an angled garage, contrasting slate-roofed veranda, and attractive walled elevations. Period-style wall lanterns and an external water tap enhance the practicality and charm of the space. An arched brick doorway leads from the courtyard into the main garden, which wraps beautifully around the property. Mainly laid to lawn, it features a rich backdrop of flowering and evergreen shrubs, mature trees, a greenhouse and a large pond filled with white and pink lilies set in a rockery surround. A stone-walled, crazy-paved patio extends along one side—ideal for outdoor seating and entertaining. A conservatory opens onto a large block-paved patio, perfect for flower pots, tubs, and al fresco dining. Beyond, a flagstone path runs alongside a stone-effect retaining wall, planted with deep shrubbery and anchored by a



majestic weeping willow tree. The rear garden continues towards the beck which borders the plot. A timber cabin sits in the corner with a nearby metal fuel bunker and concrete hardstanding. A second driveway with lawn and gated access from the lane also allows for additional access—subject to a right of way for Lindsey Marsh Drainage Board maintenance. Further highlights include another large willow tree set in a bed of conifer and buddleia, a metal-framed greenhouse and attached poly greenhouse, and a series of garden structures ideal for vegetable growing. A long arched walkway forms a charming lawned tunnel, perfect for climbing plants. A separate enclosed area to the rear of the garage, reached via a synthetic grass path, offers a secluded vegetable plot. Additional features include discreet storage areas for wheelie bins, LPG and oil tanks, and a wide arched timber door connecting the rear garden to the main courtyard.



Tenure

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

Services

All mains services 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 G: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

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With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

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

GROUND FLOOR
125.3 sq.m. (1348 sq.ft.) approx.

1ST FLOOR
94.2 sq.m. (1014 sq.ft.) approx.



TOTAL FLOOR AREA: 219.4 sq.m. (2362 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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