CHOICE PROPERTIES

Estate Agents

Quarrington House Ford Way, Louth, LN11 9WD

Reduced To £830,000

Choice Properties are delighted to bring to market this bespoke country home, situated in the heart of the Lincolnshire Wolds (AONB), boasting private grounds spanning approximately 1.68 acres (STS). Recently extended and having undergone an extensive renovation by the current Sellers with a redesigned layout, this exceptional family residence provides spacious, high-quality living accommodation. The beautifully landscaped parkland gardens extend down towards a beck, offering a serene rural lifestyle ideal for equestrian or horticultural pursuits. The main house features five bedrooms, three of which have en-suite bathrooms, along with an additional shower room. A capacious living room at the rear overlooks the picturesque grounds and opens into a modern open-plan kitchen, dining, and living space, complete with a pantry and utility room. Additionally, a newly completed self-contained one-bedroom annex presents flexible options for multi-generational living or potential holiday rental. The expansive grounds include ample parking, a garage, and a summerhouse at the rear. Early Viewing Is Highly Advised.

Situated on a plot of 1.68 acres, the audaciously presented and the abundantly light and bright living accommodation has the additional benefit of oil fired central heating (with modern electric heaters in the annex), a treatment plant, and double glazed UVPC windows throughout.

The Property
Quarrington House has undergone a plethora of improvements since its inception in 1998 including a extension and full high specification refurbishment in 2016 which comprised of the incorporation of the integrated garage, extension to the left-hand side, and conversion of the loft with the layout of the property being improved. Further improvements were made in 2020 in the form of a detached extra wide timber garage that was erected behind the property which replaced the integrated garage. In 2021, the annex to the property was updated to current building regulations producing an expectational one bedroom building ideal for use as a granny annex or as a possible holiday rental.

Hallway
18'2 x 30'10 (to furthest measurement)
A part glazed composite door leads you into the well presented capacious L-shaped hallway with oak flooring and oak internal doors to all ground floor rooms. Staircase to first floor landing with oak bannisters and storage cupboard with light under.

Living Room
28'8 x 14'7
The grand living room which was converted from what was the integral garage provides plenty of room and along with the dual aspect UVPC floor to ceiling windows create a bright and airy space. It features oak flooring, a feature fireplace housing an inset multi fuel burner with a stone hearth and surround and an exposed brick opening, and a fitted hand finished bookcases with shelving and cupboard space. Double French doors leading to garden.

Kitchen/Dining Room
22'6 x 19'4
Modern kitchen fitted with a range of wall, base, and drawer units with oak shaker style doors and granite work surfaces over and matching central kitchen island. The island features a five ring 'NEFF' induction hob with extractor mounted on the ceiling above, as well as a granite overhang providing a breakfast bar. 1 1/2 bowl stainless steel sink inset in granite worksurface with integrated drainer and mixer tap and granite splashback. Twin integral eye level ovens with warming drawers. Two integral dishwashers. Two vertical flat panel radiators. Consumer unit. Integrated larder fridge and tall freezer. Large walk in bay window providing views of the rear garden.

Pantry
7'6 x 7'9
Fitted with shelving to two aspects and a range of wall and base units with shaker style doors and roll-top laminated work surfaces over. Space for large fridge freezer. Tiled flooring.

Utility Room
7'7 x 15'0
Fitted with wall and base units with Shaker style doors, roll-top laminated work surfaces with matching upstands, space and plumbing provided for washing machine and tumble dryer with single bowl stainless steel sink, space or large larder fridge, a water softener. Loft hatch to roof space and spotlights to ceiling with tiled floor. External door leading to driveway and dual aspect double glazed windows.

Downstairs WC
4'11 x 6'8
Fitted with a low level w.c and a pedestal wash hand basin. Built in storage cupboard with sliding doors which houses the timer controls for the heating system and provides rails for coat storage. Extractor fan. Frosted double glazed window to side aspect. Luxury vinyl tiled flooring.

Bedroom 2
14'6 x 13'0
Located at the front, this spacious double bedroom features dual aspect windows, fitted with plantation shutters. It boasts a carpeted floor, an ample selection of built-in wardrobes along one side, elegant cornicing on the ceiling, and a door leading to:

Ensuite Bathroom
11'0 x 8'7
A generously sized en suite bathroom featuring a stylish four-piece suite. It includes a panelled bath with a hand shower attachment, a spacious corner walk-in shower with a thermostatic mixer, rainfall, and hand-held attachments. The back-to-wall WC is complemented by his and hers washbasins, set within a sleek storage unit with additional wall-mounted storage to the side. Fully tiled wall and floors with the floor benefiting from underfloor heating, and a side window with fitted plantation shutters allows natural light. Additional features include an extractor fan, ceiling spotlights, and a tall vertical flat panel radiator.

Bedroom 3
11'1 x 13'1
Spacious double bedroom with window to the side aspect, fully carpeted, door to;-

Ensuite Shower Room
11'1 x 4'0
Featuring a shower cubicle to the side with a sliding glass door, a 'Briston' electric shower unit, and stylish panelling in wet areas. The back-to-wall WC is flanked by storage cupboards, while the wall-mounted washbasin includes a pull-out drawer unit, an illuminated mirror above, and a heated towel rail to the side. A frosted glass window allows privacy, and the space is finished with a tile-effect floor and a ceiling-mounted extractor fan.

Bedroom 4
10'1 x 10'10
A further double bedroom with window to the side aspect, fully carpeted, door to:-

Ensuite Shower Room
10'5 x 3'11
Featuring a shower with a sliding glass door and a thermostatic mixer, complemented by stylish panelling in wet areas. The wall-mounted washbasin includes a tiled splashback and a shaver point, while the back-to-wall WC is accompanied by a storage cupboard and a practical worktop area. A frosted glass window provides privacy, and additional features include a ceiling-mounted extractor fan and tile-effect vinyl cushion flooring.

Bedroom 5/Office
11'1 x 12'6
Double bedroom with window to the side aspect, featured elegant oak flooring, currently being used as a home office.

Landing
13'6 x 11'8

Bedroom 1
13'7 x 17'2
An exceptionally spacious double bedroom featuring part-vaulted ceilings, a gable-end window, and inset spot lights to the ceiling. The room is carpeted and features a generous range of built-in wardrobes at one end, along with access to eaves storage.

Bathroom
9'1 x 7'1
Accessed from the landing, this well proportioned bathroom features a low-level WC and a corner shower cubicle with a sliding glass door, thermostatic mixer, and stone-effect panelling in wet areas. The wall-mounted washbasin includes a tiled splashback and an illuminated mirror above. A generous range of built-in cupboards with a worktop provides ample storage. A Velux skylight with a fitted blind allows natural light, while a vertical contemporary radiator, ceiling spotlights, and an extractor fan enhance comfort. The space is finished with a carpeted floor.

Annex Hallway
9'4 x 5'8
Featuring neutral décor and a spacious opening into the main living area. To the side, sliding door wardrobes provide ample storage, complete with fitted shelving and a water softener unit. Additional features include a loft hatch for roof access, a smoke alarm, and wood-effect vinyl flooring, leading seamlessly into:

Annex Kitchen/Living Room
15'9 x 15'7
A beautifully designed, recently fitted kitchen featuring a generous range of navy base and wall units with Shaker-style soft-close doors. The marble-effect square-edge work surfaces and matching splashback complement the sleek design, while a one-and-a-half bowl grey resin sink with a chrome mono mixer tap adds practicality. The space includes ample built-in storage, room for a cooker with an extractor above, an AEG full-size dishwasher, plumbing and space for a washing machine. A pull-out double bin unit and a large designated area for a freestanding fridge freezer enhance functionality. Additional features include a high-level electric consumer unit, a side window, and double patio doors opening to the garden. The room extends into a lounge area with space for a dining table and a removable plinth suitable for an electric fire. Stylish finishing touches include wood-effect luxury vinyl flooring, ceiling spotlights, and a contemporary vertical electric radiator.

Annex Bedroom
11'5 x 11'6
Double bedroom featuring electric flat panel radiator, spotlights to ceiling, floor to ceiling window to one side aspect and a traditional UVPC window the other.

Annex Bathroom
9'1 x 7'1
Featuring a panelled bath with a hand shower attachment, a wash hand basin with storage drawers below, and a low-level WC. The spacious walk-in shower includes a thermostatic mixer with both rainfall and hand-held attachments. Stylish stone-effect panelling enhances all wet areas, while a frosted glass window provides privacy. Additional features include a ceiling spotlight with an integrated extractor fan, a white electrically heated towel rail, and tile-effect vinyl cushion flooring for a sleek and practical finish.

Garage
14'5 x 17'9
A Tuin Rydell log garage Constructed from 52mm interlocking wall logs with a pitched felted tile roof, this spacious one-and-a-half-width garage features double timber front entrance doors, a side window, and an additional pedestrian side door. Equipped with light and power, it includes a dedicated workshop area at the rear and side, complete with a fitted bench and shelving. The garage is finished with a durable concrete floor for added functionality.

Summer House
13'5 x 13'6
A Tuin log cabin constructed using thick 52mm interlocking wall logs, pitched, felted tiled roof, covered canopy to front aspect, featured double opening front entrance doors, double glazed windows, power and lighting. The Summerhouse has ample potential lending itself to numerous uses. To the side of the Summer House is a garden store of the same construction.

Cattery
Impressive and spacious timber pet house with Omlet cat enclosure with featured climbing frame. Again, this space could be utilised for numerous uses depending on your pets.

Gardens
The property stands proudly upon extensive and beautifully maintained gardens of approximately 1.68acres (STS) and features an abundance of well established plants, trees and shrubbery throughout. There is a beautiful Limestone patio with dwarf brick wall to the borders, creating a tranquil setting for simply relaxing in the sunshine or providing outdoor entertainment with guests. Featured steps lead down to the extended patio with outdoor power and lighting. The gardens surrounding the property extend down towards the rear boundary which borders the charming and tranquil beck. The left hand side of the property has a public footbath which passes outside of the boundary and is conveniently separated from the property via a high-level timber fence. The gardens are absolutely stunning, with the most idyllic and picturesque views throughout.

Orchard
The orchard is a separate section located to the side of the property with high level hedging and timber fencing to the boundaries and features mature fruit trees throughout. There is also a vegetable plot and quaint patio seating area to the central aspect. The garden further features timber Garden shed and polytunnel.

Location
Goulceby is a small village located in the East Lindsey district of Lincolnshire, England. The village is situated within the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The village has a population of around 200 people and is known for its picturesque countryside. One of the most notable buildings in Goulceby is All Saints church, which has recently undergone renovations and also acts as a community hub. Goulceby is also home to a number of walking and cycling trails, which offer stunning views of the surrounding countryside. The property is within easy walking distance of the village pub. The village is located close to two popular market towns. Louth (approx 8.5miles), Horncastle (approx 7miles). Louth is known as the capital of the Wolds and has a superb central conservation area with a variety of unique shops, supermarkets, theatre, cinema, library, many leisure facilities and attractive parks.

Other Information

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band E. The Annex is Tax band A.

Viewing Arrangements
By appointment through Choice Properties on 01507 472016.

Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

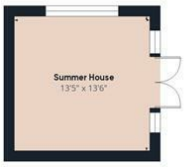
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.

Floor 0 Building 1

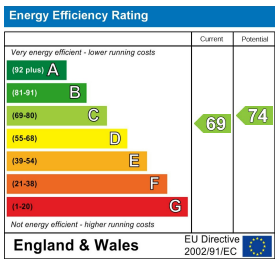
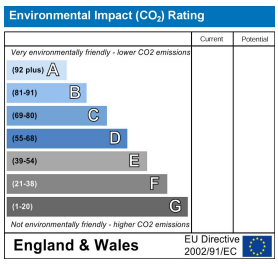
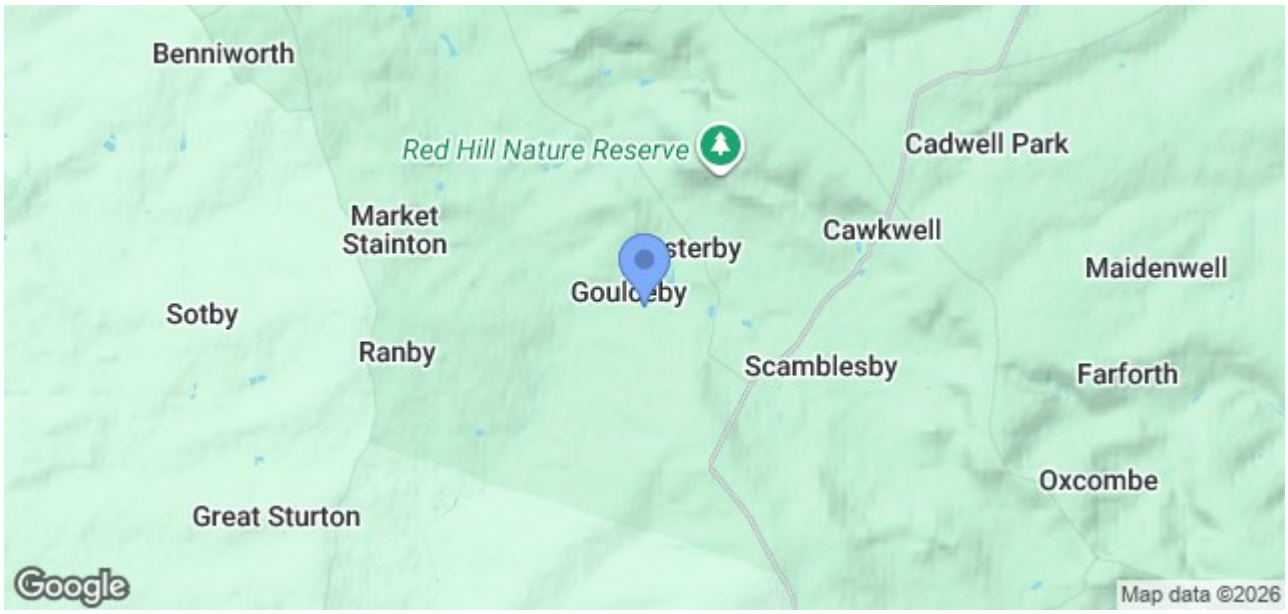
Floor 1 Building 1

Floor 0 Building 2

Floor 0 Building 3



Floor 0 Building 4

Directions

Exit Louth via Horncastle Road and until you reach the Louth bypass where you turn right and then immediately left onto Horncastle Road. Continue along for 6 miles and then right onto Ranyard Lane. Continue for 1 mile then turn right onto Horncastle Road. Continue for 500m then turn right onto Ford Way and you will find the property 50m along on your left hand side.