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Moorhen House Locking Garth
Covenham St. Mary
LN11 0PG

Offers in the Region Of £825,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

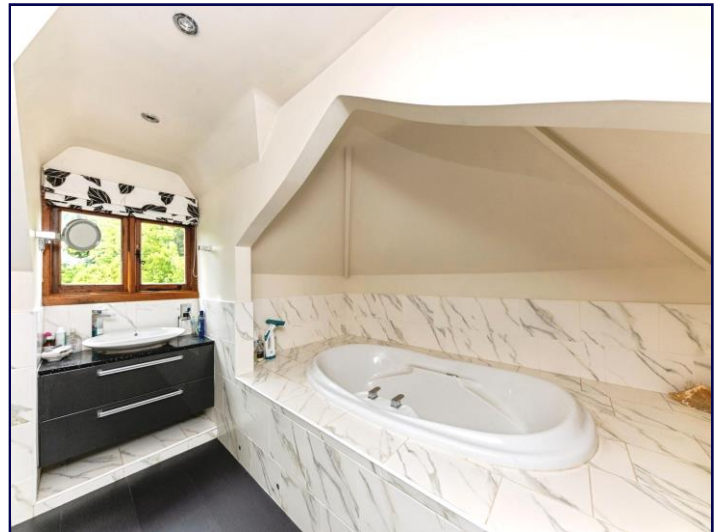
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

A truly exceptional opportunity to acquire one of the finest and most captivating detached residences to become available within this highly sought-after location. Occupying a magnificent private plot and offered to the market with no onward chain, this outstanding home combines elegant living accommodation, impressive proportions, and beautifully established gardens to create a lifestyle property of rare distinction. Approached via an impressive in-and-out driveway, the property enjoys a substantial frontage, extensive parking, a double attached garage, and a sweeping lawn framed by mature specimen trees, immediately setting the tone for what lies beyond. The accommodation is both spacious and beautifully presented throughout, beginning with a grand reception hallway featuring a striking sweeping staircase rising to a stunning galleried landing. The ground floor further offers a cloakroom, laundry room, a spacious living room centred around an impressive inglenook fireplace, and a fitted breakfast kitchen which flows seamlessly into a spacious conservatory/garden room, perfectly positioned to enjoy views of the gardens. To the first floor, the luxurious principal bedroom suite boasts a dedicated dressing area and a generous ensuite bathroom. Two further well-proportioned bedrooms are served by a stylish Jack-and-

Jill ensuite bathroom, providing excellent family or guest accommodation. The gardens are undoubtedly one of the property's most outstanding features. To the rear, a substantial and highly private landscaped garden offers expansive lawns, patio entertaining areas, an abundance of mature shrubs, plants and trees, together with a charming wildlife pond, creating a tranquil oasis rarely found in today's market. This remarkable home offers an enviable combination of character, space, privacy and beautifully maintained grounds. Viewing is absolutely essential to fully appreciate the quality of accommodation, the exceptional plot, and the lifestyle opportunity on offer.

Reception Hallway

A truly impressive and welcoming entrance hall, designed to make a striking first impression, featuring a magnificent bespoke oak staircase that forms a stunning architectural centrepiece with intricate turned balusters, substantial newel posts, and a galleried landing overlooking the space, creating a sense of grandeur and volume. The floor is laid with beautiful solid oak boards, finished to a high standard and complemented by matching oak architraves, door frames, and structural beams that run throughout, adding warmth, character, and a cohesive sense of quality craftsmanship. Natural light floods the area from multiple directions, including tall windows and glass doors leading to the garden, while elegant wall-mounted light fittings and a central chandelier provide soft, ambient lighting for evening. There is ample space for statement furniture, console tables, or seating, and the hallway serves as a practical and elegant hub, providing access to the principal reception rooms, including the dining room and sitting room, as well as the ground-floor accommodation and the staircase rising to the first floor. Finished with crisp, neutral decor, detailed cornicing, and a classic colour palette, this space perfectly balances traditional style with modern comfort, setting the tone for the rest of this exceptional home.

Cloakroom

Offering double glazed window to the front elevation and being fitted with a w.c and wash hand basin.

Living Room

24' 11" x 19' 7" (7.60m x 5.96m)

A magnificent, generously proportioned reception room designed for both relaxed everyday living and formal entertaining, brimming with character and natural charm. The room is defined by impressive, substantial exposed oak beams that span the ceiling, adding architectural interest, warmth, and a true sense of quality and tradition. The focal point is a stunning feature fireplace — a grand, open hearth constructed from exposed brickwork with a substantial oak mantelpiece and a large black hood, creating a wonderful centrepiece and a perfect spot to gather, with plenty of space for a log burner or open fire, offering both aesthetic appeal and practical warmth. Large, wide windows run along one side, flooding the room with natural daylight while framing beautiful views out over the mature gardens and surrounding greenery, bringing the outdoors in. The floor is laid with soft, neutral carpeting that complements the light, calm colour scheme, while elegant wall light fittings and recessed spotlights provide versatile lighting options for any time of day. With ample space for large seating

arrangements, furniture, and display pieces, this is a wonderfully flexible room, perfectly proportioned and finished with fine attention to detail — including detailed cornicing and solid oak door frames and architraves that match the home's high-quality craftsmanship. It forms a truly exceptional heart to the home, blending classic character with spacious, comfortable modern living.

Breakfast Kitchen

17' 9" x 16' 6" (5.41m x 5.03m)

The impressive breakfast kitchen is beautifully appointed with an extensive range of bespoke solid wood cabinetry, complemented by contrasting granite work surfaces and a central island incorporating a breakfast bar and hob. Enjoying delightful views over the mature rear gardens through a wide picture window, the kitchen offers an excellent combination of character and practicality. Additional features include integrated appliances, ample storage and preparation space, recessed ceiling lighting and attractive tiled flooring, while an open archway provides a seamless connection to the conservatory/garden room, creating an ideal space for both everyday family living and entertaining.

Conservatory

16' 2" x 12' 7" (4.92m x 3.83m)

This stunning, exceptionally spacious conservatory is a true highlight of the property, offering a bright and elegant space to enjoy the garden views throughout the year. Featuring a dramatic high vaulted ceiling with glazed panels and beautiful white fabric drapes that soften the light and create a luxurious, airy feel, the room is flooded with natural light from multiple aspects. The striking exposed brick walls add warmth and character, complemented by a hard-wearing terracotta and cream tiled floor. A statement black metal chandelier hangs centrally, providing beautiful ambient lighting in the evenings. With generous glazing and French doors opening directly onto the garden, this versatile room is perfect for relaxed family living, entertaining, or simply enjoying the outlook across the mature grounds. A wonderful extension of the main living areas that maximises light and connection to the outdoors.

Laundry Room

7' 7" x 8' 10" (2.32m x 2.70m)

The laundry room features high-quality cream shaker-style cabinetry with contrasting dark handles, complemented by warm wooden butcher-block worktops. A large, statement white Belfast sink with a contemporary chrome mixer tap sits beneath a wide window that floods the space with natural light and offers views of the garden and surrounding greenery. Ample storage is provided



by both base and wall-mounted units, with space for a washing machine. The room also benefits from a practical tiled splashback, terracotta-style flooring. Door through to the double garage.

First Floor Landing

This impressive first-floor landing forms a bright, spacious and dramatic focal point of the home. The generous galleried landing features a striking open-plan design with a beautiful traditional oak staircase, complete with turned balusters, substantial newel posts and a continuous handrail that wraps around the void. The area benefits from excellent natural light, high ceilings with attractive decorative coving, and neutral décor that creates a light and airy feel. Multiple doors lead off to the principal bedrooms and bathroom, while the open aspect provides lovely views down to the reception hallway below. Space to one end with fitted shelving creating a pleasant library area.

Bedroom One

16' 0" x 15' 8" (4.88m x 4.77m)

This exceptionally spacious and elegant master bedroom is a true highlight of the property, offering a tranquil and luxurious retreat. The room features beautiful neutral patterned wallpaper, high ceilings with decorative coving, and a striking brass chandelier that adds a touch of glamour. To the side, an arched doorway leads into a separate dressing area, providing excellent private space for storage and preparation. Further door to the ensuite bathroom. The bedroom benefits from dual aspects, with impressive wooden

French doors opening onto a Juliet balcony overlooking the garden and surrounding greenery, flooding the room with natural light. Air conditioning, and a traditional decorative fireplace.

Ensuite Bathroom

12' 10" x 12' 2" (3.91m x 3.72m)

This luxurious ensuite bathroom offers a spa-like retreat with high-end modern finishes and a clever use of the room's architecture. The bathroom features striking marble-effect tiling throughout, creating a bright and elegant finish. A highlight is the generous built-in bath, beautifully positioned within a dramatic recessed alcove beneath the sloping ceiling. Complementing this is a large walk-in shower with a frameless glass screen and powerful overhead rainfall showerhead. A sleek black gloss vanity unit with a white vessel sink and chrome mixer tap provides stylish storage. The room is finished to an excellent standard with dark flooring, chrome accessories, and recessed ceiling lighting, combining practicality with a sophisticated, contemporary feel.

Bedroom Two

10' 6" x 20' 6" (3.19m x 6.24m)

Neutrally decorated and having two windows allowing for ample natural light. Central heating radiator. Door through to the Jack n Jill ensuite.



Jack n Jill ensuite

8' 10" x 11' 3" (2.68m x 3.42m)

This well-proportioned and characterful family bathroom provides a bright and relaxing space with a classic feel. The focal point is a beautiful freestanding roll-top bath with elegant claw feet, perfectly positioned for a luxurious soak. The room also includes a white WC with a wooden seat and a wall-mounted basin with chrome fittings. Traditional features include a herringbone wooden floor, wood panelling with attractive embossed detailing, and a warm wooden door, all complemented by neutral walls and high ceilings with coving. Two windows allow ample natural light, while recessed ceiling spotlights provide additional illumination.

Bedroom Three

14' 2" x 19' 7" (4.33m x 5.97m)

Neutrally decorated and having two windows. Central heating radiator.

Outside

One of the key selling features to this superb property has to be that of its gardens. With a large frontage with an in and out driveway creating parking for multiple vehicles and leading to a double attached garage. Large laid to lawn area complemented with a range of specimen trees and shrubs. To the rear the garden again is a real surprise of a lovely sized garden enjoying a great degree of privacy. The property is surrounded by beautiful, mature and extensively landscaped gardens that provide a wonderful sense of privacy and tranquillity. The grounds are a particular feature of the home. The centrepiece is a large, sweeping lawn with a gentle slope, offering a magnificent space for recreation and entertaining. Mature trees and shrubs frame the garden, including striking specimen trees with rich autumn colour, tall conifers, and a variety of established planting that creates depth and interest throughout the seasons. A charming wildlife pond with a small wooden bridge is nestled within a lush, naturalistic planted area, complete with gunnera and marginal plants, adding a peaceful focal point. To the rear of the house lies a spacious stone-paved terrace, perfect for al fresco dining, with attractive stone benches and planters. A greenhouse and useful garden store are also located within the grounds. With its excellent level of maturity, privacy and variety of spaces, this delightful garden offers a superb outdoor extension to the home, ideal for family living and relaxed entertaining in a beautiful rural setting.

Garage

15' 7" x 18' 3" (4.76m x 5.57m)

Large double attached garage with internal light and power. Double doors to the front and personal door to the rear..

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

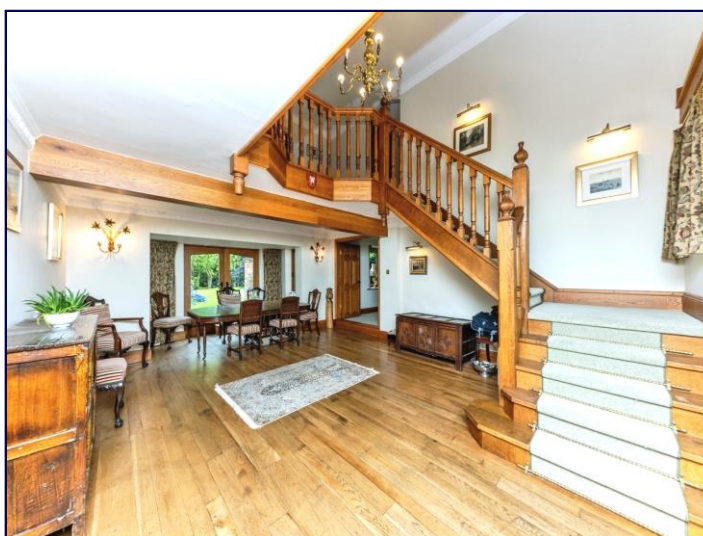
Band G: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

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Property Management

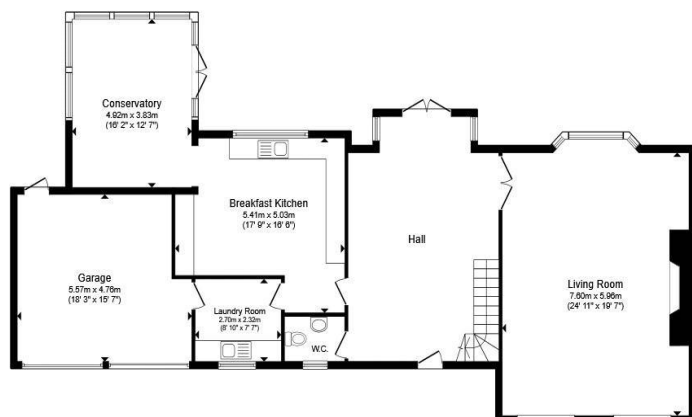
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



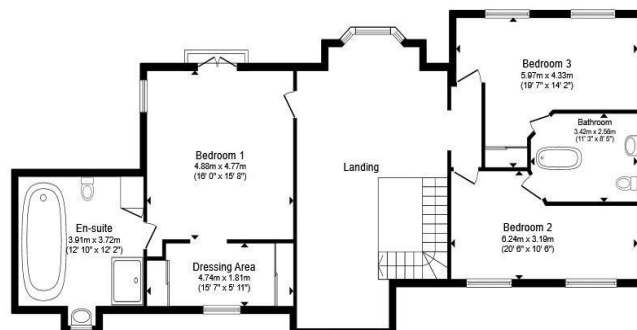
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

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



Ground Floor



First Floor

Total floor area 286.8 m² (3,087 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

