



# Fieldfare

South Elkington

**M A S O N S**  
— SINCE 1850 —



# Fieldfare

Church Lane, South Elkington  
Louth, Lincolnshire LN11 0SA

Unique detached contemporary country residence in prime Wolds village location

Quiet location with exceptional views over surrounding farm parkland

Superb detached double garage block with workshop, just completed.

Large open-plan living/dining kitchen with modern units, appliances and panoramic French doors to front and rear

Winter lounge or sitting room with fireplace and inset stove

Stunning first floor master bedroom with feature chevron shaped gable window

Two further double bedrooms, one on the ground floor adjacent to the bathroom

Contemporary first floor shower room

Ground floor bathroom with suite including bath and shower cubicle; underfloor heating

Gardens to front and rear, driveway and parking area.

Oil central heating system, - partial underfloor heating, double glazing

For sale with NO CHAIN

MOVEWITHMASONS.CO.UK  
01507 350500

## The Property

Built in 1974, the house has been transformed by an imaginative and technically proficient extension and improvement scheme since the present owners purchased it in 2017. A further enhancement has just been completed in the form of a substantial garage block built to complement the house with double garage and a workshop, all designed with potential home-office occupation or conversion to annexe/holiday let in mind (subject to planning and building regulation consent).

The exterior of the house and garage has been styled with feature K-rendering in pure white, contrasting blue-grey Cedral weatherboarding, anthracite grey aluminium framed double glazed windows and panoramic French doors, together with solid oak front and side doors to the hall and utility room.

Heating is by an oil central heating system with new boiler in 2018, pressurised hot water system, underfloor heating to the living/dining-kitchen, electric underfloor bathroom heating and a solid fuel stove in the winter sitting room.

The house enjoys a special rural setting along a small private lane with just one immediate neighbouring property and surrounded by scenic countryside as clearly illustrated by the photographs. Most of the windows in the property take advantage of exceptional views, especially from the first floor rooms.

The accommodation is bright, modern and versatile with the third double bedroom conveniently positioned on the ground floor next to the bathroom. A spacious first floor gallery landing leads to the two double first floor bedrooms and the shower room. A huge living and dining-kitchen means that the winter sitting room could be an occasional fourth bedroom.



## Ground Floor

At the front of the property, a flagstone pathway with cobbled splay leads through the lawned front garden to the main entrance, with a wide, recessed porch and solid oak front door with double-glazed side panels leading to the **entrance hall**. This spacious reception area has a staircase to the right, rising to the first floor via an upper quarter landing with a pine side screen, which continues around the gallery landing over.

There is an understairs recess with pillar, lighting by five LED spotlights to an L-shaped ceiling fitting and to the left side there is a designer column radiator in anthracite grey. Oak-veneered internal doors lead off to the living/dining kitchen on the right, the sitting room and ground floor third bedroom to the left and the bathroom at the rear.



The **sitting room** or winter lounge/snug could also be a fourth guest bedroom and has a ceramic-tiled fireplace set into an oak beamed surround with mantel shelf, flagstone hearth and inset, glass-fronted wood-burning stove.

There is a radiator, TV lead, two ceiling light points, two front windows and a side window, each fitted with Roman blind. The sitting room enjoys some lovely open views over the parkland at the front of the property.





The **living/dining kitchen** is an exceptional size, a bright and airy living space with stunning rural views to three aspects and a bank of two panoramic French doors to front and rear elevations, opening to combine the outside space with the living area. Two vertical windows on the side elevation extend upwards from floor level and there are two further conventional front and rear windows, the latter with Roman blinds. The kitchen area is fitted with an extensive range of built-in furniture fitted around two walls, in dove grey with a large island having units beneath in subtly contrasting darker blue-grey.



The island units are a combination of four wide and deep pan drawers, inset cutlery drawer, integral bin unit and three double cupboards, all surmounted by a Corian work surface with an inset induction hob. Above this is an impressive, flush-mounted ceiling extractor hood with LED downlighting inset. There are also three pendant light points above the island unit and along one side is an oak-block breakfast bar with space beneath for tall bar stools. (Plumbing and drainage points are in place beneath the island unit to add a second sink unit here if required).



The remaining units comprise base cupboards, tall built-in units, pull-out basket drawers, and a recess for fridge/freezer with oak insets which can be removed to create a larger space for an American style fridge freezer, with plumbing in place at the rear. There is an integrated Bosch dishwasher and two Bosch electric fan-assisted ovens.



Over the base units are oak-block work surfaces with an inset one-and-a-half bowl Belfast sink and chrome mixer spray tap, ceramic tile splash-backs and in addition to the pendant lights this room is brilliantly lit by nineteen LED downlighters to the ceiling.

The oak-effect laminated floor covering has under-floor heating with digital thermostat controls and this extends through into the utility room adjacent. There are TV and power points for a wall-mounted TV to the seating area, a heat alarm and an oak-panelled door to the utility room.





Fitted out to complement the kitchen, the **utility room** has a reclaimed stone step down with workings marked in the stone, a vaulted ceiling with Velux double-glazed skylight window and further window to the side and rear elevations.

A base cupboard and tall cupboard unit are finished in sage green and there is an oak work surface with a Belfast sink unit and brushed chrome mixer tap. A solid oak door with four double-glazed panes opens onto the front garden and there are LED downlighters to the sloping ceilings and a switch for the rear outside lighting. A secondary consumer unit is positioned in the utility room.

The **ground floor bedroom** is a good-size double room, conveniently located adjacent to the bathroom, and has a radiator, a wide rear window overlooking the garden and a wall-mounted consumer unit with MCBs, together with a ceiling light point.



The **modern bathroom** has a white suite comprising a panelled bath with square design, chrome mixer tap set into a tiled surround, a wide, rectangular, plinth-mounted wash hand basin with tiled splash-back and square design, single lever tap, together with shelving under, and a low-level, dual-flush WC. In the corner is a mosaic ceramic-tiled shower cubicle with folding glazed screen door and a chrome thermostatic shower mixer unit with handset and drench head.

There is oak-effect laminated flooring with electric under-floor heating via a digital thermostat control and to the side is a chrome ladder-style radiator/towel rail.

Lighting is by LED ceiling downlighters and there is a wide rear window with Roman blind presenting views over the garden towards the fields beyond. Electric wiring has been installed to fit an electric shower over the bath if required).





### First Floor

The staircase leads up from the hall to a spacious and versatile **landing** which is shaped around the stairwell with side screens and a double dormer window on the front elevation creating panoramic parkland views and fitted with Roman blinds. The landing is flooded with light and has ample space for a seating or play area adjoining the door into the master bedroom, or equally, this space would make an ideal study area. There are LED downlighters, a radiator, a smoke alarm and a low door provides easy access to a long, under-eaves store cupboard with inner access to the lower eaves storage space.





The **master bedroom** is a stunning room with an amazing chevron-shaped, double-glazed gable window which combines with a dormer window on the front elevation to create some outstanding views across the surrounding parkland, fields and trees. This bright and airy room has further natural light from two Velux double-glazed skylight windows on the semi-vaulted ceiling slope to the rear. There is a radiator, lighting by seven LED downlighters and a built-in oak-style range of two double wardrobes shaped to the ceiling. The room has been arranged for an alternative bed layout by providing power points on either side of two locations within this room.





The **second bedroom** is a large double room with a wide front dormer window presenting superb views, as from the other front windows in the house, and having a Roman blind fitted. The semi-vaulted ceiling has two rear Velux double-glazed skylight windows and there is a radiator and a hatch access to full-length eaves storage space extending across the rear of the house.

The **contemporary shower room** is fitted with a wide ceramic-tiled and glazed, walk-in, level-access shower cubicle with a mosaic-tiled base and inset LED lights to the lower walls, three LED downlighters and an extractor, together with a chrome ladder-style radiator/towel rail positioned to the side of the cubicle. The shower unit has a wall-mounted chrome shower mixer tap with independent handset and rainfall head.



The white suite comprises a low-level, dual-flush WC and a suspended vanity unit in grey woodgrain-effect with a wide rectangular wash basin and side plinths over, together with chrome lever tap. The floor has a washed oak, plank-effect ceramic-tiled covering and the walls are part ceramic-tiled with a Velux double-glazed skylight window to the rear roof slope. Lighting is by six LED downlighters.



## Outside

The front garden is mainly laid to lawn and deliberately left open to take advantage of the exceptional views across the surrounding countryside. There is a raised deck by the panoramic French doors of the living kitchen with LED up/downlighters and these can also be found around the remaining walls of the house and garage. There are flower and shrubbery borders, a witch hazel tree providing yellow blossom in January and a pink blossom tree.



From the front porch, a pathway leads across the left side of the house and round to a block-built **boiler room/store** with an anthracite grey, aluminium entrance door, having double-glazed centre pane.

Within is the Grant Vortex oil-fired central heating boiler with digital programmer, the insulated hot water cylinder and expansion vessel, fitted isolator valves to the pipes, high-level storage space and a wall-mounted LED light, together with power points.

A gravelled side pathway continues to the rear garden, which is laid to lawn with a modern corrugated **garden shed** and adjoining this is the modern bonded oil storage tank (new in 2018), all set against a backdrop of ornamental trees. The lawned garden enjoys some lovely views over the surrounding countryside and there are wide limestone contrasting-coloured steps leading down from the panoramic French doors of the living kitchen. Timber post and rail fencing with a complementary gate which allows pedestrian access back to the deck at the front of the house.



Limestone steps on blue bricks lead down through rendered retaining walls capped in limestone to the garage building which has a walled double-width driveway approach for side-by-side parking before the garage, before continuing to form a part-walled pathway around the building. Walled steps lead up from here to a further gravelled parking area just beyond the garage.

The **double garage** has been designed and built to complement the main house with anthracite grey uPVC pedestrian door, windows and remote-control motorized roller door.

Internally, the garage has raised tie trussed rafters supporting the roof, providing potential to lift a vehicle in the centre for maintenance, with a double-glazed window to the gable wall.

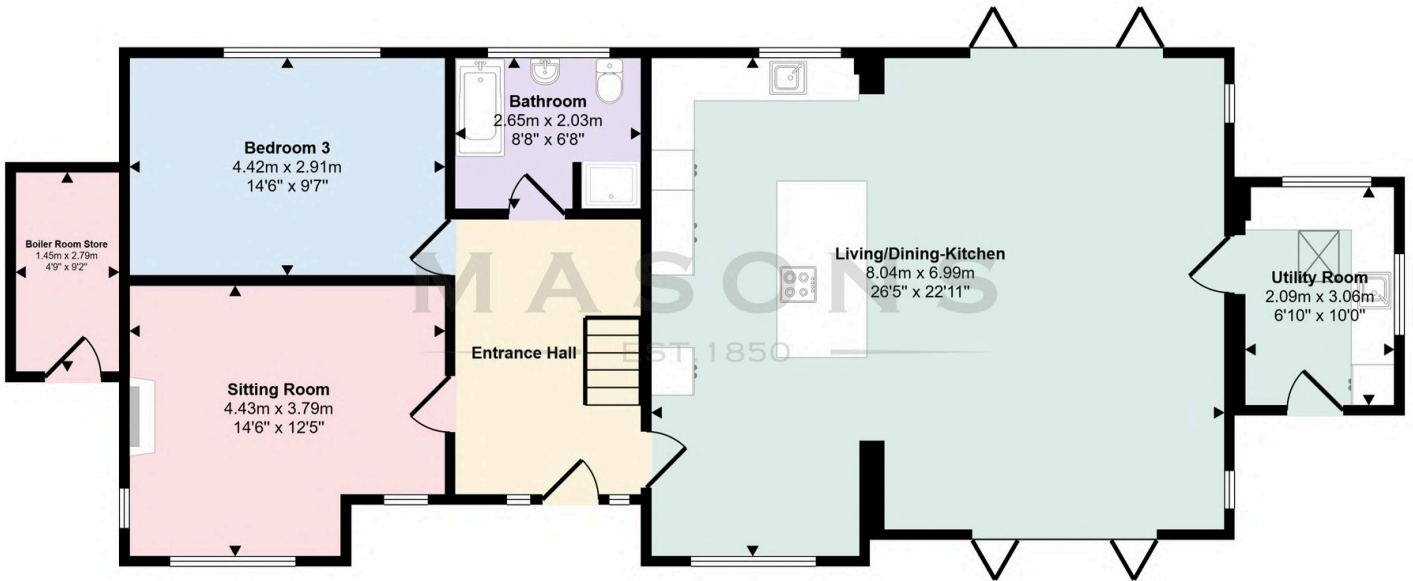
A wide opening and step up leads to the **workshop/store** adjacent, which has insulated walls, floor and plastered part-sloping ceiling, providing scope to easily form a home office, subject to consent and any necessary further alteration.

Indeed, this building has the potential to be converted into an annexe/holiday cottage, subject to planning permission and building regulation consent, forming rooms with semi-vaulted ceilings within the garage area. Lighting is provided by LED strip lights and there are ample power points and an independent consumer unit with MCBs.

There are external power points, an outside water tap and a water supply is provided to the garage building adjacent.

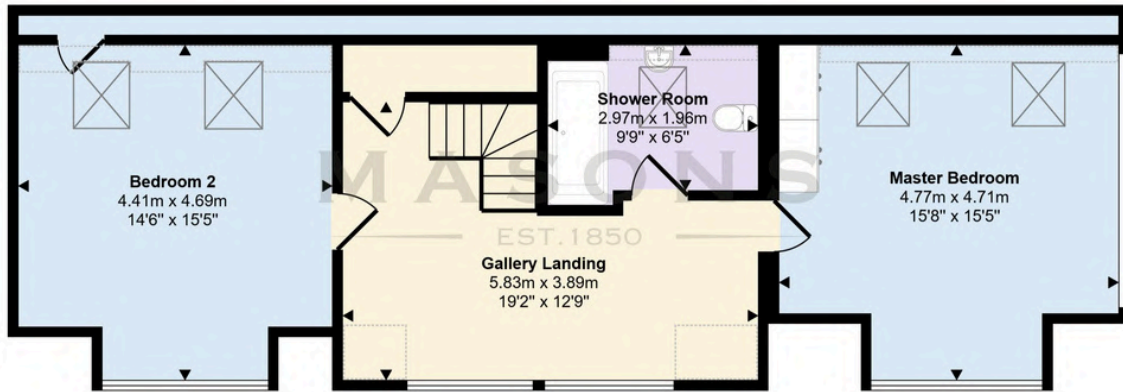






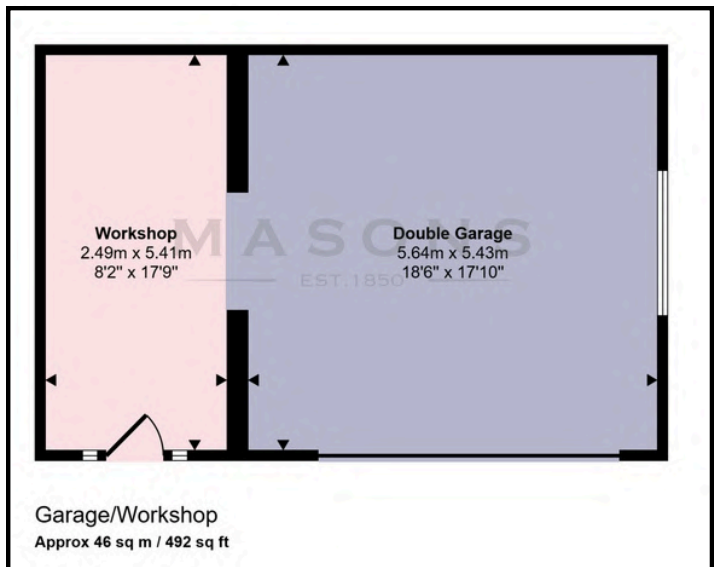
**Ground Floor**  
Approx 113 sq m / 1219 sq ft

Denotes head height below 1.5m



**First Floor**  
Approx 75 sq m / 806 sq ft

Denotes head height below 1.5m



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

# South Elkington

Wolds Living close to Town

The property stands in a sought-after Wolds village surrounded by scenic countryside and just a short walk from the village stores, but only 2.5 miles from Louth market town. There are some excellent country walks with pathways from the front door of Fieldfare in all directions across the surrounding parkland and extending for miles through the Wolds and to Louth.

The parish church is a Grade II\* Listed building dedicated to All Saints, built using chalk, ironstone and limestone, and dating from the 13th century, with a 15th-century font.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



# Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band C

### Services Connected

We are advised that the property is connected to mains electricity and water whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold - a £10 p.a. charge for the private road.

### Location

What3words: ///scorpions.bonkers.majority

### Directions

From Louth travel west from Westgate and out to the roundabout at the bypass. Take the second exit along the A157 and then bear right at the fork along the A631 towards Market Rasen. Follow the road for just over one mile and then turn left immediately before the village stores along Church Lane. After the small group of properties on the left side, take the acute left turn along the small private road and Field Fare is then the second property on the left side.

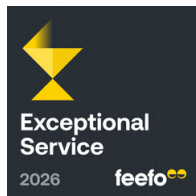
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

# M A S O N S

SINCE 1850

Cornmarket,  
Louth, Lincolnshire  
LN11 9QD

01507 350500



#### Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.