



Luan House

Saltfleetby

M A S O N S
— SINCE 1850 —



Luan House

Saltfleetby, Louth
Lincolnshire LN11 7SS

A handsome and substantial detached modern family house in a rural village location

Positioned on a generous size plot exceeding quarter of an acre

Superbly designed 5 double bedroom accommodation

Elegant reception hall and feature staircase to a large gallery landing

Spacious and versatile flowing living accommodation including 3 reception rooms

Bright, airy kitchen, excellent utility room, freezer store and cloakroom/WC

Family bathroom and two shower rooms (Jack and Jill to 3 bedrooms and ensuite to bedroom 1)

Floor area of approximately 2,484 square ft. and separate 1.5 size detached garage of 281 square ft.

Oil central heating system, LPG stove in feature fireplace and second fireplace with electric fire

Oil central heating system, LPG stove in feature fireplace and second fireplace with electric fire

Gated driveway, large parking area and large garden to front and rear with patios and pagoda

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Believed to date back to 2006, this substantial detached house has brick faced cavity walls beneath pitched timber roof structures covered in concrete tiles and featuring two gables to the front elevation and a long gable wing to the rear elevation. The attractive brickwork is corbelled for ease of maintenance at the gable roof verges and the property has white UPVC double glazed windows with square lead style panes. The detached garage complements the house with brick walls and a pitched concrete tile roof.

The house stands well back from the road behind a spacious front garden and an equally impressive mainly lawned rear garden is ideal for a family. The rooms are particularly well proportioned and versatile with moulded four panel doors finished in oak and a feature central reception hall with staircase leading up to a large gallery landing. Heating is by an oil fired central heating system supplemented by an LPG cast-iron stove and electric fire, both in feature fire surrounds.



Accommodation

The main entrance is at the front of the property where a block paved pathway slopes up to a brick and Rosemary style tiled **porch** with wood panelled ceiling and down lighter. A part glazed (double glazed) UPVC door opens into the spacious **reception hall** which features a grand staircase leading up to a large gallery landing over. The hall is light and airy with two windows on the front elevation, oak flooring and downlighter spotlights to the coved ceiling. There is a central heating thermostat, radiator and smoke alarm.



The versatile **snug or home office** is positioned on the left side of the hall and could readily be a ground floor bedroom if required. The room features painted wall panelling and a large front walk-in bay window with plantation shutters in grey. The floor is finished in oak and there is a column style radiator, coved ceiling with light point and high-level consumer unit with MCB's.





The **lounge** is positioned to the right and is a well proportioned living room with a feature fireplace having a light coloured stone finish and an inset chrome effect electric fire. There is a window to the side elevation and a large front walk-in bay window fitted with plantation shutters in grey. The coved ceiling has two light points and there are two radiators.



The living accommodation continues to the rear of the hall where a large **L shaped dining lounge** has glazed multi pane double doors with bevelled panes to the kitchen and a connecting door to the utility room. Enjoying an open plan feel, this excellent reception room has a feature fireplace with tiled hearth and heavy timber mantle shelf together with an inset LPG cast-iron stove. The oak flooring extends through from the hall and there are double French doors leading out onto the rear patio and garden. There ample space for a large dining table adjoining the kitchen and there are various light points to walls and ceiling and two windows on the side elevation together with a rear window.







There is space for a fridge freezer and there is an integrated dishwasher faced to match the kitchen units.

To the far end of the kitchen is the freestanding Rangemaster dual fuel range cooker with gas rings over double ovens and grill together with a Rangemaster cooker hood over with downlighters. The units also include a dresser with glazed and illuminated display cabinet and drawers over base cupboards and a bench seat over cupboards.



The floor is ceramic tiled with underfloor heating and the coved ceiling has inset downlighters. two windows on the rear elevation and a window to each side overlooking patios and garden.

The spacious **kitchen** has range of wall and base units finished in contrasting blue and white tones to include an island unit and roll edge granite effect work surfaces with a one and a half bowl resin sink having a chrome lever mixer tap.



The **Utility Room** is a good size with ceramic-tiled floor and is fitted with a range of beech style base and wall cupboard units with woodblock effect work surfaces and upstands, an inset stainless steel single drainer sink unit with flexible hose lever tap, a radiator, extractor fan and two recesses one for tumble dryer and one with plumbing for washing machine.



The Boulter oil central heating boiler is positioned in this room with digital wall programmer. The coved ceiling has downlighter spotlights and there is a part-glazed (double-glazed) side door to the second patio area and across to the pedestrian door into the garage. Two doors give access to a cloaks/WC and a walk-in **freezer/general store** with wall shelving, light to coved ceiling, ceramic-tiled floor and coat hooks.

The **Cloakroom/WC** has a white suite comprising a low-level WC and washbasin with chrome pillar mixer tap. There is a radiator, ceramic-tiled floor and obscure glazed side window.





First Floor

The large **gallery landing** is a notable feature of the house with spindle balustrade and turned newel posts extending up from the quarter landing and continuing around the large stairwell on 3 sides. The landing is naturally lit by a front window and there are downlighters to the coved ceiling. There is a radiator, zone thermostat for the heating, smoke alarm and door to a large recessed airing cupboard with pressurized hot water cylinder, laundry shelving and expansion vessels.

Master Suite

Positioned in the projecting rear wing of the house the **master bedroom** is approached through a **dressing area** with radiator, downlighters to the coved ceiling and built-in wardrobes to one side fitted with shelving and clothes rails; the spacious bedroom beyond, through the shaped archway, has double and single complementary wardrobes. This is a lovely bright room with large window to each side elevation and two rear windows presenting attractive rural views across the fields. There is a long radiator and spotlights to the coved ceiling.



From the dressing area a door leads into the **ensuite shower room**, fully tiled to floor and walls with Travertine style ceramic tiling and recently upgraded with two modern rectangular plinth mounted wash basins having independent lever taps and spouts together with a mirror cabinet above each; low level WC and large shower cubicle with chrome thermostatic mixer unit, drench head and handset, all enclosed by modern contrasting textured tiling, glazed screen and door. There is a radiator and separate chrome heated ladder style towel rail, rear window with Venetian blind, downlighter spotlights and a ceiling extractor fan.





Bedroom 2 is at the rear of the main house and is a good-sized double bedroom with double doors in white to a large built-in wardrobe. A window to the rear overlooks the garden with far reaching views across the fields beyond. There is a radiator, coved ceiling with light point, a radiator and trap access to the roof void.

A white 6-panel door opens to the **Ensuite Shower Room** which is positioned between this room and bedroom 3 at the front of the house, with “Jack and Jill” access.



The shower room has Travertine style wall and floor ceramic tiling extending into a corner shower cubicle with glazed screens and double doors, together with a modern chrome thermostatic shower mixer unit, handset and drench head.

The white suite comprises a low-level WC and a shaped pedestal wash basin with radiator adjacent and the side window has a roller blind. The ceiling is coved with downlighters and extractor fan.



Bedroom 3 is a good size double bedroom at the front of the house and has a large double wardrobe with white 6 panel doors, a front window overlooking the front garden and approach to the house, a radiator and coved ceiling with light point.



Bedroom 4 is a further good size double bedroom overlooking the front garden and has a radiator and coved ceiling with light point. The adjoining family bathroom can be an ensuite to this room via a connecting door in addition to the bathroom door from the landing.



Currently a music room and study the **fifth bedroom** has previously housed a double bed or could be a good size single room as required. The room has a radiator, coved ceiling with light point and rear window overlooking the main garden.



The **family bathroom** has a white suite including a square design P-shaped panelled bath with lever mixer taps, a thermostatic shower over with drench head and handset, and ceramic tiled splashbacks to full height. There is a low-level WC and a shaped vanity wash basin over a double cupboard unit with mirror cabinet over. The coved ceiling has downlighters and an extractor fan. There is a side window with blind.





Outside

The **detached garage** is of one and a half width as shown on the floorplan and has a main up and over front door together with a side pedestrian door leading out across the patio to the side utility room door. Inside the garage is a workbench along the rear, two strip lights, power points and space for storage up in the timber roof structure.

There is a large front garden mainly to lawn with timber fencing to each side, three ornate garden lamp posts which provide ample garden lighting in the winter months and screen laurel hedge at the front maintaining privacy. Double gates open onto a gravelled driveway leading to the garage and sweeping round to the front of the house to create a turning and parking space here. An outside tap is fitted to one wall and block paving leads to the entrance porch before extending around to the side of the house where the LPG gas bottles are stored. On each side of the house there are high screen doors into the rear garden.



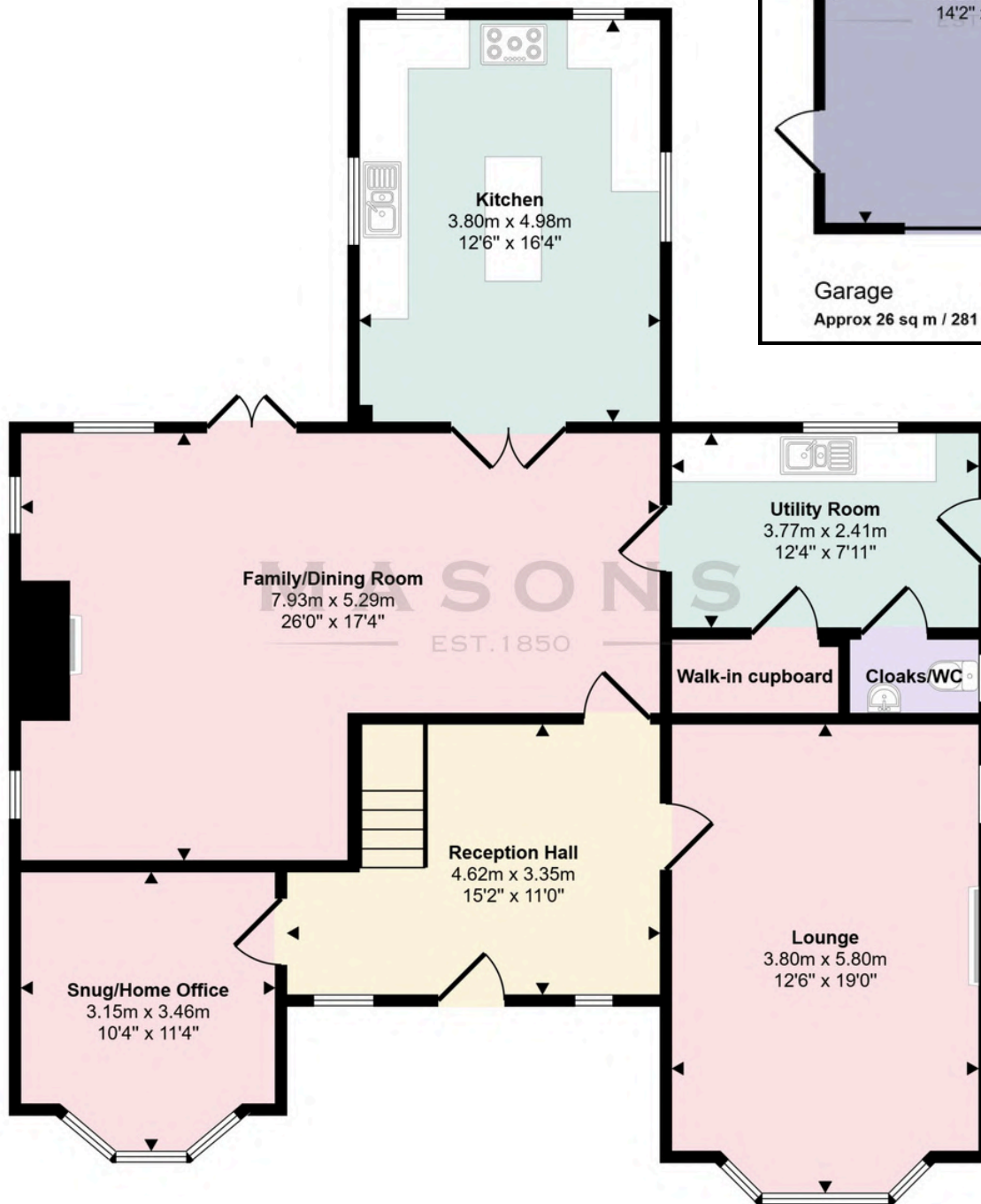


The rear garden is a superb size ideal for a family and fully enclosed by tall boundary fencing for privacy. Block paving extends across the full width of the plot around the rear wing, creating spacious patios on either side, one having a substantial pagoda with heavy timber pillars and a canopy roof. This forms an ideal space for a hot tub and is close to the French doors from the family room. There is an outside tap nearby and wall lanterns.



The main garden is separated from the paved area by a brick wall with timber gates and is laid to lawn with an Acer Crimson King tree to one corner. The second patio area has an outside tap to the side wall of the garage and further wall lanterns. Behind the garage there is the oil storage tank and a metal garden shed for storage with high level floodlight to the garage gable. A brick wall and door screens the second patio from the driveway at the front.



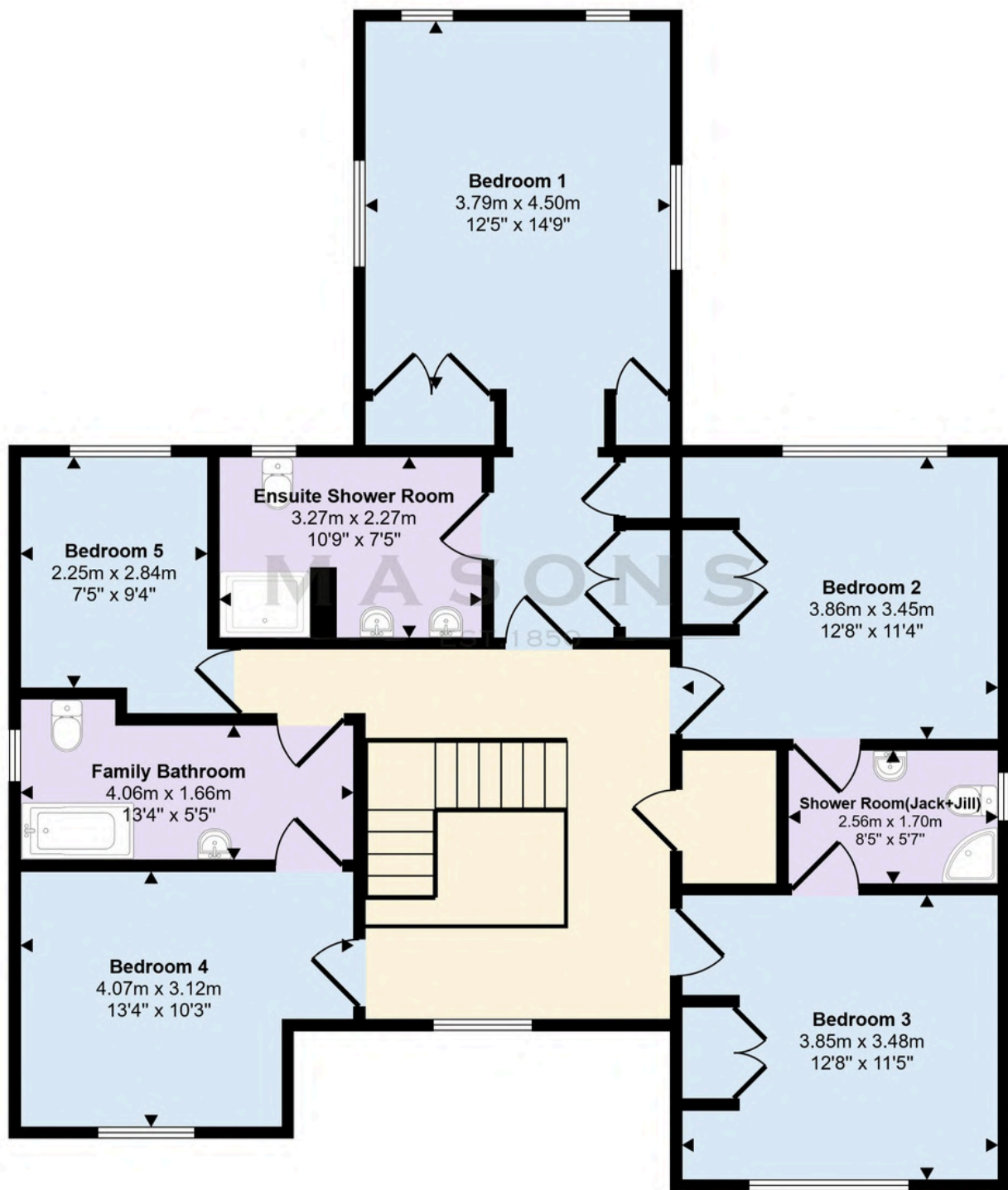


Ground Floor

Approx 116 sq m / 1244 sq ft

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.



First Floor

Approx 115 sq m / 1240 sq ft

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Saltfleetby

Charm by the Coast

Saltfleetby is a long village which is known by the locals as Soloby and until 1999, the village was known as three villages according to the parish churches of St. Peter, St. Clement and All Saints. Luan House is positioned towards the western side and just a short walk from the village memorial field (ideal for dog walkers) and the Marshlands Community Centre with playing field at the rear which is also home to Louth Town FC.



The Prussian Queen is a community pub, restaurant and shop serving traditional food for eat-in and take-away.

A very short drive away, the Lincolnshire coast includes a section of salt marsh forming part of the Saltfleetby-Theddlethorpe Dunes National Nature Reserve, home to the rare natterjack toad while to the north, the Donna Nook nature reserve attracts many visitors to see the breeding grey seal colony in November and December. Several miles to the north and south via a number of coastal villages are the holiday resorts of Cleethorpes, Mablethorpe and Skegness with their many seasonal attractions and parts of the coast are well known for the sandy beaches and dunes.

Around 8 miles from the property, Louth is positioned on the eastern fringes of the Lincolnshire Wolds and has busy markets three times each week with many local seasonal and specialist events taking place throughout the year. The town has many independent shops, supermarkets, a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment. There are highly regarded primary schools and academies in town including the King Edward VI Grammar. The town boasts some fine sports facilities, a theatre and cinema. The main business centres are in Grimsby (16 miles north of Louth) and Lincoln (25 miles to the west).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band F

Services Connected

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

Tenure

Freehold

Location

What3words: ///classmate.strategy.fatherly

Directions

Proceed away from Louth on the Legbourne Road and at the roundabout take the first exit onto the B1200 road towards the coast. At the traffic lights in Manby Middlegate, carry straight on and then follow the road to Saltfleetby. Upon entering the village, after the long S Bend, Luan House can be found on the left side after a short distance.

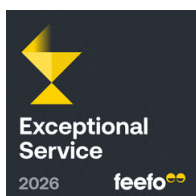
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