



Ivy House

Legbourne

M A S O N S
— SINCE 1850 —



Ivy House

Mill Lane, Legbourne
Louth, Lincolnshire LN11 8LT

Positioned in a sought-after village near Louth market town

A substantial detached Period house with good size plot

A characterful home with a modernised interior

Solar panels on feed-in tariff providing a valuable contribution to running costs

3 double bedrooms and an exceptional spacious bathroom with bath and shower

Hallway with feature staircase and sleek modern under-stair storage solution

Spacious lounge with log burning stove and rear patio door; separate dining room

Kitchen with units in white, oven, hob, hood and washing machine

Cloakroom/WC off the hall and rear utility lobby with sink unit and tumble dryer

Wide driveway to attached double garage and good size rear garden with dropped kerb to the side

Gas central heating system and appropriately styled uPVC double glazed windows

For sale with NO CHAIN

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Believed to date back to the early 20th Century Edwardian era this substantial detached house has brick faced principal walls with contrasting buff brick window reveals and quoins, under a pitched roof covered in concrete tiles. The windows are white uPVC framed double glazed units chosen to complement the character of the building and there is a bank of 16 photovoltaic solar panels to the front roof slope providing a valuable annual income via a feed in tariff.



The accommodation has been renovated and modernised whilst retaining character and heating is by a gas central heating system supplemented by a log burning stove in the lounge. The house is just a few yards from the village centre and occupies a plot of around 0.17 acre (sts) with a wide drive for off street parking and access to the attached double garage. Mill Lane continues into the countryside at the foot of the Wolds with walks through nearby woods and by the ford to the scenic neighbouring village of Little Cawthorpe.



Accommodation

Ground Floor



The main entrance is at the front of the house through a upvc, double glazed **porch** forming an ideal boot-room with double doors and a painted timber vaulted roof over, covered in concrete tiles. A new composite part glazed (double-glazed) door finished in light blue on the porch side and in white beyond, opens into the entrance hall.

The **entrance hall** is an excellent size, with painted 4-panel doors to the reception rooms, and with a feature staircase with painted balustrade, oak newel posts and handrail leading to the first floor. Beneath the stairs is a superb sleek range of built-in drawers and tall cupboards with white handleless doors. There is a smoke alarm, radiator, corner cupboard with electricity meter and metal-cased consumer unit; part-glazed doors at the rear lead into the kitchen and utility-porch.





Light oak effect, LVT flooring in herringbone style with borders is a feature of the ground floor rooms and extends through the hall, reception rooms, utility porch and cloakroom/WC.

The **cloakroom** is to the rear of the hallway and has a modern white suite comprising a pedestal wash basin with chrome lever mixer tap and a square design low-level dual-flush WC. The walls are part-tiled in subtly contrasting colours. There is a rear window and white panelled ceiling with LED downlighters.



The **lounge** is spacious and a light, airy room with framed windows to the front and side, each having Roman blinds, together with a wide double-glazed patio door at the rear. There are two ceiling lights and two double wall lights, two radiators and wiring for a wall mounted TV. The recessed fireplace has a brick back, projecting slate hearth and a suspended "floating" oak mantle beam over the Clockwise 5kw cast-iron log burning stove.



The separate **dining room** is versatile and could be a fourth ground floor bedroom if required, a large study or family playroom. The fireplace has been made to complement that of the lounge but is not currently in use and makes a display alcove with slate hearth, brick back and “floating” oak mantle beam. Decorated in attractive neutral colours, this room has a framed window to the front and side elevations a radiator, ceiling light, smoke alarm and four LED ceiling downlights.





The **kitchen** has a fitted range of soft-close units in white, arranged in a U-shaped configuration comprising base cupboards and drawers to include wide, deep pan drawers, wall units with a glazed display cabinet, tall shelved larder cupboard and a serving hatch to the dining room. The roll-edge work surfaces extend around three sides and have ceramic-tiled splashbacks and an inset wide double bowl single drainer stainless steel sink unit with mixer and filter taps. Appliances include a Stoves glazed and stainless steel electric oven with grill, a stainless steel 4-ring gas hob over, cooker hood above and a Hotpoint 500 washing machine in recess. Windows to the side and rear have roller and Venetian blinds and make this a bright room with views across the main garden. The ceiling has six LED downlighter spotlights.

The **utility-porch** is within a rear extension built to complement the house with a mono-pitched timber and felt roof. There is a base double cupboard unit, a Beko tumble dryer in recess which also has plumbing and there are textured work surfaces and upstands, a wall cupboard unit and a white acrylic single drainer single drainer sink unit with contrasting mixer tap. A rear window overlooks the main garden and a part-glazed (double-glazed) door leads out. A tall cupboard houses the Viessman central heating boiler installed in 2024 and maintained annually.



First Floor

The **gallery landing** is a particular feature of the house with balustrade extending around the stairwell and a superb arched window with coloured panes at the front. A window on the rear elevation with Roman blind overlooks the garden.

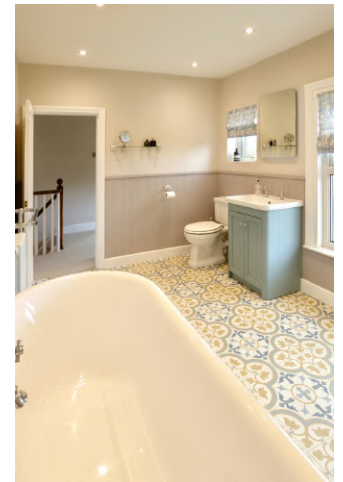
There is a radiator, smoke alarm, trap access to the roof void and lighting by ten LED downlighter ceiling spotlights.

All three bedrooms are spacious double rooms. **Bedroom 1** is at the front of the house and has a full length range of built-in wardrobes with subtle light grey and white panelled doors, clothes hanging to each side and shelving to the centre unit with chimney breast at the rear. There is a radiator and front window. **Bedroom 2** is also at the front of the house with radiator and front window. **Bedroom 3** is at the rear with radiator and rear window.





The **bathroom** is really exceptional and extremely spacious with a white suite and an impressive decorative ceramic tiled floor, painted dado panelling contrasting the tastefully coloured walls above and two rear windows with Roman blinds. The free-standing double ended roll-top bath is in classic Period style with chrome ball and claw feet and a chrome mixer tap with shower fittings. The wide glazed and ceramic-tiled shower cubicle has a glazed flip panel, a chrome lever mixer unit, handset and drench head. A vanity unit in pale blue has a wide rectangular sink with chrome taps over the double cupboard and an LED backlit mirror above, while to the side is the low-level WC. A combined Period style radiator and heated chrome towel rail stands by the door and lighting is by eight LED ceiling downlighters. Extractor fan to the rear wall.



Outside

At the front of the house a **wide driveway** provides good off-street parking whilst also giving access to the garage.

The **attached double garage** is brick-built with corrugated roof and has a motorised, remote controlled sectional door from the drive, a rear pedestrian door into the garden, strip lighting and 3 double power points. There are two double-glazed windows and a small coloured single-glazed window.

The front garden is laid to lawn behind a front boundary mixed hedgerow which extends around the return frontage and with an inset hand gate on the corner. There are planted shrubs and bushes, productive apple trees and raised garden by the drive with tall hedge surrounding. A pathway leads from the gate and drive to the front porch and a wrought iron gate with railings and post/rail fencing adjacent, leads into the side garden.





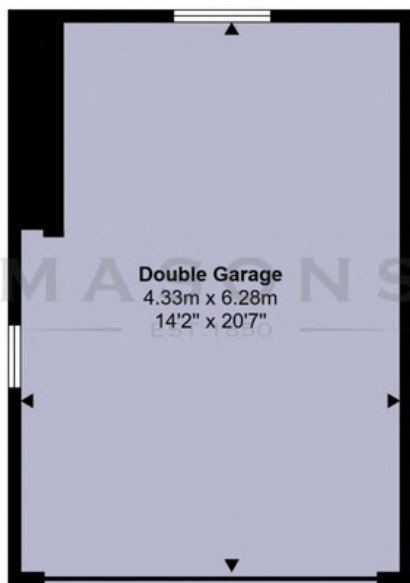
The **main garden** at the rear is laid to grass, interspered with trees and shrubs, pathways leading across the rear of the house and a paved/gravelled outside seating area. The boundaries have a mixture of fencing and hedges with further access from the front around the side of the garage - an ideal area for wheelie bins.



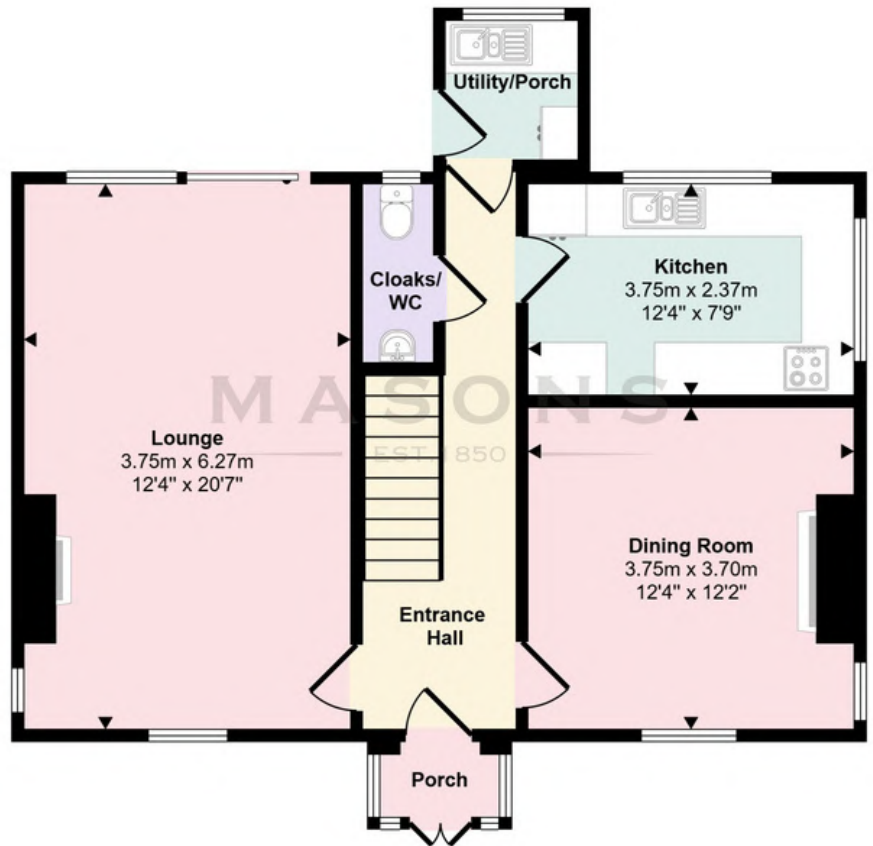
Loose trelliswork panels are positioned against the dropped kerb on Davey Close, providing potential to form additional vehicular access if required. In the corner of the garden there is an old potting shed.

There is an outside rear tap, a floodlight by the rear garage pedestrian door and two wall up/downlighters adjoining the main garage door.

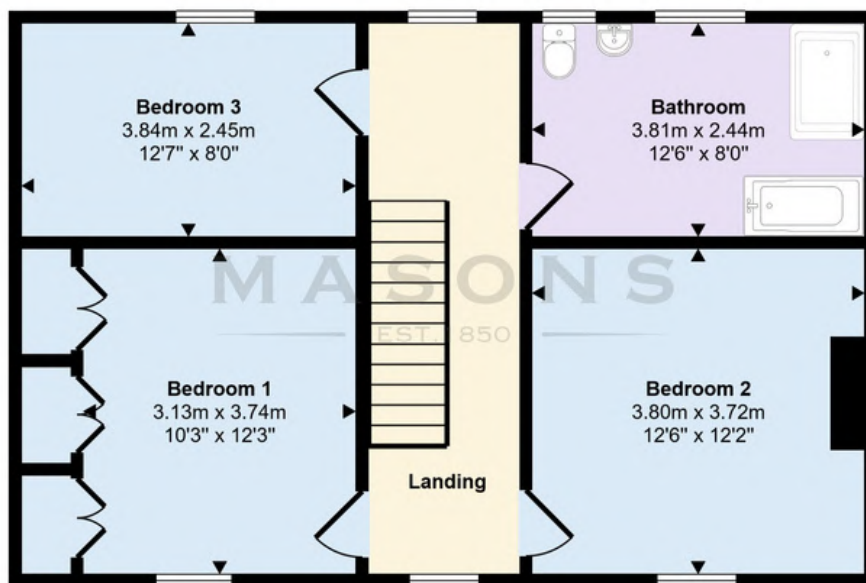




Garage
Approx 27 sq m / 293 sq ft



Ground Floor
Approx 64 sq m / 687 sq ft



First Floor
Approx 61 sq m / 659 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.



Legbourne

A village with a strong community

Legbourne is undoubtedly one of the most sought-after country villages in the Louth area of Lincolnshire and has a strong local community with many interests centred around the parish church, the East Wold junior school, a village hall with playing field adjacent and the local country pub - The Queens Head. The church of All Saints stands back from the village centre.

There is a village shop and Mill Lane leads to a walk along the side of the village ford to the Royal Oak pub known locally as The Splash, within the adjoining picturesque village of Little Cawthorpe on the fringe of the Lincolnshire Wolds Area of Outstanding Natural Beauty.

Just 3.5 miles away and 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.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families. St James Church stands proudly in the centre of Louth and reputedly has the tallest parish church spire in the country and home each year to nesting Peregrine Falcons.



The Lincolnshire Wolds and The Coast

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.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

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

Tenure

Freehold

Location

What3words: ///turns.scribbled.custodial

Directions

Proceed away from Louth on the Legbourne Road and after passing the garden centre, at the roundabout take the second exit and follow the A157 into Legbourne.

Take the right turn just before the village square into Mill Lane and proceed for a short distance until Ivy House is found on the right immediately after Davey Close.

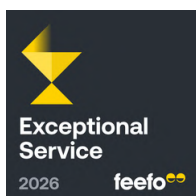
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