



The Elms
Marshchapel DN36 5SX

M A S O N S
SALES & LETTINGS



The Elms

Sea Dyke Way, Marshchapel, North Lincolnshire DN36 5SX

A handsome and greatly improved detached Period house positioned in mature, secluded grounds of approximately three quarters of an acre (subject to survey) to include a granny annexe, holiday cottage, garage/workshop, implement store, greenhouse and garden shed. A unique property with the opportunity to generate an income from home.

- Master bedroom with ensuite bathroom, guest bedroom with ensuite shower room
- 2 further bedrooms and family bathroom
- Three reception rooms, sun lounge, dining-kitchen and utility-wing
- Annexe cottage with hall, double bedroom, modern kitchen and bathroom
- Holiday Cottage with hallway, dining-lounge, double bedroom, modern kitchen and shower room
- Garage/Workshop with services in situ for conversion to further holiday cottage (STP)
- Long driveway and secure gated courtyard providing extensive parking areas
- Mature landscaped gardens with orchard and secluded patio
- uPVC double glazing and oil central heating system to the main house
- uPVC double glazing and independent LPG central heating systems to the annexe and cottage

Sole Agents:



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www.movewithmasons.co.uk





Directions

From Louth take the A16 road north, proceed past the village of Fotherby, through the village of Utterby and then take the right turn at the staggered crossroads. Follow the road to the Covenham reservoir and at the staggered crossroads carry straight on towards the coast. After the sharp S-bend take the next left turn and follow the lane through to its conclusion in Marshchapel. Turn left along Sea Dyke Way and continue until the property is found on the left side.

The Property

Believed to date back to the early 19th century, The Elms is a substantially built character residence which has been greatly improved and extended by the present owners over the last thirty years. The property has brick-faced principal walls beneath a pitched timber roof structure covered in concrete tiles and the windows are uPVC double-glazed units, whilst the heating is by an oil-fired central heating system. An original range of outbuildings to the rear of the house has now been converted into a granny annexe and holiday cottage, each with independent LPG central heating system, double-glazed windows and of solid brick construction with dry lining beneath a clay pantiled roof; garage/workshop with mains water, electricity and drainage in situ to one corner, ready for conversion to a further holiday unit if required, (subject to obtaining planning consent). In addition, there is a timber-framed implement store to one side of the rear garden, a greenhouse and garden shed.

ACCOMMODATION

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

Ground Floor

Handsome front entrance with fluted pillars framing a part-glazed, (double-glazed) front door with decorative panes to: -

Entrance Hall

With recessed cupboard containing electricity consumer unit with MCB's. White four-panel moulded door to sitting room and glazed fifteen-pane door with bevelled panes to the dining room. Staircase with pillared balustrade having moulded hardwood handrail and turned newel post. Coat hooks to wall rail and door to under stairs store cupboard.

Living Room

An attractive light and airy room with large walk-in front bay window, further window to the side elevation and tall ceiling with deep moulded coving and central rose. Recessed fireplace with cast iron and white pillared surround, deep hearth and cast iron, multi-fuel stove. Framed opening with ten-pane glazed double doors to:

Family Room

A useful additional reception room with coved ceiling and feature rendered beam, three wall light points, moulded dado rail and French doors with quarry-tiled step on the side elevation onto the patio beyond. Further French doors with quarry-tiled step through to:

Sun Lounge

With windows on three elevations, further double-glazed French doors onto the patio and a combined three-branch light and ventilation fan. Louvered blinds to the windows on two sides and pitched/hipped roof panelled in white uPVC internally.



Dining Kitchen

Extensive range of fitted units finished in light oak with roll-edge work surfaces, ceramic tiled splashbacks and a single drainer, stainless steel sink unit. Integrated dish washer and tiled former fireplace surrounding a Rangemaster LPG range cooker with five rings, double oven, grill and warming drawer, together with an electric hot plate. Inset extractor hood with downlighter above and beam on brackets. Ceramic tiled floor, beams to ceiling, Delft rack and wide window presenting a fine view across the main garden to the rear.

Dining Room

Complementing the living room in symmetrical layout with a large walk-in bay window to the front elevation and further window to the side. Feature fireplace with decorated slate pillared surround, cast iron and ceramic tile inset, quarry-tiled hearth and open grate. High ceiling with ornamental coving and rose, picture rail and dado rail.

Utility Wing comprising:

Pantry with further base and wall units complementing those of the kitchen, work surface with tiled splashback, ceramic tile floor extending through a shaped archway with ornamental bracket from the kitchen and space for an American-style fridge/freezer. Part-glazed door to: -

Shower Room with a wide ceramic-tiled shower cubicle having glazed screen and Triton instant shower unit. Cream coloured vanity wash hand basin set into base cupboards in oak styling with roll-edge surface and matching window sill. Part ceramic-tiled walls.

Utility Room and Side Lobby with coat hooks to wall rail and shelf over. Double-glazed door to outside, further base and wall units matching those of the kitchen and a roll-edge work surface above space with plumbing for washing machine. Trap access to the wing roof void.

Cloak Room/WC with a light-coloured suite comprising low-level WC and bracket wash hand basin with tiled splashback.

First Floor

L-shaped Landing

With tall archway, coved ceiling and balustrade extending to form a gallery above the staircase. Stripped pine four-panelled doors leading off to the bedrooms and family bathroom.

Master Bedroom (at the front)

A very attractive double bedroom with front and side window, moulded coving, picture rail and dado rail. Contemporary framed door finished in oak with obscure glazing and leading down three steps into the: -

En Suite Bathroom

Modern suite in white comprising P-shaped bath with glazed screen and Aqualisa shower unit above, low-level, dual-flush WC and shaped vanity wash hand basin over base cupboards and drawers. Part ceramic-tiled walls, shaver socket, electric chrome ladder-style radiator/towel rail and ceiling spotlights. Door to recessed wardrobe with clothes rail and shelf.

Bedroom 2 (rear)

A double room with large window overlooking the main garden and a built-in range of recessed wardrobes, store cupboards and airing cupboard containing the foam-lagged hot water cylinder with immersion heater; cold water storage tank to the cupboard above. Moulded dado rail and contemporary door finished in oak with obscure glazing and leading down steps to the: -

En Suite Shower Room and Dressing Room

Glazed and ceramic tiled shower cubicle with a Bristan shower unit; white suite of low-level, dual-flush WC and vanity wash hand basin with cupboards beneath and shelf to the side. Part ceramic-tiled walls and electric chrome ladder-style radiator/towel rail. Useful built-in shelved store cupboard, recessed ceiling spotlights and light tube.

Bedroom 3 (front)

A spacious double room with built-in shelves to the fireside recess and window to both front and side elevations. High ceiling with moulded coving, rose and picture rail.

Bedroom 4 (front)

A good size single room with coved ceiling, moulded dado rail and large window to the side and rear elevations, the latter providing fine views across the garden.

Family Bathroom

Coloured suite comprising low-level WC, pedestal wash hand basin and wood-panelled bath with shower fittings to Victorian-style mixer tap. Ceramic tiled splashbacks and ledge shelf. Large window with obscure glazing to the front elevation.



Granny Annexe

Double-glazed front door to:

Entrance Hall

With smoke alarm, front window and white, six-panel doors leading off.

Kitchen

A modern kitchen fitted with a range of units finished in light oak, having work surfaces over, a single-drainer, stainless steel, one and a half bowl sink unit, ceramic tile splashbacks and a built-in Neff electric oven with LPG four ring hob, together with cooker hood over. Front window facing the main house and space to one side for fridge/freezer.

Lounge

With window on the side elevation, two wall light points and wide, double-glazed French doors to the :-

Conservatory

Edwardian in style with a polycarbonate hipped roof, double-glazed windows and French doors on the side elevation opening onto a patio area. Combined three-branch light and ventilation fan to the ridge.

Double Bedroom

With two windows on the rear elevation and trap access to the roof void.

Shower Room

With a ceramic tiled shower cubicle having glazed screen door and Triton shower mixer unit, low-level, dual-flush WC and pedestal wash hand basin with tiled splashback. Worcester 24i Junior LPG combination central heating boiler with integral programmer and storage space beneath.

Holiday Cottage

Double-glazed front door to :-

L-shaped Hallway with trap access to roof void, coat hooks and white, six-panel doors leading off.

L-shaped Dining Lounge

With side window and rear double-glazed French door with double-glazed side panel from floor level to outside.

Kitchen

Modern range of units finished in high-gloss white with roll-edge textured work surfaces, single drainer, stainless steel sink unit, ceramic tile splashbacks and a built-in electric oven with four ring gas hob over. Space for under-counter refrigerator and window to the side elevation. One wall unit houses the LPG combination central heating boiler.

L-Shaped Bedroom

A double room with window to the side elevation.

Shower Room

White suite comprising low-level, dual-flush WC, pedestal wash hand basin and corner ceramic-tiled and acrylic-glazed shower cubicle with mixer unit. Ceramic tiling to the walls and mirror-fronted cabinet.

Garage and Workshop

A useful outbuilding with timber double doors into an open garage area and workshop space at the side with an independent pedestrian door. Strip lighting, power points, window to side elevation and a useful RSJ cross member beneath the roof (ideal for hoist-lifting). To the corner of the garage area there are services in situ (water, electricity and drainage) for possible conversion into an additional holiday cottage if required, (STP).

The Grounds

The house stands extremely well and is positioned back from the road behind a lawned front garden enclosed by a tall beech hedge at the front, a mixed hedgerow to the side and a brick boundary wall with pillars to the opposite side. Main brick-pillared entrance onto a block paved driveway which sweeps left before the house onto a gravel parking area and the drive then continues through tall, shaped double gates past the house and onto a spacious tarmac courtyard enclosed on two sides by the granny annexe, holiday flat and garage/workshop building. There is a log store and further brick walls separating the formal gardens with walled steps up to a large main lawned area, a fruit tree orchard, curved screen fencing and mixed hedgerows for the most part. Towards the rear there is a metal-framed greenhouse and a timber garden shed whilst beyond the holiday cottage there is a timber-framed, three bay implement store with metal profile sheet roofing. Both the holiday cottage and the granny annexe have patio gardens facing onto the lawn beyond.

At the side of the house adjoining the French doors from the sun lounge and garden/sitting room there is a very attractive, sheltered and enclosed patio with tall brick walls to two sides, a profusion of climbing plants trained over, slab-paved sitting area with block-paved border and sweeping lawned access up onto the main garden. A lower brick wall contains raised flower beds and continues around the sun lounge to the main courtyard area. There are numerous outside lights around the property and an external water tap to the rear and to the garage building.

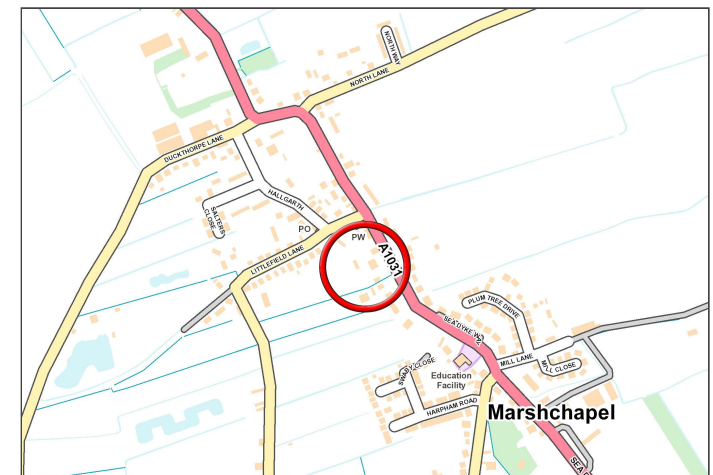
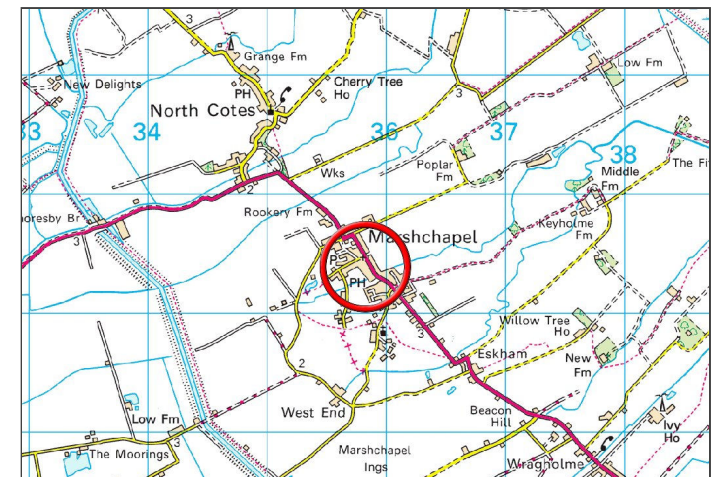
Viewing: Strictly by prior appointment through the selling agent.

Location

The property enjoys a secluded setting but is very conveniently placed just a few paces away from the facilities in the centre of this larger country village which stands in the coastal area of Lincolnshire. There is a local post office/store, fish and chip shop, service station, two public houses, (The Greyhound and White Horse), a primary school and the Church of St. Mary which is Grade I listed, dating back to the 15th century. Grimsby is approximately 11 miles away with a popular shopping centre in Freshney Place and the Georgian market town of Louth is equidistant with a more traditional range of individual shops, three markets each week and typical market town facilities. There are various recreational amenities within the area, including a coast line with nature reserves and beaches.

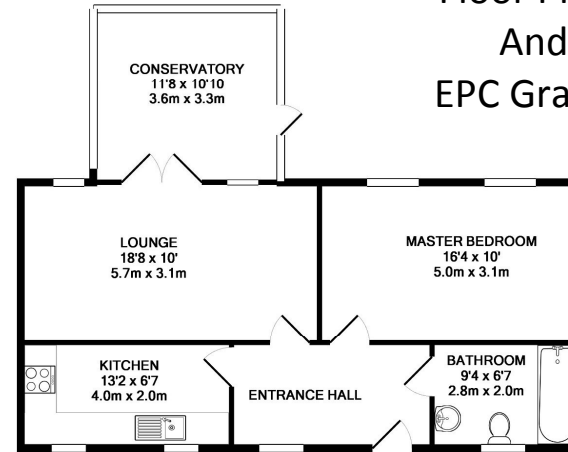
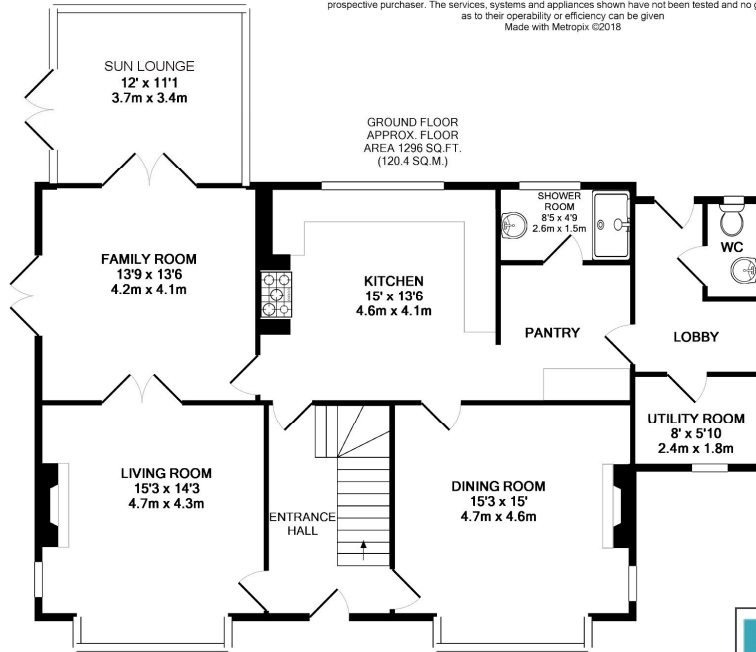
General Information

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. We are advised that the property is connected to mains water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C for the house and A for the annexe.



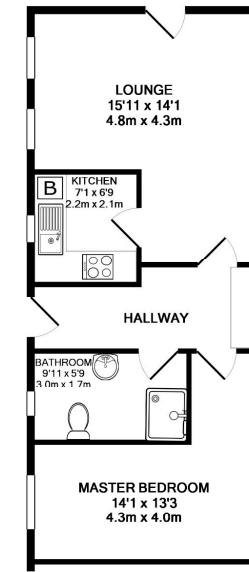
TOTAL APPROX. FLOOR AREA 4048 SQ.FT. (376.1 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Floor Plans And EPC Graphs

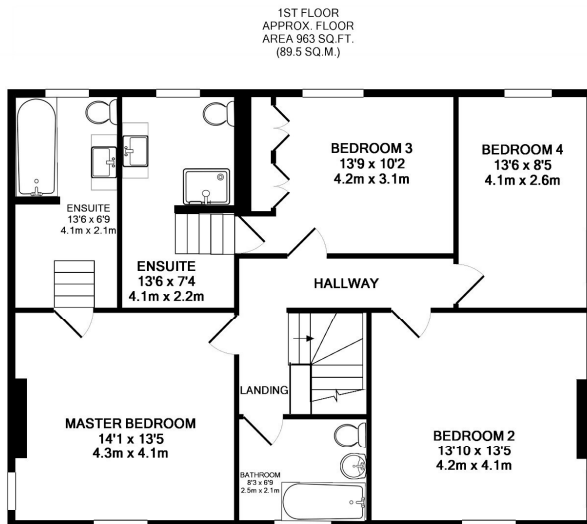
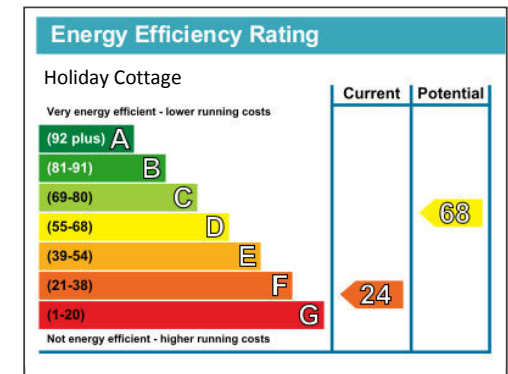
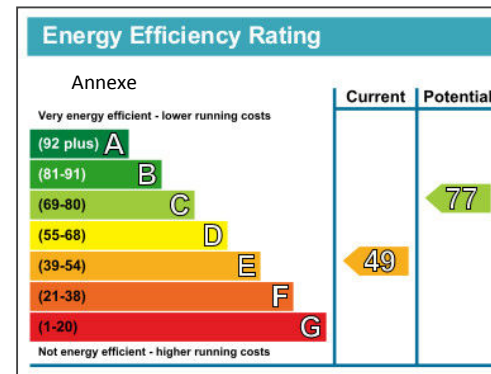
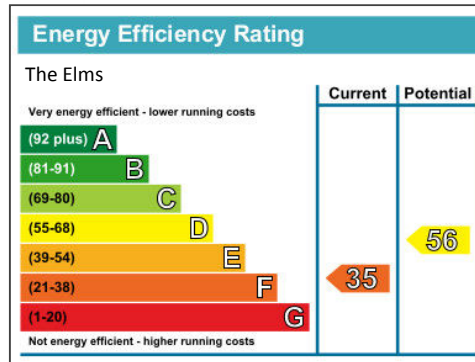
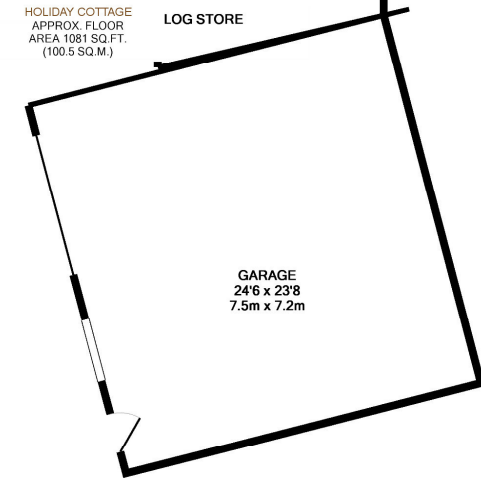


ANNEXE
APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)

HOLIDAY COTTAGE
APPROX. FLOOR AREA 1081 SQ.FT. (100.5 SQ.M.)



LOG STORE





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