



Rhencullen
Saltfleetby LN11 7SS

M A S O N S
SALES & LETTINGS



Rhencullen

Saltfleetby, Louth, Lincolnshire LN11 7SS

A substantial, highly individual, detached country residence, Georgian in style with superbly presented and appointed contemporary family accommodation. Level gardens and driveway to detached garage with studio/games room over and potential use as ancillary accommodation (subject to planning consent as may be required).

- Spacious and versatile room layout over three floors.
- Impressive master bedroom with vaulted ceiling, glazed gable, spacious en suite dressing room and luxury en suite bathroom.
- Four further double bedrooms and two additional contemporary bathrooms.
- Hallway and open plan lounge, sitting room, dining room, garden room and fitted living kitchen.
- High gloss kitchen units with island, Belling range cooker, granite work surfaces and AEG appliances.
- Oil-fired central heating system (under floor to the ground floor) and multi-pane effect double-glazed windows with venetian and louver blinds where fitted.
- Spacious gravel driveway, parking and turning areas to front, side and rear.
- Level gardens of generous proportions and fine views from the upper windows across the surrounding countryside.
- White six-panel interior doors, alarm and CCTV system, mains smoke alarm.

Sole Agents:



Masons Sales and Lettings
Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500
www.movewithmasons.co.uk





Directions

Proceed east from Louth on the B1200 and at the roundabout take the first exit continuing along the B1200 towards the coast. At the traffic lights in Manby Middlegate, carry straight on and follow the road to Saltfleetby. Upon entering the village after the long S-bend, Rhencullen will be found on the left side after a short distance.

The Property

Constructed approximately 15 years ago to an exciting design and specification, this substantial detached family residence in a rural setting has mellow brick facings to the principal walls beneath a pitched timber roof structure with slate covering and inset dormers. The design includes a handsome shaped rear gable and a projecting garden room. The substantial garage has been designed and built to complement the house and has a double car garage on the ground floor and an enclosed staircase to a studio or games room above forming potential ancillary accommodation (stp). The house has an efficient oil-fired central heating system with under-floor heating to the main ground floor area much of which has quality oak flooring, conventional radiators above and electric under-floor heating to two of the bathrooms. Most of the windows are of sash style and double-glazed with multi-pane effect panes.

Accommodation

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

Ground Floor

Main Entrance with projecting part-glazed, panelled front door into the:-

Entrance Hall

Feature staircase with oak pillared balustrade and side plinths with inset LED lighting. Two front windows and understairs store cupboard within which the manifolds for the under-floor heating are positioned. Heating control for this area and door to:-

Sitting Room

A spacious open-plan living area with double-glazed French doors onto the rear patio and garden, wide opening to the kitchen and double doors to the lounge. Oak flooring, window to each side elevation and six suspended spotlights to the central area. Wall mounted controls for speakers set into the ceiling and to control the heating in this area.

Lounge

A bright and airy room with four windows positioned on three elevations, oak flooring and sixteen recessed ceiling halogen spotlights. Recessed fireplace currently fitted with a modern fire understood to be of oil burning design.

Fitted Dining Kitchen

Extensive range of contemporary units in high gloss cream with granite worktops and long metal handles. Base cupboards, drawer units, wall and larder cupboards, island unit and built-in dresser with display cabinets and drawers. One and a half bowl stainless steel sink unit to the island which extends to form a granite dining bar with bar stools. Belling Classic black and chrome dual fuel range cooker, stainless steel splash-back and AEG cooker hood above. Further AEG appliances comprising microwave oven, coffee making machine and integrated faced dishwasher. Oak flooring, fourteen ceiling spotlights, ceiling speakers with wall control and heating control for this area. Wide walk-through opening at the rear to the:-



Garden Room

Projecting into the main rear garden with angled windows and double-glazed French doors onto the patio. Eight ceiling spotlights, oak flooring, two ceiling speakers with wall controller together with heating control. The kitchen has a connecting door to the Utility Room and further double doors into the:-

Dining Room

With oak flooring, six ceiling spotlights, two ceiling speakers controlled by a wall unit and suspended four spotlight fitting to the centre. A light and airy room with two windows on the side elevation and front window.

Utility Room

With space and plumbing for washing machine, space for tumble dryer, work surface above, beech-effect base cupboard and matching tall double cupboard unit facing. Single drainer stainless steel sink unit, ceramic tiled floor, heating control, four ceiling spotlights and smoke alarm. Rear part-glazed (double-glazed) multi-pane effect door to outside. Connecting door to the:-

Boiler Room and Cloakroom/WC

With the Boulter Buderus oil-fired central heating boiler operating via a digital wall programmer. White suite of semi-pedestal small wash hand basin and low-level WC with concealed cistern. Ceramic tiled floor, extractor fan and large wall cupboard which also houses the twin electricity consumer units with MCBs.

First Floor

Landing

From which the oak staircase with pillared balustrade continues, again with LED side lighting up to the second floor. Built-in airing cupboard containing the insulated hot water cylinder and linen shelving. Six LED spotlights and central heating thermostat.

Family Bathroom

Contemporary in style with a white suite comprising double-ended Jacuzzi bath set into a wide tiled plinth surround, low-level, dual-flush WC and pedestal wash hand basin with mirror above. Ceramic tiled shower cubicle with blue LED light over, shower mixer unit with fixed shower head and



glazed screen door. Five LED spotlights, extractor fan, ceramic tiled floor and ceramic tiled walls to each side. Chrome ladder-style radiator/towel rail.

Master Bedroom Suite

Approached through a spacious dressing room with ten ceiling spotlights, two built-in granite dressing tables, each with small cupboard beneath and framed mirror over, radiator and underfloor heating control for the en suite bathroom. The dressing room is open into the **Master Bedroom** – a superbly proportioned luxury bedroom with a high vaulted ceiling shaped within the rear gable and inset glazing which floods this room with light whilst also providing superb views across the surrounding countryside. Three radiators and three chandeliers.

En Suite Bathroom

White suite comprising a double-ended shaped tub bath with taps and spout set into a tiled backing wall openings on each side to a concealed open walk-in shower area with ceramic tiled floor and walls, mains mixer shower unit with upper drench head and four side nozzles. Low-level, dual-flush WC, twin pedestal wash hand basins and extractor fan. Ten ceiling spotlights, two speakers to the ceiling and twin chrome radiator/towel rails (one requires replacement).

Bedroom 2

A spacious double room with four ceiling spotlights and window overlooking the main approach to the house.

Bedroom 3

A further spacious double bedroom with window overlooking the garden and fields beyond; four ceiling spotlights.

Second Floor

Landing

With radiator, pillared oak balustrade extending around the stairwell and part sloping ceiling with front dormer window. Four spotlights and smoke alarm.

Bedroom 4

A spacious double room with a part-sloping ceiling having dormer window to both front and rear elevations and from this floor the views are very far reaching across the countryside. Six ceiling spotlights and radiator.



Bedroom 5

A double bedroom, also with part-sloping ceiling, two dormer windows providing views and six spotlights.

The ceilings in the two top floor bedrooms slope down to a height of 0.56m at front and rear.

Bathroom

White suite comprising double-ended panelled bath with ceramic tile splash-backs, low-level, dual-flush WC and pedestal wash hand basin. Ceramic tiled shower cubicle with folding glazed door and shower mixer unit. Ceramic tiled floor, part-tiled walls, part-sloping ceiling, radiator and chrome ladder-style towel rail/radiator. Fine views from the window on the rear elevation.

Outside

The property is approached through a motorized, remote controlled, timber five bar gate onto a very spacious gravelled driveway which is shaped to form a car parking forecourt and also continues past the side of the property to a further car parking area whilst giving access to the:-

Detached Double Garage with twin roller doors, six double strip lights, power points and a range of base and wall cupboard units with work surface to the rear. There is a pedestrian door from a side lobby which has an external door from the garden and staircase leading up to the first floor landing. A further door from the garage opens at the rear to a very useful **Store** with double strip light, whitewashed block walls and ledged, braced and framed double doors allowing easy access from outside making this a useful store for garden implements, lawnmower, etc. On the first floor the landing has a doorway into the **Games Room/Studio** of generous proportions with two Velux skylight double-glazed windows, trap access to the roof void and eleven spotlights to the ceiling. This building provides scope for conversion to an annexe providing ancillary accommodation (subject to planning consent for change of use).

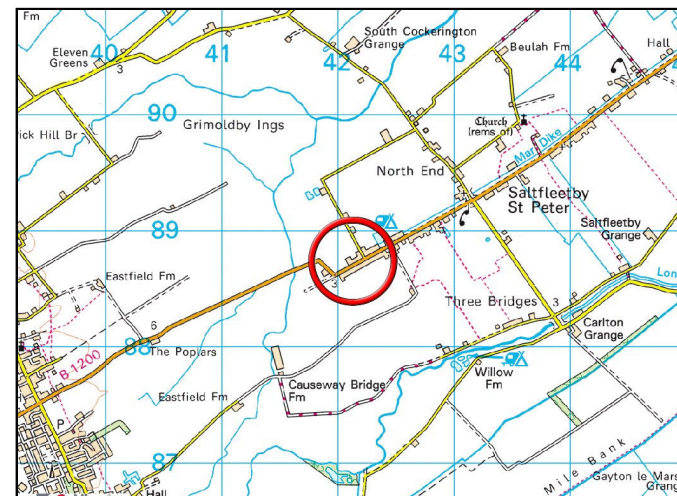
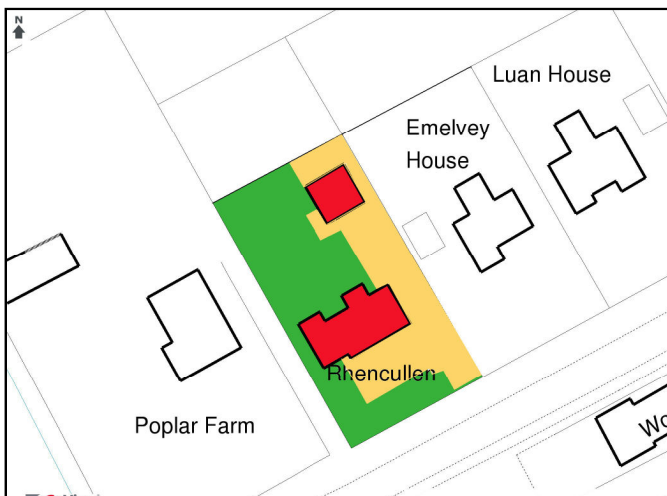
The main garden is positioned at the rear of the property and securely fenced on the driveway side with gates for access and there is a gravelled pathway on the opposite side of the house. A path leads to the storage area at the rear of the garage finished in gravel with a water butt and access beyond along the side wall of the garage.

The rear garden is laid to lawn with a slab-paved patio, floodlight, outside tap and fencing around the perimeter with a small border having shrubs inset. Timber fencing encloses the oil storage tank. At the front of the property there is a further lawned area around the driveway, laurel hedge to the side of the drive, fencing and adjacent to the gated entrance is a corkscrew willow tree set into a sleeper-lined base. Garden lighting set into the front lawn.

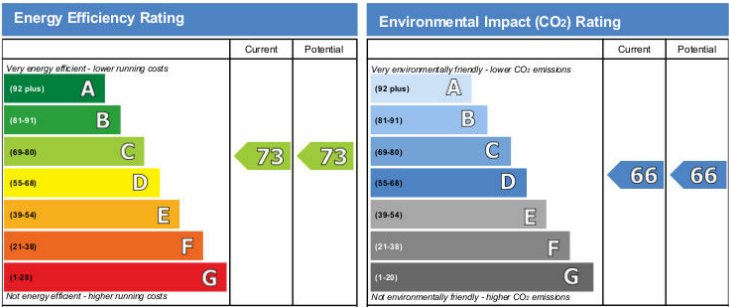
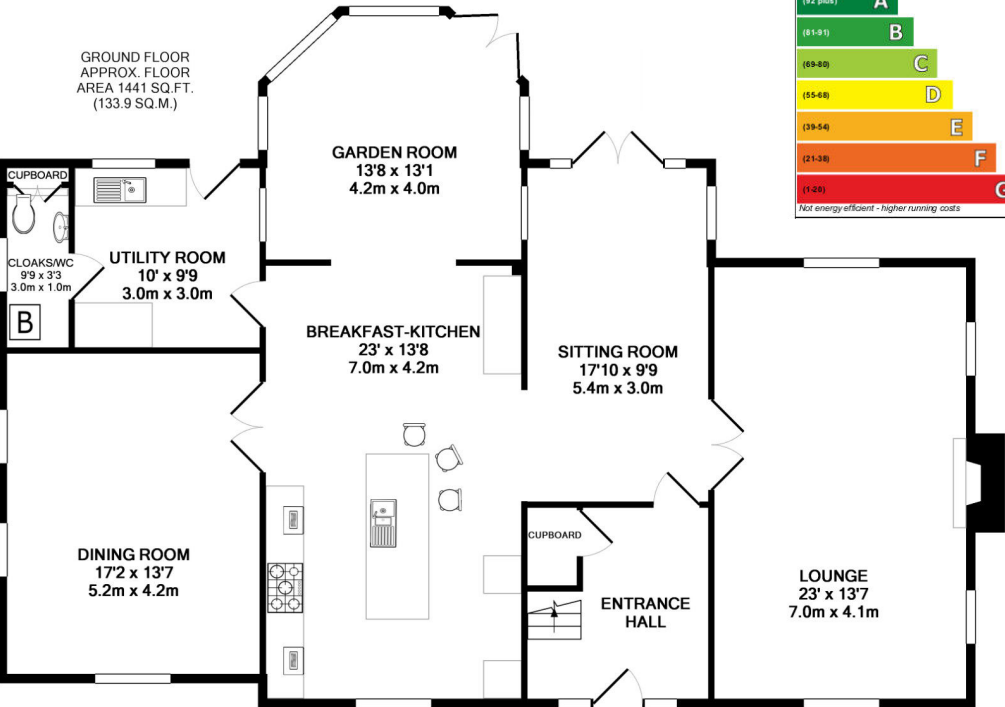
Viewing: Strictly by prior appointment through the selling agent.

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 and electricity whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band F.



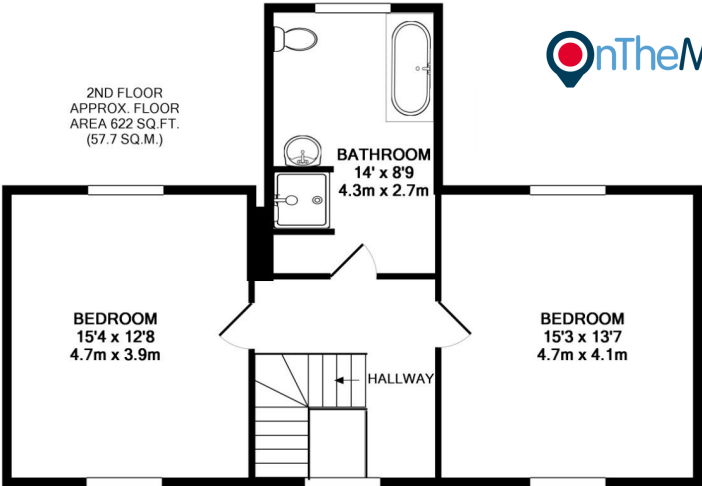
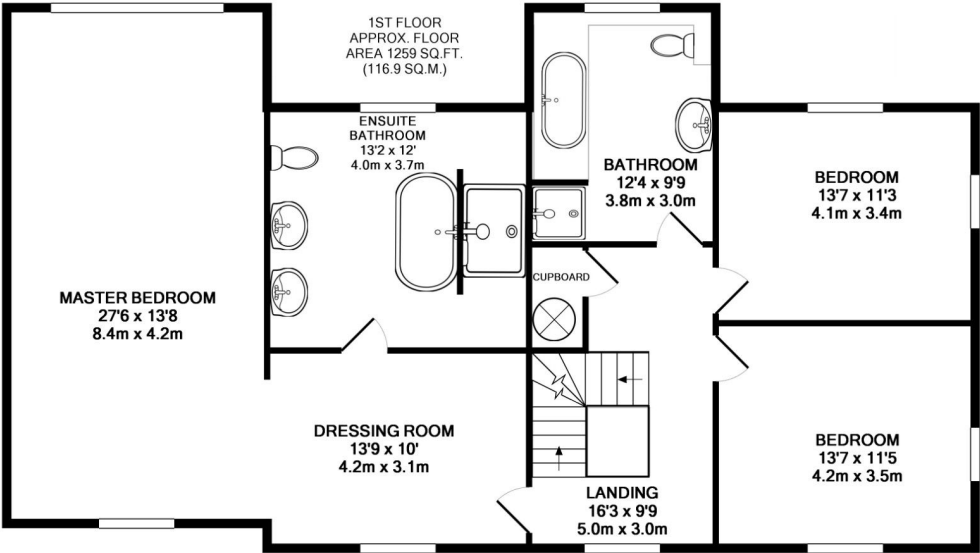
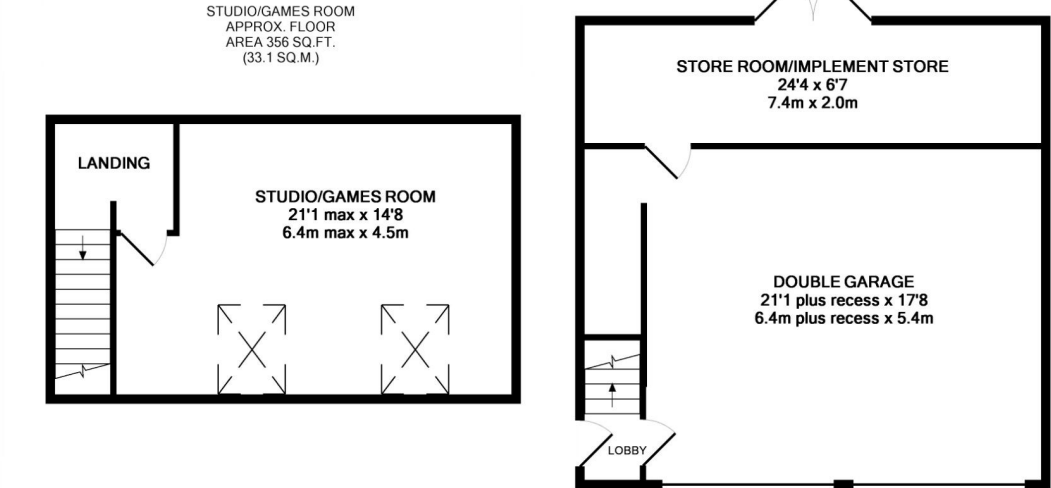
Floor Plans and EPC Graph



TOTAL APPROX. FLOOR AREA 4268 SQ.FT. (396.5 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

Made with Metropix ©2017





Commarket, Louth, Lincolnshire LN11 9QD T 01507 350500 F 01507 600561

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give 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 Messrs Masons, Chartered Surveyors 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.

M A S O N S
SALES & LETTINGS