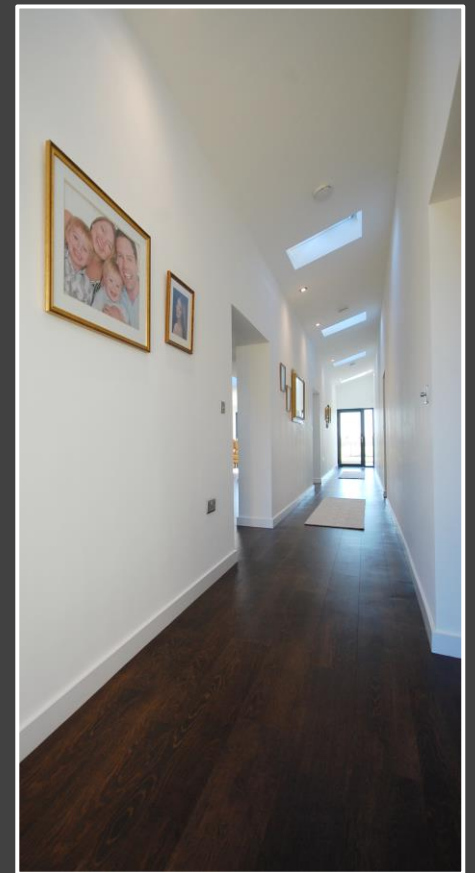


Langdale
Utterby LN11 0TH

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Langdale

Church Lane, Utterby, Louth, Lincolnshire LN11 0TH

An extremely special, ultra-contemporary, country residence in a unique village setting at the foot of the Lincolnshire Wolds and directly adjacent to the 13th Century church of St. Andrew with stunning open views across rolling fields from an “infinity garden”.

The Property

This unique country home has replaced a previous individual bungalow and was created from January 2015 through to November, 2017. Sculptured to a superb design, Langdale has insulated cavity walls finished in colour-through, breathable Parex rendering with contrasting natural cedar wood and black larch panels, all set beneath split, pitched, zinc-coated standing seam roofs with centre GRP section and coated aluminium in anthracite grey. The rendered walls have a subtle sparkle in different lighting conditions and the property stands beautifully at dusk with soffit LED lighting blending with the light from the interior through the extensive ground-level glazing.

An efficient Panasonic air source heat pump provides under-floor heating with independent digital zone controls and there is a wide, ultra-modern, wall mounted Stovax log-burning stove in the lounge. The pressurised hot water system stems from a dedicated “plant room” with buffer tank, and 300-litre insulated hot water cylinder with immersion heater, digital central heating control and a bank of consumer units with MCBs for the 3-phase electricity supply. Double glazing throughout is framed in grey coated aluminium and strategically brings the stunning mature surroundings into the principal rooms, quite literally in the main open plan living area whilst creating landscape picture images from within. The EPC rating indicates superb efficiency.

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The Setting

Unseen from leafy Church Lane, Langdale stands immediately behind the church. The sun circles the property rising over the church before culminating in dramatic sunsets over the Wolds and open rolling fields at the rear. The name Utterby is Danish and the village is thought to date from about 900 AD. There is a vibrant village school, a Parish room by the village green, a number of historic houses and the 14th Century Packhorse Bridge which is believed to have provided access to the church from the former Gilbertine Priory. The market town of Louth is approximately four and a half miles from Louth Market town and eleven miles from Grimsby. There is a direct route to the Humberside Airport which is approximately 20 miles away. Church Lane leads out into open countryside along the foot of the Wolds which are designated and Area of Outstanding Natural Beauty.



The Accommodation

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

The rooms are fitted with Karndean textured flooring in a dark oak and contrasting granite effect together with slate and stone effect ceramic-tiling, all of which complement the colour schemes and styling of the building. Multiple LED spotlights are set into the ceilings which are vaulted in the principal rooms and suspended in other areas. Power sockets, light switches including multiple dimmer switches and other outlets are faced in brushed stainless steel, there is a security alarm system and mains powered smoke alarm system. The large picture windows are mainly from floor level and together with the French doors create some wonderful perspectives of the surrounding secluded garden, the open countryside beyond and the Church adjacent, whilst also flooding the rooms with light in conjunction with skylight windows above the dining and side hallways. Interior doors are finished in light oak with brushed stainless-steel handles.

The bathroom, wetrooms, cloaks/WC and even the gardener's toilet are all luxuriously appointed with brilliant white Vitra suites and designer fittings including Gerberit flush-mounted dual flush controls for the WCs. The fully fitted kitchen has integrated appliances and a range of bi-fold French doors to the north-west corner which open to reveal a breathtaking pillarless panorama by virtue of the cantilevered roof structure and further bi-folding French doors in the living area extend this aspect from within. The 4 double ensuite bedrooms, hobby room/5th bedroom and laundry room are in the east wing of the property and accessed from a 50ft central hallway with picture window of the Church and rear French door overlooking the fields.

A pair of heavy oak doors open from a canopy porch with downlighters in oak paneling, into the expansive **open-plan Reception Area, Dining Hallway, Living Area and Fitted Kitchen** with a square walk-through side opening to the **Central Hallway**. Close to the entrance a side door leads to a **Cloaks Lobby and WC** with double doors to a tall cupboard for coats fitted with rail, shelving and auto-light. Suspended low-level WC with concealed cistern and suspended vanity unit in a grey woodgrain finish with inset wash basin.

The living area is directly open to the kitchen and shares a large flat-screen Panasonic swivel TV set into a bespoke surround with a light oak finish positioned between the banks of bi-folding French doors described above.

The kitchen has an extensive range of Symphony soft-close units with contrasting black and platinum colour-ways and stainless-steel handles. The doors conceal cupboards, integrated larder racks, drawers and storage compartments with a large island unit and

impressive highly durable Dekton work surfaces by Concertino in textured pale grey with an inset twin bowl stainless steel sink. Above the latter is the Quooker combined boiling and hot and cold mixer tap removing the need for a kettle! The integrated appliances by Neff include mid-level conventional oven, steam oven, combination microwave oven, tall faced fridge freezer and refrigerator, faced dishwasher, island-mounted black glass induction hob with touch-and-turn remote control, motorized down-draught extractor, warming drawer and glass fronted double-door dual-temperature wine cooler for red and white zones. The kitchen glows at night time with spotlights to the vaulted ceiling together with concealed led strip lighting to plinths and pelmets. The pillarless combining of inner and outer spaces through the corner of the building culminate in the ultimate summertime entertaining and home cooking experience.

In addition to the huge open living space there is a private **Lounge** with deep vaulted ceiling, Stovax contemporary glass fronted mid-level stove with log storage recess under, corner TV and hi fi unit finished in light oak veneer and corner glazed panels from the floor framing the outlook to the south and across the main approach to Langdale. A French door opens onto the south terraced garden.

The **Master Bedroom** is positioned at the rear and also features corner glazed panels from floor level creating a panoramic view over the fields as they roll away towards the Wolds. Once more this room has a high vaulted ceiling with spotlights and there is a French door on the east elevation. Adjacent is a hugely impressive and highly fashionable **Ensuite Wetroom** with wall and floor stone effect tiling and a wide walk-in shower area with Aqualisa remotely-controlled shower comprising mixer, slender drench head and handset; suspended woodgrain finish vanity unit with twin plinth wash-basins wall mounted mixer taps and spouts, twin led-illuminated wall mirrors over and concealed pelmet lighting washing light over the



tilled walls. Suspended low-level WC with concealed cistern. Tall frosted glass window and black electric heated designer radiator/towel rail.

The **Guest Bedroom** is a double room with stunning south views through a large window from floor level looking out to the trees and Wolds beyond. There is an **Ensuite Wetroom** fitted out in complementary style to the master ensuite with WC set into a tall unit in grey concealing the cistern and having handless-doors to a double cupboard over, a single suspended vanity wash basin over drawers with led-mirror above and Aqualisa shower with remote control, circular drench head and handset to the walk-in shower area. Black electric heated radiator towel rail and French door allowing independent guest access from outside.

Bedrooms 3 and 4 are double rooms, each with a patio door on the east elevation and contrasting vaulted and suspended ceilings. These rooms share a **Jack and Jill Ensuite Bathroom** again fitted to complement the previous ensuites with WC unit incorporating cupboards over, wash basin and mirror matching those of the guest ensuite, but then enjoying a modern double-ended bath with stone

effect side panel over concealed led plinth lighting and a full-width recess at the rear lit by concealed spotlights. The bath has a retractable square section shower handset and matching mixer tap unit. Designer electric radiator/towel rail in black as before and tall east frosted window.

From the central hall an **adjacent hall** leads off to the laundry room and hobby room/office (which would alternatively make a 5th bedroom if preferred) with a tall recessed double cupboard and high-level door hatch access into the roof void.

The **Laundry Room** is fitted with Symphony soft-close units in a platinum colour with metal handles and there is an integrated Aquarius tumble dryer and a Blomberg washing machine concealed within the base units. Stainless steel sink unit and views to the Church.

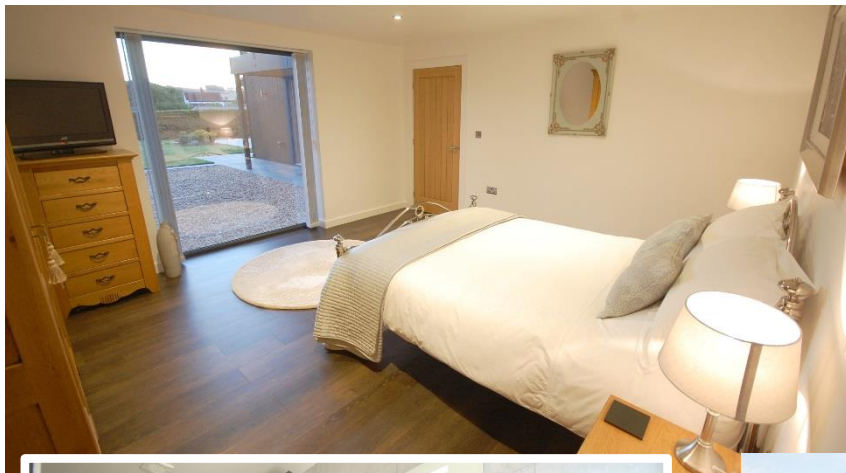
The **Hobby Room /Office** has two windows facing the east garden and 8 ceiling spotlights.

Outside is as impressive as inside. A long gravelled driveway enters the grounds from below and the plot enjoys an air of elevation as the fields roll first downwards to the north west and then gradually up onto the Wolds. There are immaculate lawns on split levels defined by extensive perimeter granite paving, plinths over stone clad retaining walls, wide steps between levels and pathways around the property extending to form wide split-level patios. Bold wall lettering below the main entrance announces that you have arrived at Langdale. The gardens are interspersed with shrubbery beds, a rockery between lawn levels and there is a partial backdrop of trees, whilst the lawn beyond is open to the fields beyond creating an “infinity” aspect to the outlook.

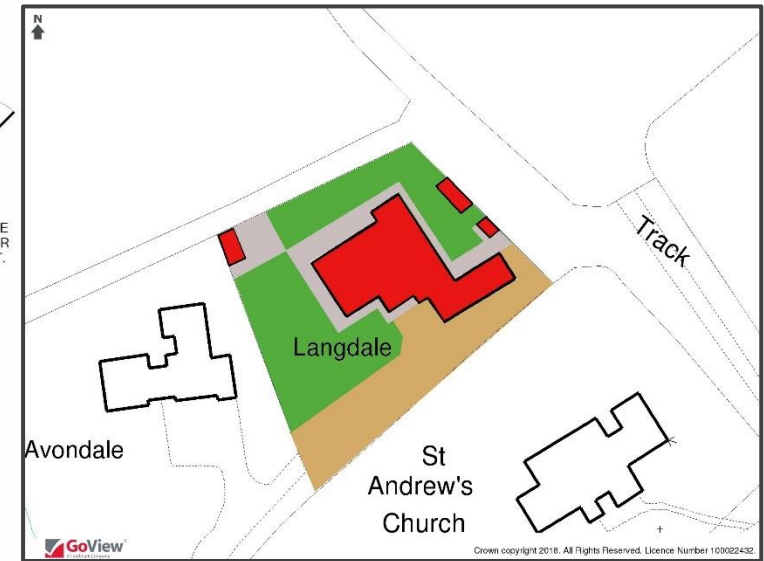
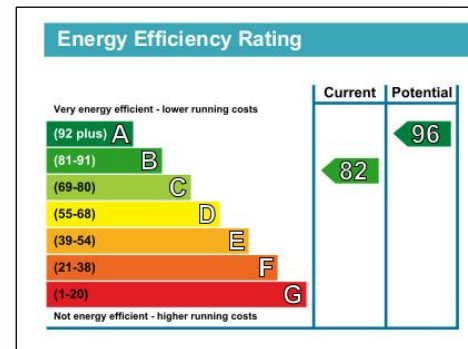
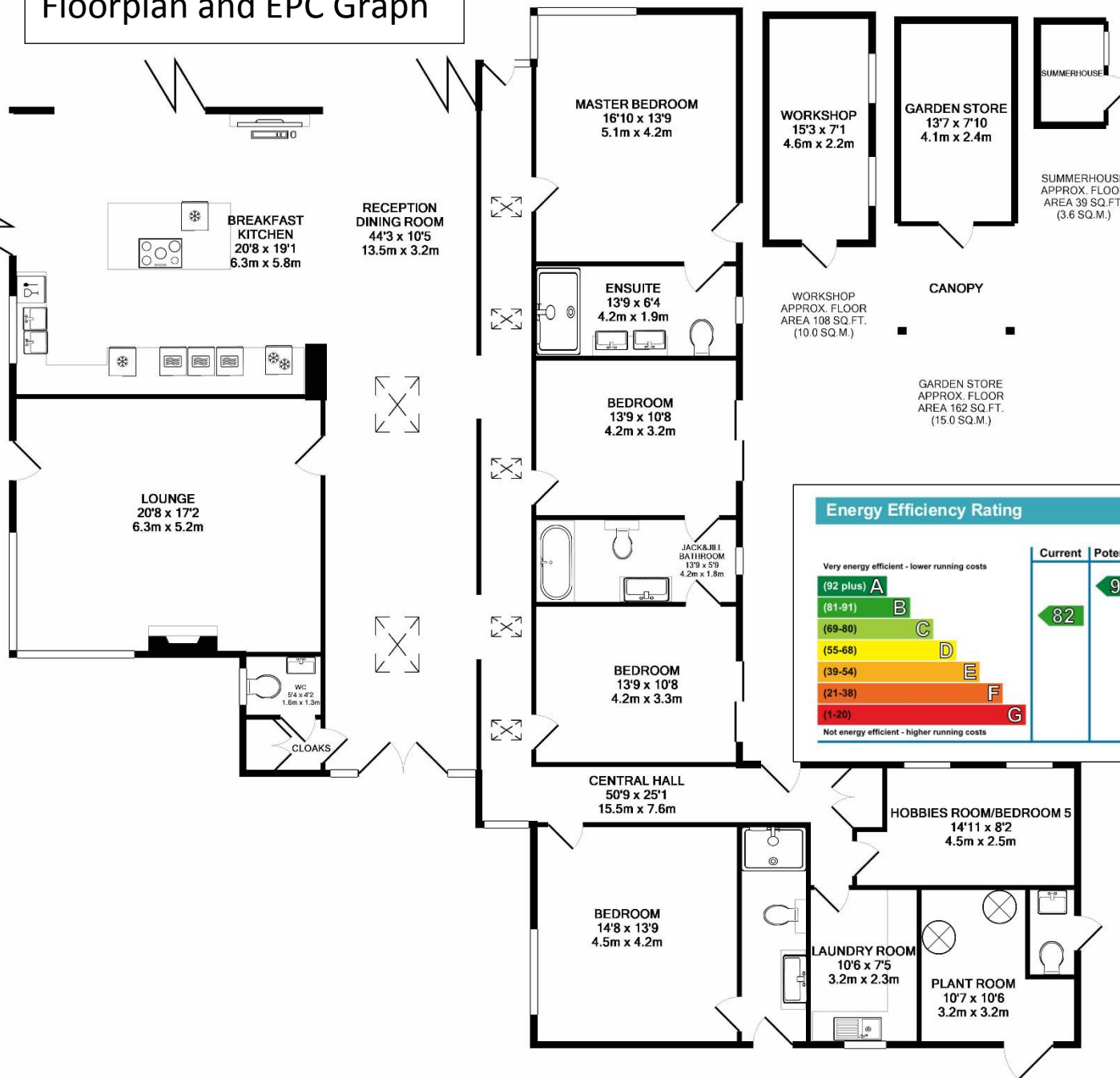
There are **His and Hers Workshops** or the smaller would make a summer house if preferred and in the north west corner adjoining a secluded sunken patio, there is a sturdy steel garden store clad in black painted timber with, light, power and a canopy area for seating. As previously mentioned there is the smartest **gardener's toilet** which we have seen and an integrated **plant room/store** for equipment. Ample led external lights and external water tap.

Viewing: Strictly by prior appointment with the 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 electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band F .



Floorplan and EPC Graph



TOTAL APPROX. FLOOR AREA 3114 SQ.FT. (289.3 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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