



Rural and Equestrian

Cheshire House  
Mumby LN13 9JZ

**M A S O N S**  
— EST. 1850 —



Positioned in grounds of around 0.43 acres (sts) this impressive individual detached residence was constructed by a builder for his own occupation. The house provides sleek, contemporary accommodation of superb proportions to include 4 double bedrooms, 3 shower rooms, bathroom, two reception rooms and a stunning living/dining kitchen with utility room and study. Walled entrance and large gardens with a detached double garage building having a versatile ancillary interior and attached workshop.



## *Contents*

*Schedule of Photographs*

*Directions and Location*

*The Property*

*The Accommodation*

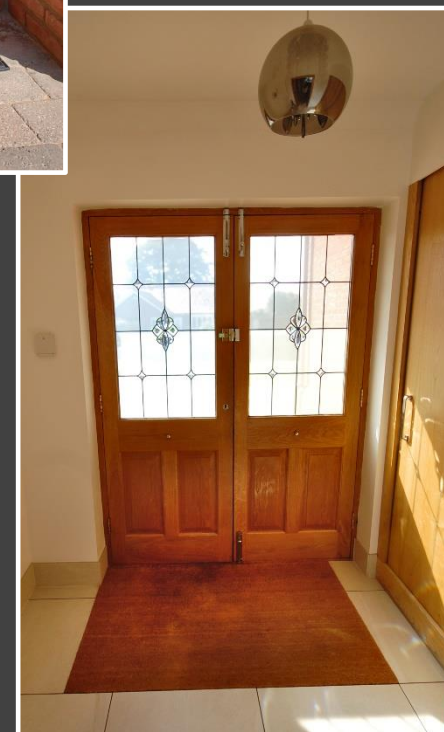
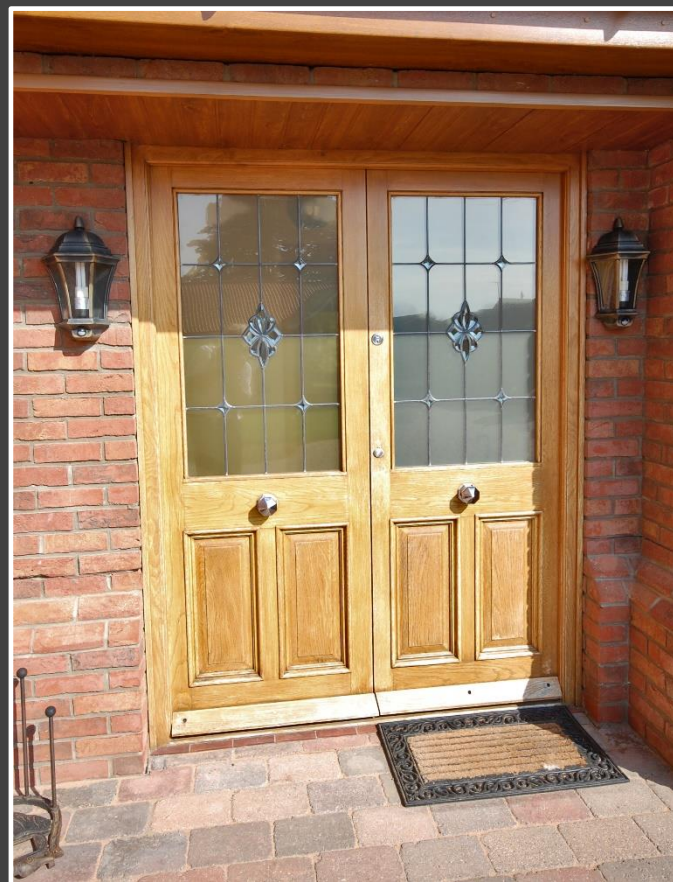
*Outbuildings*

*Gardens*

*Viewing*

*General Information*



















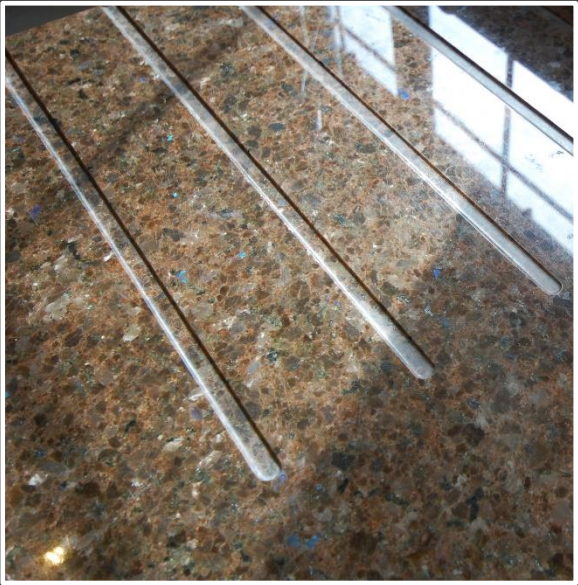
















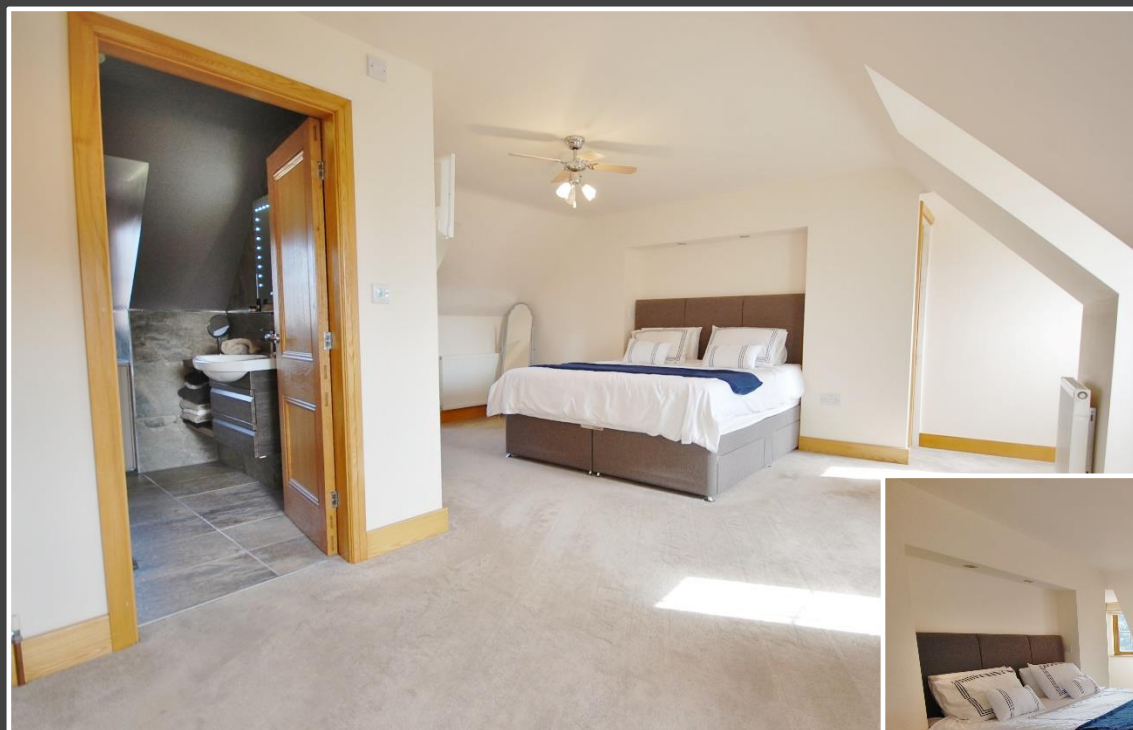






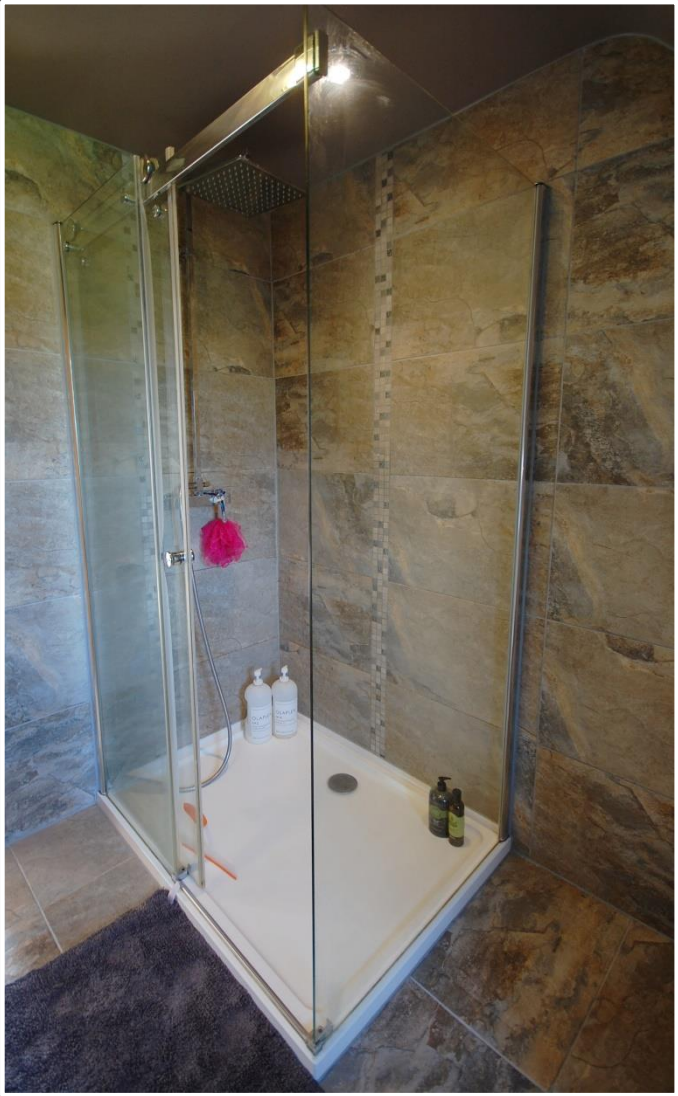






....from the front bedroom windows







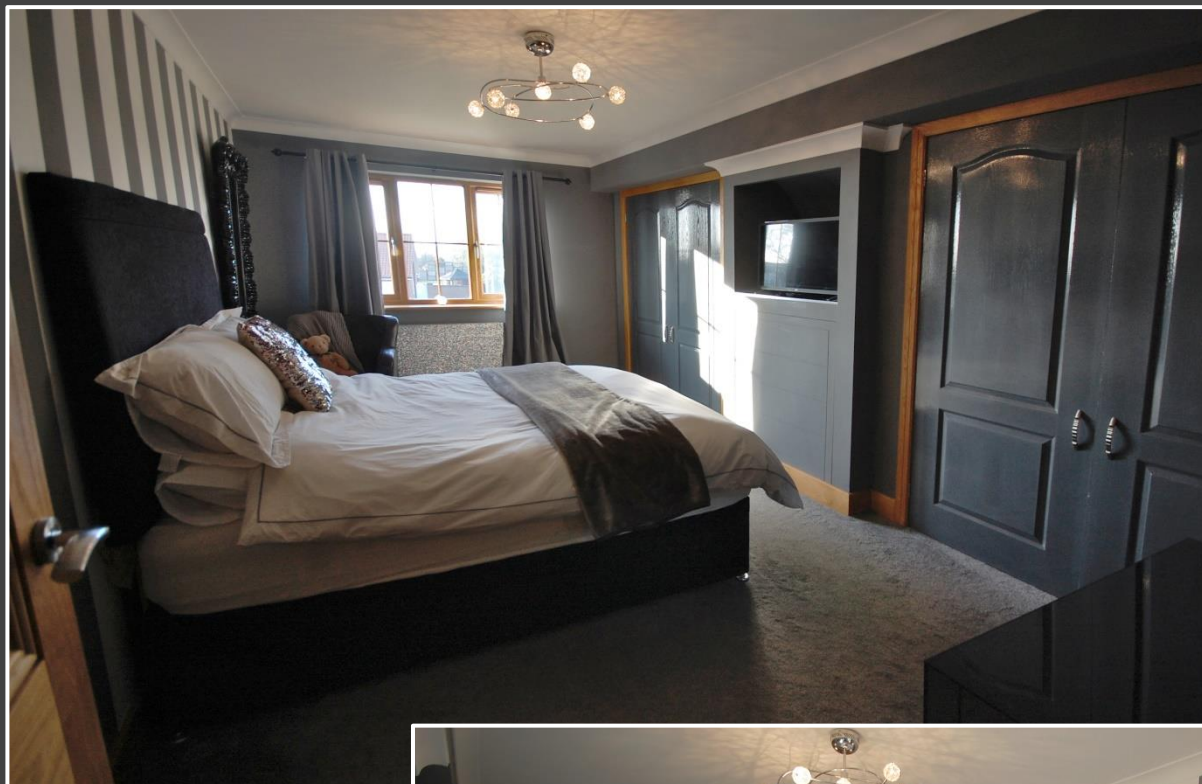






*.....from the rear window*















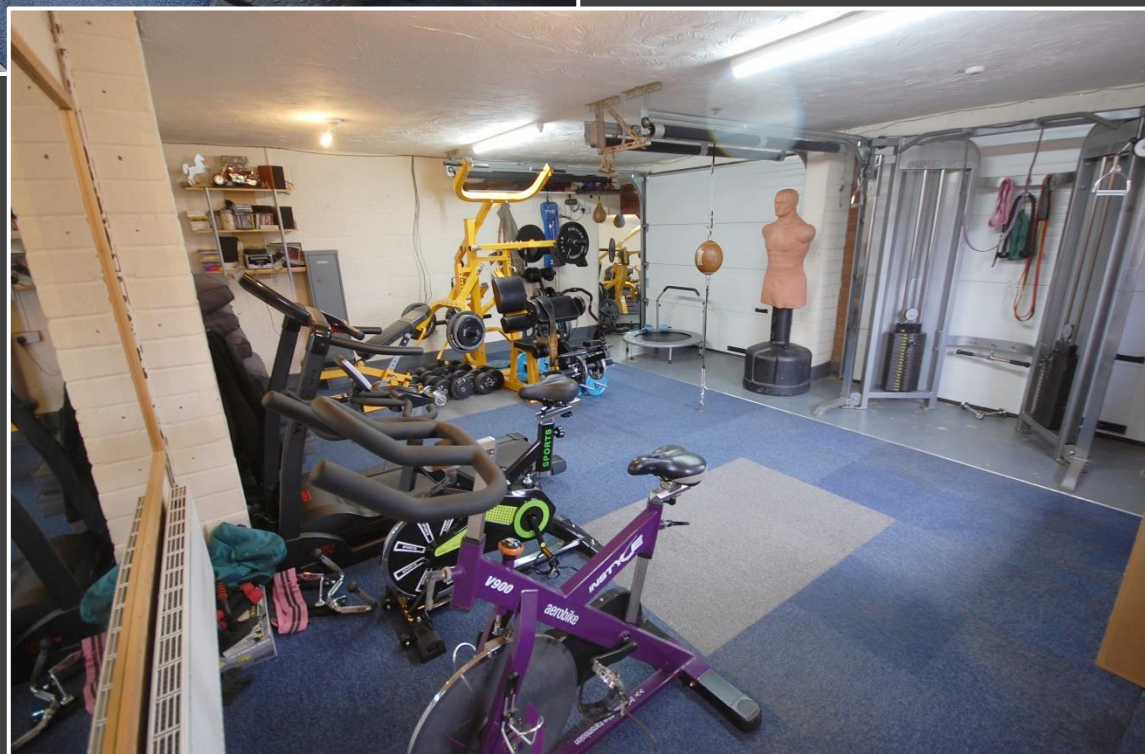








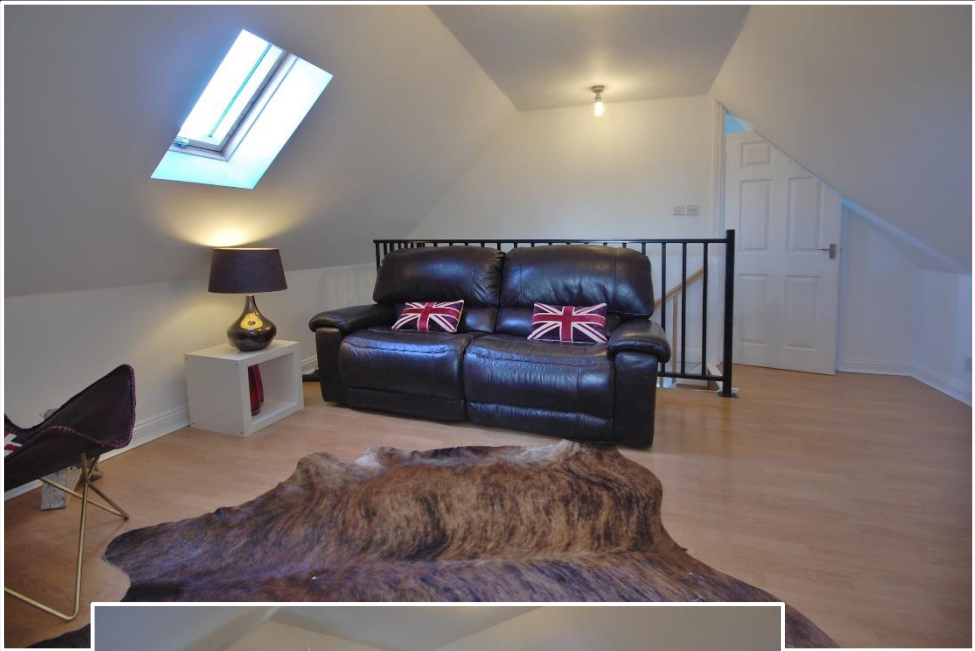
*The Garage (presently used as a gym) and Annexe*













**Directions and Location**

From Louth take the A16 south for approximately 10 miles to the Ulceby Cross roundabout and take the 1<sup>st</sup> exit along the A1104 and follow this into Alford market town. Continue through the town as far as the 5-sail windmill and then turn right onto the A1111 and proceed to the village of Bilsby. Turn right immediately after the Three Tuns public house onto the B1449 and follow this road to the eventual T-junction on a bend of the A52 and turn right. Proceed into Mumby and after the Red Lion Inn turn right onto Washdyke Lane. After a short distance turn right at the crossroads onto Coots Lane and the property is then on the right side.

Mumby is a rural village close to the Lincolnshire coast and about 4 miles to the south-east of Alford market town. The local Red Lion serves main meals, ales, wines, spirits and refreshments. The village has a model car museum with its own Pit Stop Café serving tea and coffee, soft drinks, cakes and refreshments. The Grade 2 Listed Church is dedicated to St Thomas of Canterbury.

**The Property**

Constructed around 2003, this substantial and superbly presented individual detached country residence has brick faced cavity walls beneath pitched timber roof structures covered in concrete tiles and the roof design incorporates pitched roof dormer windows for the 1<sup>st</sup> floor cottage style accommodation. The windows are uPVC oak effect double glazed units with aluminum patio doors to the rear and heating is provided by an oil-fired central heating boiler connected to conventional radiators and an electric boiler providing partial underfloor heating. In addition, there is a wood burning stove fitted to the fireplace in the family room and the house has a pressurized hot water system and oak internal doors.

Constructed to complement the main house, the garage building provides a spacious double garage with accommodation presently equipped to provide a ground floor kitchen and dining area with stairs to two first floor rooms and a shower room with potential for home office/studio use or

possibly as a holiday cottage/annexe subject to planning permission as necessary. The building has a separate LPG central heating boiler for radiators and hot water.

**Accommodation**

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

**Ground Floor**

Main front entrance with oak part glazed (double glazed) double doors with decorative glazing opening into the:

**Entrance Lobby**

With porcelain tiled floor, mat well, coved ceiling and sliding oak veneered doors with stainless steel handles to a built-in cloaks cupboard at the side having clothes rails and shelving. Inner oak framed glazed door to the:

**Hallway**

Central heating thermostat, porcelain tiled floor, coved ceiling and large three panel glazing onto the seating area of the living/dining kitchen. Walk through opening at the side into the:

**Inner Hallway**

With porcelain tiled floor extending through and feature oak pillared balustrade to the staircase which leads to the first floor. Coved ceiling and main smoke alarm.

**Shower Room**

Ultra-modern with a porcelain tiled floor and horizontal ceramic tiling to the walls. White suite comprising square-line style low level WC with concealed system enclosed in

a dark wood effect surround with dual flush control; complimentary vanity wash hand basin with deep drawer under and long rectangular inset wash hand basin with single lever mixer tap.

Spacious shower cubicle – ceramic tiled and glazed with mosaic lower border, white easy access base and wall mounted mixer unit with handset on rail. Side window with tiled reveal, ceiling light operated extractor fan and chrome ladder style radiator/towel rail. Tiled plinth and enclosure for linen storage.

**Lounge**

A superbly proportioned room with a wide walk-in front bay window, oak floor and multiple LED ceiling downlighters. Radiator and mock chimney breast with point for high level TV and storage alcove under.

**Family/Games Room**

A versatile additional reception room with a feature brick fireplace and chimney breast having flagstone hearth, oak beam mantle and ornate cast-iron wood burning stove. Oak beams to the ceiling, oak floor and side double glazed French doors. Further double-glazed French doors with matching side panels to the rear elevation. Two radiators.

**Living/Dining Kitchen**

An exceptional contemporary open plan room with a tremendous feeling of space and wide three panel sliding patio door from the seating area at the rear onto the patio and garden beyond.

Modern range of built-in kitchen units finished in contrasting high gloss milk, woodgrain effect and ivory with soft close doors and drawers to include extensive base and island units with granite work surfaces and upstands



together with an inset stainless steel sink unit and tall feature single lever hose tap.

Twin electric Neff fan ovens to the tall units on one side with slide and hide, glazed doors. Integrated dishwasher and the island has a CDA rectangular 4 plate ceramic hob with a suspended remote controlled, opening extractor hood with downlighters above. Samsung black American style fridge freezer with ice dispenser and good size wine cooler to the side with glazed door.

The center island unit has a hardwood curved top and curved base units beneath with deep pan drawers and the room features the porcelain tiled floor throughout with LED downlighters to the kitchen area. Arched multi pane effect side window with brick archway over and corner dining area with built-in leather-effect seating, LED downlighters above. Connecting door to the

#### **Utility Room and Study**

The utility room has a range of units with beech effect facings comprising base and wall cupboards, wine rack and roll edged work surface with single drainer stainless steel sink unit.

Boulter Buderus oil fired central heating boiler and separate Coso calor electric wall-mounted boiler for the underfloor heating. Heatrae Mega insulated hot water cylinder and expansion tank. Space to the corner to stack washing and drying appliances and laundry chute from the master bedroom dressing room above.

The study has a tall window to the side elevation and a rear window with built-in beech style furniture comprising a corner angled desk, base cupboard and drawers with glazed cupboard over, shelving and further low-level cupboard. The ceramic tiled floor extends throughout the utility room and study.

#### **Ground Floor Bedroom**

An attractive and good-sized double bedroom with a full width range of mirror fronted sliding doors, clothes rails and shelving. Coved ceiling, radiator and side window.

#### **First Floor Landing**

With oak pillared balustrade extending from the staircase around the stairwell. Radiator, oak doors leading off to the bedrooms and family bathroom; trap access to the roof void.

#### **Master Bedroom**

Exceptionally spacious with 3 dormer windows to the front elevation and a further dormer window to the rear. The room has been shaped to create a double bed recess and has a deep part sloping ceiling, 3 radiators, pendant light and a 3-branch light and ventilation fan. Wall power point and TV socket for a wall mounted TV. Concealed door to the ensuite dressing room and further door to the

#### **En-suite Shower Room**

With bold slate effect floor and walled tiling incorporating mosaic tile insets and having a rear dormer window over a double base linen storage cupboard. White suite comprising low level dual flush WC and a wide vanity wash hand basin over double drawers with an oak plinth to the side. LED mirror with digital clock inset and chrome ladder style radiator/towel rail. Spacious tiled and glazed shower cubicle with mixer unit having large drench head and handset. Ceiling spotlight, extractor fan and main LED light.

#### **En-suite Dressing Room**

A useful room with a range of open fronted clothes hanging rails, shelving, shoe racks, radiator and LED strip lights

together with the previously mentioned laundry chute to the utility room below.

#### **Bedroom 2 (front)**

A large double bedroom with two good sized built-in double wardrobes on either side of a center column with enclosure for wall mounted TV. Radiator, coved ceiling and black floating wall shelf. Window to the front elevation.

#### **Bedroom 3 (rear)**

A light and airy double bedroom with window to the side and rear elevation presenting views over the garden and across paddock land beyond. Radiator, coved ceiling and built-in wardrobes to each side of a double bed recess with storage at the rear. Door to

#### **En-suite Shower Room**

White suite comprising square design low level dual flush WC, shaped suspended vanity wash hand basin with modern mixer tap and drawer beneath together with circular LED mirror above. Corner ceramic tile and glazed shower cubicle with mixer unit and handset on wall rail. Ceramic tiled high gloss floor and white ladder style radiator/towel rail.

#### **Family Bathroom**

A spacious modern main bathroom fitted with a particularly large double ended oval shaped jacuzzi bath in tiled surround with a vanity wash hand basin having side plinths, base cupboards and miniature drawers together with high level cupboard, shelving, mirror and pelmet downlights; low level square design dual flush WC. Chrome ladder style radiator/towel rail, ceiling speaker from radio controls in the bath and ceramic tiled floor. Dormer



window to the side elevation with built-in base double cupboard.

### Outbuildings

#### **Garage Block (See comments on potential in “The Property”**

Constructed to compliment the main house, the garage block has complimentary brick faced cavity walls beneath a high pitched tiled roof and the building contains the following:-

#### **Double Garage**

An excellent size with electricity consumer unit having MCB's, sectional doors, strip light, radiator and side pedestrian door. Rear door into the

#### **Kitchen and Dining Area**

Fitted with a range of wall and base cupboards finished in cream with roll edge work surfaces, single drainer stainless steel sink unit and space for refrigerator. Cooker space with cooker hood over.

Ceramic tiled floor, coved ceiling, rear double-glazed window and side part glazed (double glazed) door from outside. Under floor electric heating, radiator and LPG Worcester condensing central heating boiler. Staircase with pillared balustrade to

#### **First Floor Office/Studio**

With deep part sloping ceilings and a skylight double glazed window to the side roof slope. Laminate oak effect floor covering, radiator and metal balustrade to the stairwell. Connecting door to

#### **Storeroom/Potential Bedroom**

Fitted with a range of storage cupboards and work surface, radiator and double-glazed window to the front gable.

A further door opens from the studio/office into the

#### **Shower Room**

White suite of vanity wash hand basin with cupboard under, low level dual flush WC and ceramic tiled shower cubicle with mixer unit and hand set together with wide glazed door. Ceramic tiled floor and walls, mirror and rear window. Radiator and recess with shelving.

#### **Workshop**

Attached to the main garage building the workshop has block-built walls with double doors at the front together with a front pedestrian door, separate electricity consumer unit, power points, strip lights and an insulated roof covered in profile sheets. There is a further pedestrian door at the rear.

Further garden outbuildings include:

Large timber **Garden Shed** 4.1m x 2.3m with windows to each end and double doors onto the large lawn together with a further solid built brick and block **Dog Kennel** close to the workshop.

### Gardens

The property stands well back from Coots Lane and is approached initially over gravel twin driveways with a center lawn leading to a substantial brick walled front entrance surmounted by galvanized ornate railings with twin complementary gates onto a spacious block paved in/out driveway surrounding a centre lawn with shrubbery

border to one side. A block paved pathway leads to the main front entrance and continues around the side of the house via a gateway. Adjacent, there is a brick walled ornamental pond and a solid built brick and tiled dog kennel.

From the main driveway a tarmac drive continues along the side of the house through a timber 5 bar gate to give access to a useful and spacious paved parking and turning area for several vehicles and also to give access to the detached garage and workshop. The rear garden is mainly laid to lawn with firmly established ornamental trees, shrubs and bushes together with a split-level sheltered patio partially enclosed by the rear wings of the house.

Adjacent to the outbuildings there is a further large garden, once more mainly laid to lawn with climbing plants to fencing, gravel borders having inset shrubs and a mature tree to the corner. There is a fenced enclosure with gates for discreet storage.

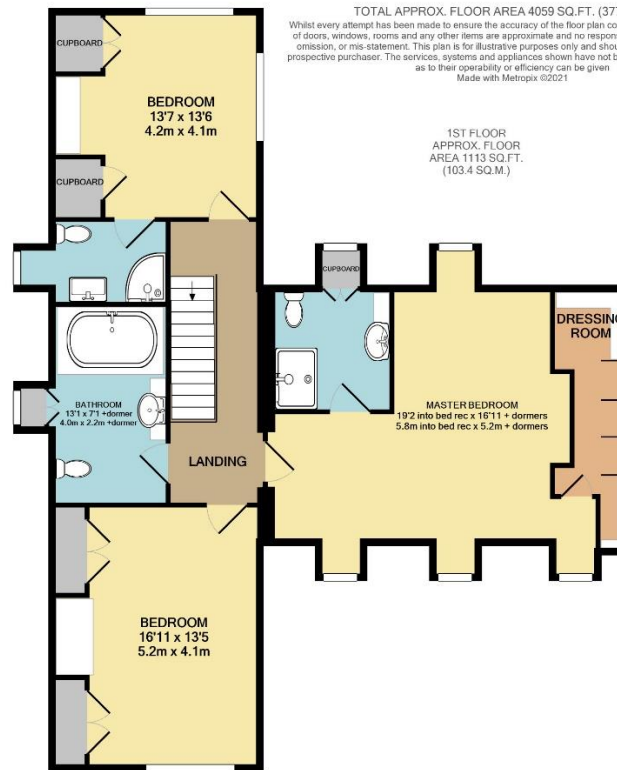
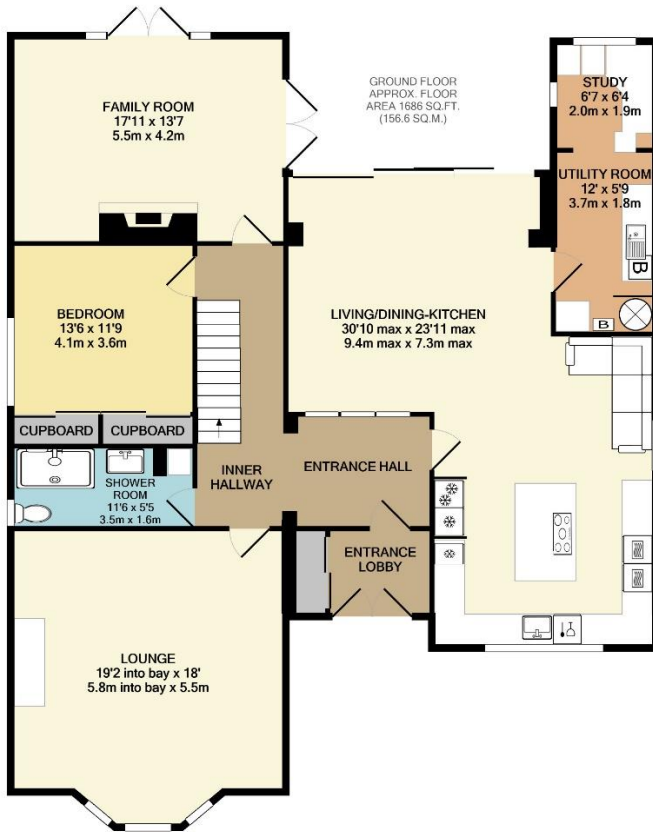
### **Viewing**

Strictly by prior appoint through the agent.

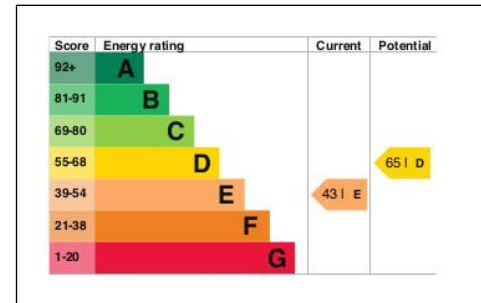
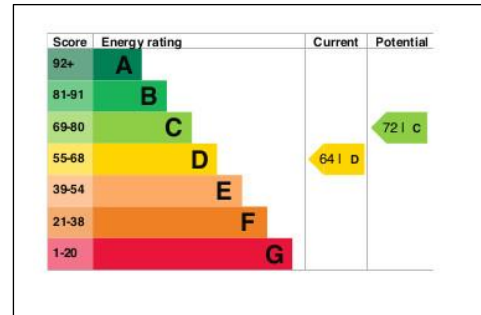
### **General Information**

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. Any 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 E.



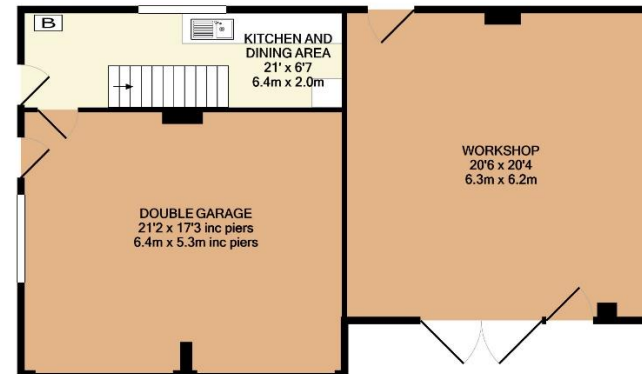
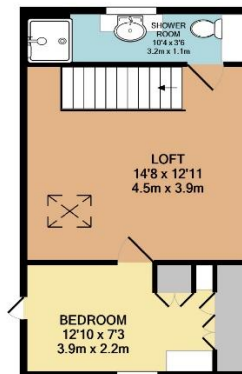


TOTAL APPROX. FLOOR AREA 4059 SQ.FT. (377.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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

Upper Graph for Cheshire House  
Lower Graph for the Annexe



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### Important Notice

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**MASONS**  
EST. 1850