

*Rural and
Equestrian*



Chival
Grainthorpe LN11 7JW
MASONS
EST. 1850

A highly individual detached family house enjoying fine views over equestrian paddocks from a slightly elevated position on the village outskirts, and having large, mature gardens backing onto open fields. 4/5 bedrooms, 3 reception rooms, elegant hallway and gallery over, bespoke Sarah Anderson fitted dining-kitchen, uPVC double glazing, oil central heating system, large detached double garage and garden outbuildings.



Contents

Photo Schedule

Directions

The Property

Accommodation

Viewing

Location

General Information

*Floorplans and EPC
Graph*

Schedule of Photographs

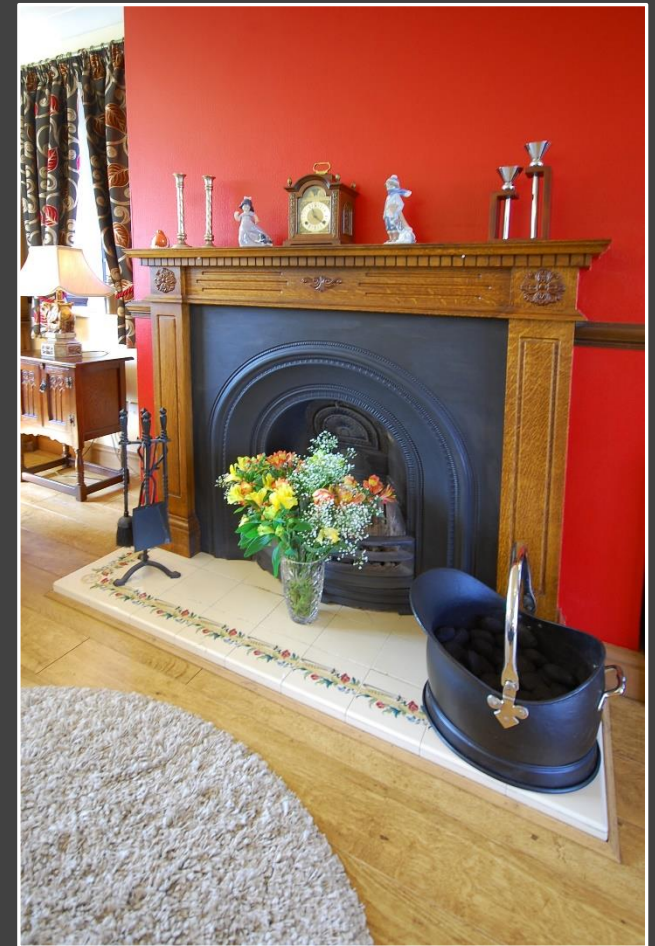


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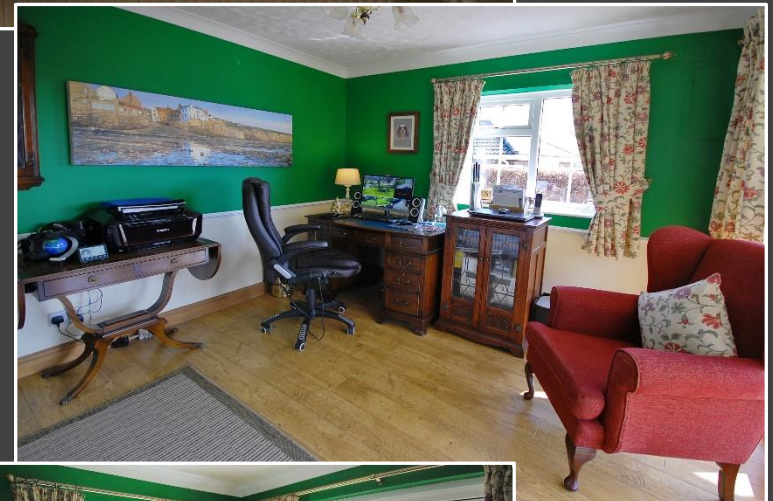


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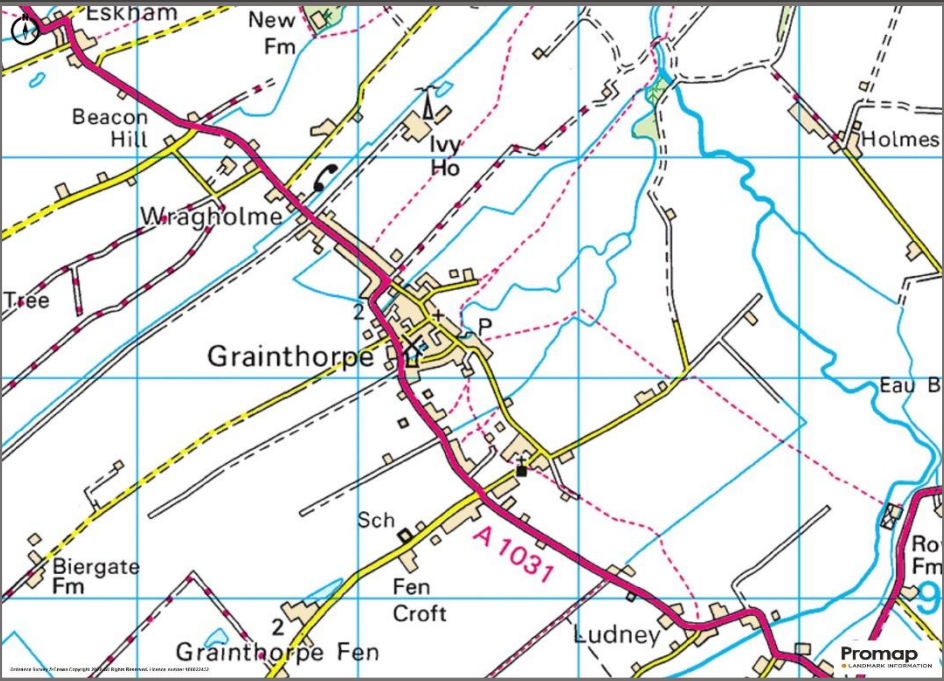
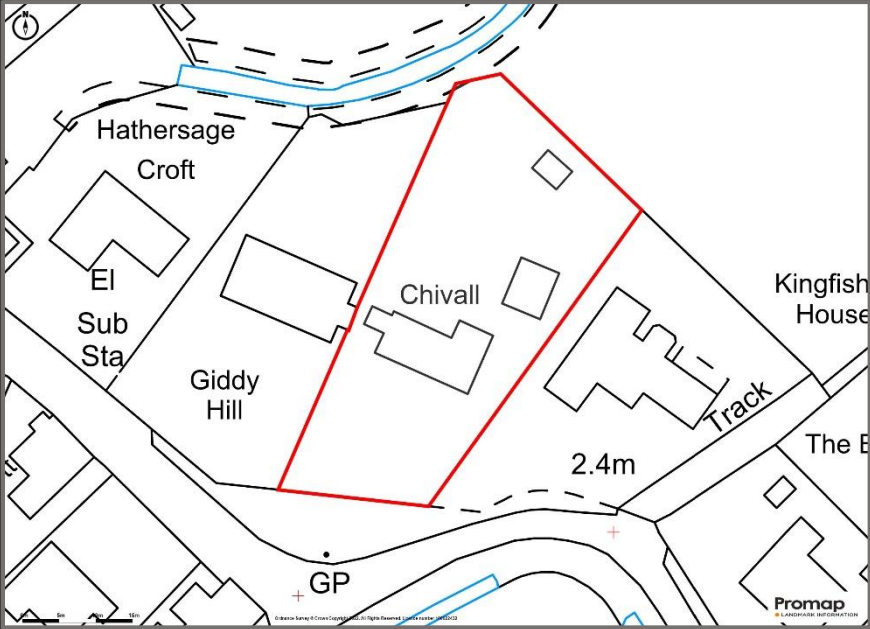














Directions

From Louth take the Brackenborough Road away from town towards Yarburgh village. Follow the lane and upon arriving in Yarburgh, turn left at the T-junction then after a short distance turn right along King Street. Again, follow the lane out of the village and through the open countryside to Grainthorpe. Upon arriving in Grainthorpe, at the crossroads carry straight on along Church Lane, follow the lane past the church and around the left bend and then continue past the grass paddocks on each side until Chival is found on the right, standing at a slight angle to the lane.

The Property

This superbly presented and unique detached family residence stands extremely well on the village outskirts and is set well back from the lane, enjoying some lovely views across long equestrian paddocks from the slightly elevated position. Located in a sought-after area of the village the house has a large garden at the rear enclosed by fencing for shelter but backing onto open farmland which stretches away towards the coast. The first-floor rooms therefore enjoy some far-reaching rural views to both front and rear.

The house is thought to date back to the mid 1970's and has brick-faced principal walls beneath a pitched and hipped timber roof structure covered in concrete tiles with pitched and tiled front and rear dormers, together with a front gable and two oriel bow windows to the main elevation. Heating is by an oil central heating system, the heart of which is a condensing Grant Vortex boiler and there is an open fireplace in the lounge. The windows, external and French doors are white uPVC framed double-glazed units.

The long resin-bonded driveway provides spacious parking and leads to a substantial detached brick and tiled double garage with a high pitched and tiled roof creating good loft storage above the garaging and workshop areas. There are also garden outbuildings to the side and rear. The house has been maintained to a high standard by the present owners and has a security alarm and three "pan, tilt and zoom" cameras with mobile and PC app connection which will be included in the sale. Presently the property has a 60mb internet connection ideal for home-working and leisure. The ground floor rooms have mainly hardwood and part-glazed internal doors, whilst the first floor rooms have painted 6-panel doors.

Accommodation

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

Ground Floor

The property is entered at the front of the house where the main tiled roof extends to form a wide **Verandah Porch** with four supporting pillars, a uPVC clad ceiling with outside lights and a uPVC part-glazed, (double-glazed) door into the:

Entrance Hall

An elegant reception area open at the front to full two-storey height with staircase having pillared balustrade leading up to a projecting L-shaped gallery above. Oak laminated floor covering, radiator in decorative case, understairs store cupboard and digital Horstman central heating thermostat. Door chimes and part-glazed hardwood double doors with multi-panes to the:

Dining Room

Positioned between the kitchen and lounge and open plan with the latter through a wide opening and step down between floor levels, the dining room has a laminated oak-effect floor, dado rail, radiator, coved ceiling and rose. There are some fine views over the main rear garden.

Lounge

Featuring a cast iron arched fireplace with open grate, ceramic tiled hearth and polished oak pillared surround. Dado rail, oak-effect laminated floor covering, radiator two wall light points and coved ceiling with roses to two ceiling light points, the lights operating on dimmer switches.

Wide front oriel bow window presenting lovely views across the mature deep front garden towards the equestrian paddocks beyond. Window to each side of the chimney breast on the side elevation and rear double-glazed French doors with matching side panels presenting views over the main rear garden and opening onto the wide patio. Ample TV/aerial points.

Snug

A cosy room positioned on the right side of the entrance hall with an oak-effect laminated floor covering and a further wide double-glazed oriel bow window presenting a superb outlook as from the lounge. Radiator, coved ceiling, connecting door to the kitchen and door with step up to the:

Study/Bedroom 5

A useful and versatile room as positioned on the ground floor with oak-effect laminated floor covering,

moulded dado rail, radiator, coved ceiling and rose. Window to the side elevation and double-glazed French doors with matching side panels on the front elevation opening onto the verandah – the window and French doors present lovely views once again to the front of the property. The owners advise that the property currently enjoys 60mb broadband speed.

Dining Kitchen

An impressive room with a Sarah Anderson bespoke hand-made range of fitted units thought to be of applewood with a cream painted finish and enclosing quality appliances with granite work surfaces and upstands. The units comprise a range of base cupboards, drawer units with deep pan drawers, feature curved base and wall units, a long range of wall cabinets with pelmet lighting beneath, moulded cornice and a dresser unit illuminated internally with miniature drawers beneath.

The granite work surfaces project around the Rangemaster Elan black and chrome range cooker with double oven, grill and ceramic six-plate hob. The cooker is set within a tiled, illuminated alcove with inset cooker hood having twin downlighters, all set in a framed and painted panelled surround with a high-level shelf complementing the built-in kitchen units. The granite work surfaces have a moulded drainer to a twin Belfast white ceramic sink unit. Adjacent to the dining area, curved base units have been built around a seat below the rear window, with cupboards beneath and oak block top surfaces. Adjacent there are tall units comprising a pull-out larder rack, high-level storage compartments, wine rack and enclosures housing the American-style Whirlpool fridge freezer with ice and filtered cold water

dispenser, a Neff bean to cup coffee machine and a Neff combination air, microwave and grill. Built-in Bosch faced dishwasher which was newly installed recently.

Karndean tile-effect floor covering, LED ceiling downlighters, radiator and windows to the side and rear elevations the latter presenting views across the paddock at the front of the property and the former overlooking the mature garden to the rear. Hardwood multi-pane, part-glazed door to the:

Utility Lobby

A useful, practical room with roll-edge work surfaces having space beneath for appliances, plumbing for washing machine and a corner enclosure housing the Grant Vortex condensing oil-fired central heating boiler which operates in conjunction with a digital wall programmer.

Small built-in bespoke dresser complementing the kitchen units with base double cupboard and display shelves over. Karndean flooring extending through from the kitchen, ceiling downlighters and rear window overlooking the main garden with a Venetian blind. Rear uPVC part-glazed (double-glazed) door to the garden and six-panel connecting door to the:

Cloakroom/WC

Well-appointed with a built-in light oak-effect base unit having an inset vanity wash hand basin in white and a low-level WC with concealed cistern and dual flush control. Mosaic tiled splashback, chrome ladder-style radiator/towel rail, shaver socket and rear frosted double-glazed window.

First Floor

Gallery Landing

An impressive feature of the house, the L-shaped landing has a pillared balustrade continuing from the staircase around the stairwell, creating a gallery which overlooks the reception area of the hall below. Smoke alarm and trap access with drop down ladder to the good size upper roof void which has boarding for storage purposes and an electric light.

Master Bedroom (front)

A particularly attractive room with a wide oriel bow window to the front elevation enjoying lovely views across equestrian paddocks.

This room is fitted with an impressive range of quality built-in bedroom furniture by Daval in cherrywood style and comprising a full-height double wardrobe, two half double wardrobes over base cupboards, three drawers and two further two-drawer bedside chests. Wide built-in dressing table with a framed mirror, pelmet with downlighter above, six drawers, cupboard and shelving. Radiator and part-sloping ceiling; further window to the side elevation.

Bedroom 2 (front)

Another attractive double bedroom with a projecting bay window to the front elevation within which a window seat has been constructed to take advantage of the excellent outlook. There is a built-in range of wardrobes by Haagenen comprising two double wardrobes in cream with long metal handles. Radiator, part-sloping ceiling and connecting door to the:

En Suite Shower Room

Please note that the shower facilities have been decommissioned but could be reinstated subject to replacement of the shower mixer unit. This is located within a ceramic-tiled and glazed shower cubicle and there is a vanity wash hand basin on a base cupboard with ceramic-tiled splashback. Part-sloping ceiling and connecting door to **a useful walk-in roof storage space** with strip light, sloping panelled ceiling, wall shelves and an access to the lower eaves space.

Bedroom 3 (rear)

A double bedroom with built-in airing cupboard to one corner housing the foam-lagged hot water cylinder with immersion heater and cylinder thermostat. Built-in range of wardrobes by Haagenzen comprising two double wardrobes shaped to the part-sloping ceiling and finished in light grey wood-effect with long metal handles to the doors. Radiator and large rear dormer window presenting fine views over the main garden and open fields beyond.

Bedroom 4 (rear)

A smaller double or good size single bedroom with radiator, window to the side and rear elevations, the latter presenting lovely views as from bedroom 3.

Family Bathroom

A light-coloured suite with rope-effect moulding and comprising low-level WC, pedestal wash hand basin and a good size wood-panelled corner bath with angled sides, brass taps and a moulded seat. Ceramic-tiled and glazed shower cubicle with a thermostatically controlled shower mixer unit, hand set and rail. Radiator and attractive colour co-

ordinated ceramic-tiled walls with decorative border tiles. Window to the rear elevation.

Outside

From the lane, double gates open onto a long resin-bonded gravel driveway forming a smart approach to the front entrance and for vehicles, continuing past the house to the:

Detached Double Garage

This useful and well-proportioned building is constructed in brick beneath a pitched concrete tiled roof and has two remote control motorised roller doors at the front, a side double-glazed window and matching double-glazed door to the garden, four strip lights and a built-in range of wall cupboards and benches. The garage is alarmed and has ample power points with access to a useful roof storage area above.

Gardens

The photographs illustrate the lovely mature gardens which are an excellent size at the front and rear, with large lawns, well-stocked flower and shrubbery beds, many spring bulbs, and ornamental trees. At the front these include a rowan and flowering cherry behind a picket fence, while the rear garden features an established and graceful weeping willow tree. To the side of the house there is an **implement shed** and nearby is a corner seating area to enjoy the views at the front.

From the driveway there is a screen brick wall with arched upper openings and an arched wrought-iron gate which opens onto the wide patio stretching across the rear of the house to a barbecue area with

an impressive brick barbecue. The patio has a low wall to the garden beyond with pedestrian gateway and path along the side of the garage. A **summer house** with an angled window is surrounded by a wide slab-paved patio and low wall. There are many established trees, shrubs and bushes in beds and borders with timber fencing around the garden for shelter and privacy. Behind the garage there are **two metal-framed greenhouses** and there is a **log store** at the side with an area for general storage, away from the garden.

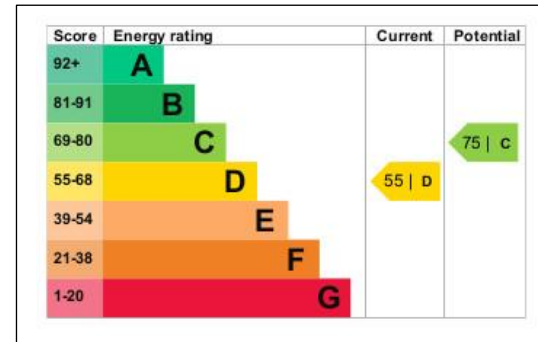
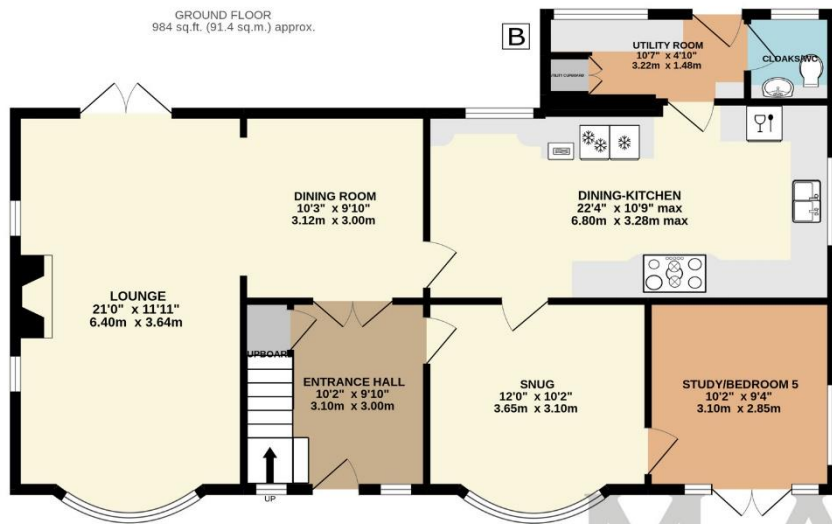
Viewing Strictly by appointment through the agent.

Location

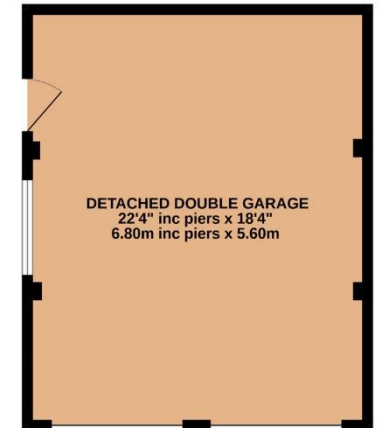
Grainthorpe is a small country village approximately 1 mile from the Lincolnshire coast and around 8 miles from the market town of Louth. The coastal resort of Cleethorpes and the larger business centre of Grimsby are approximately 12/13 miles to the north.

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 E.



GARAGE
410 sq.ft. (38.1 sq.m.) approx.

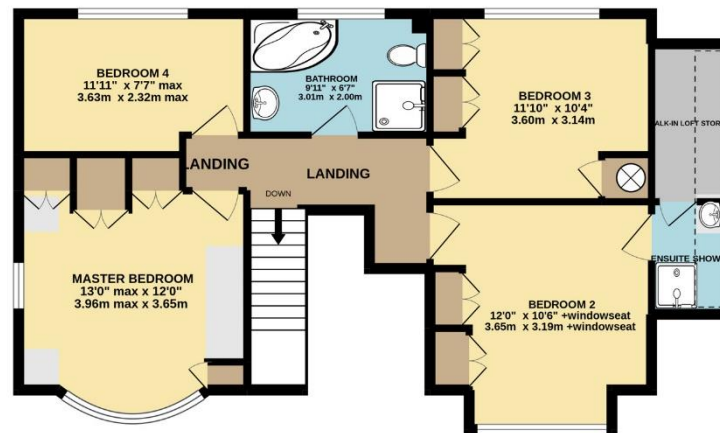


TOTAL FLOOR AREA : 1709sq.ft. (158.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Floorplans And EPC Graph

NB: A PDF of the full EPC can be emailed
on request



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