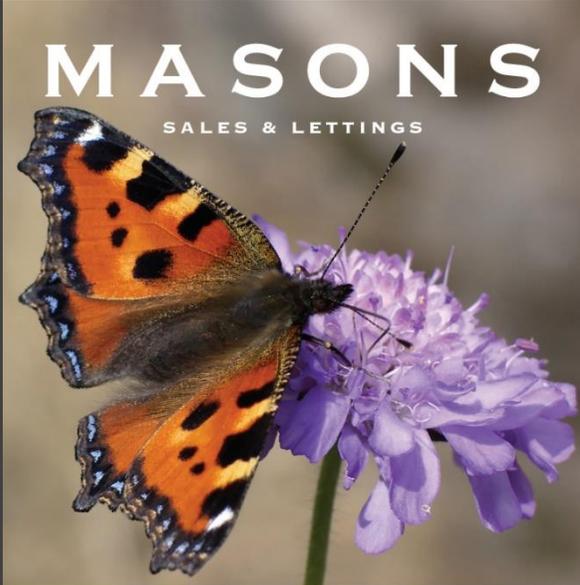




The Barn
Utterby LN11 0TH

MASONS
EST. 1850



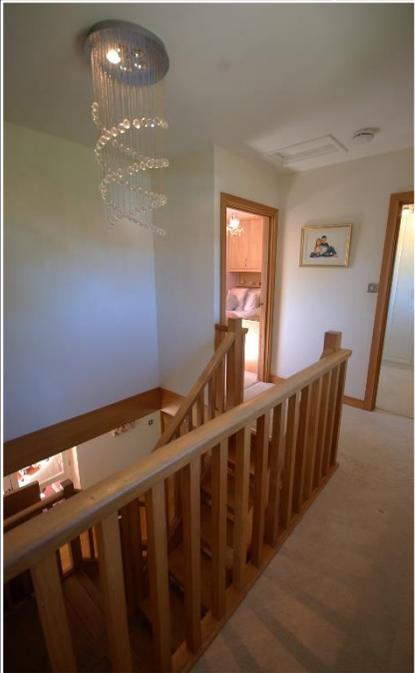




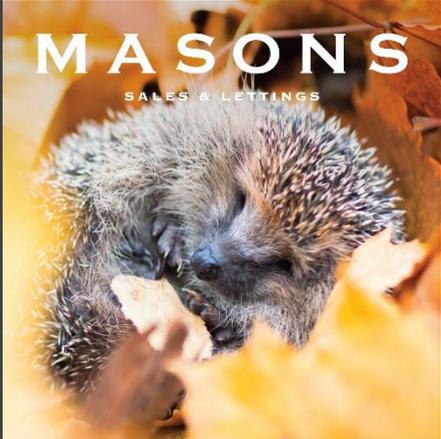












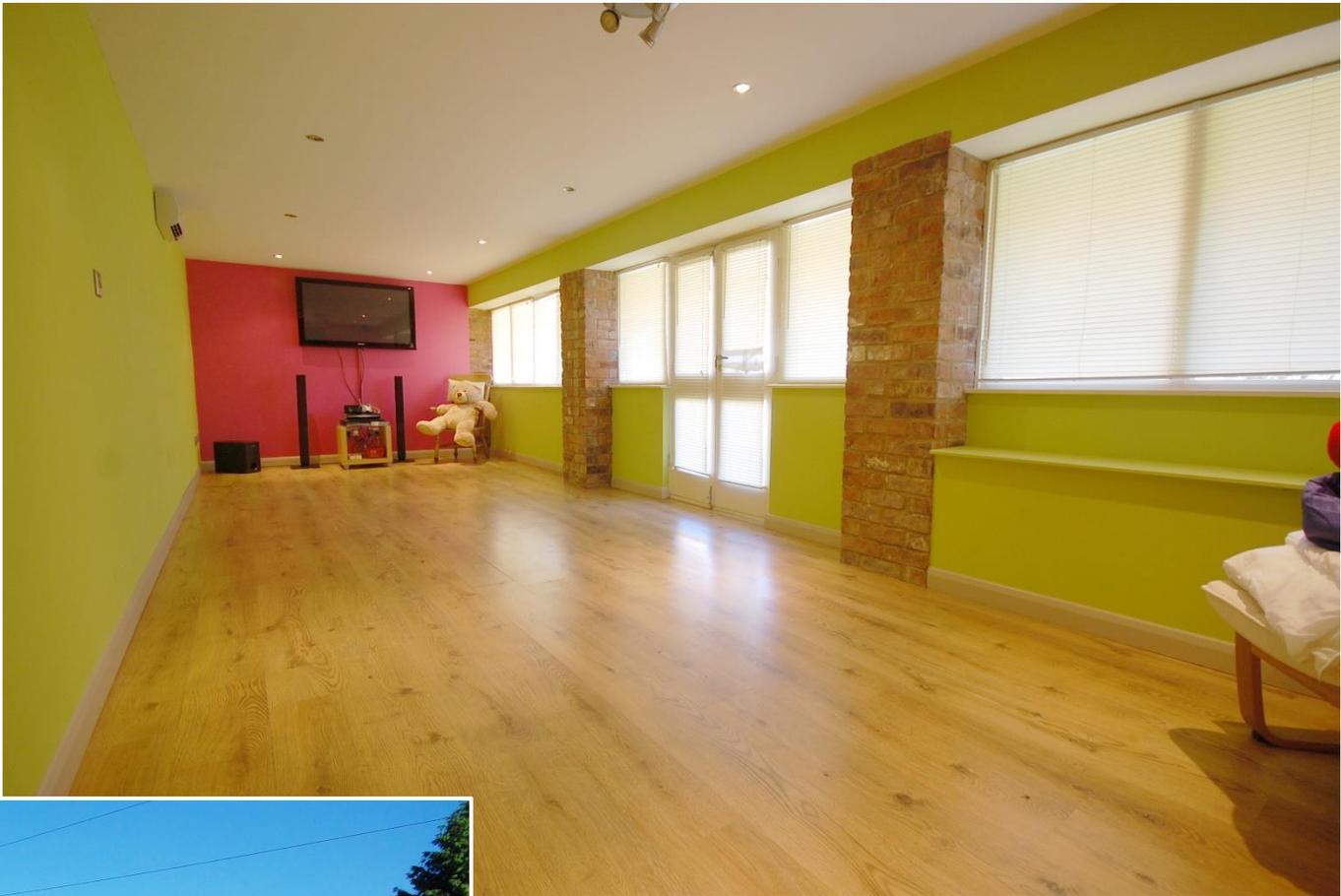
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Combining the character of a Barn Conversion with the benefits of a reconstructed modern building, this unique individual country home stands in a sought-after village between Louth and Grimsby, on a lane leading directly out to the Lincolnshire Wolds. The spacious contemporary interior includes a large lounge, a hallway/reception room, garden room and living/dining-kitchen, 3 bedrooms and dressing room/bedroom 4, two ensuite shower rooms and a stylish bathroom. The walled courtyard-garden is a sun trap throughout the day with driveway through tall screen gates, small garage or store and an outbuilding providing a games room with WC.

Directions

From Louth follow the A16 road north and continue past the village of Fotherby and into Utterby. Continue and take the left turn onto Church Lane by the bollards, then proceed for a reasonable distance until The Barn is found on the left side a short way before the church.

The Property

This highly individual village home represents a carefully considered balance of contemporary accommodation and traditional character. The building has been

reconstructed to faithfully replicate the original farm buildings and crew yard to the adjoining farmhouse. The property has brick-faced principle walls beneath pitched timber roof structures which are covered in clay pantiles.

There are double-glazed windows and the heating is by an oil-fired central heating system providing underfloor heating to the ground floor rooms and via radiators on the first floor. The rooms are particularly well proportioned with impressive living areas, kitchen and dining space together with smart, well-appointed bathrooms/shower rooms. The enclosed and sheltered courtyard garden forms a natural sun trap throughout the day and there is a useful single storey outbuilding presently utilised as a large games room with its own WC and store but offering the potential to convert into a holiday cottage/annexe if required, subject to obtaining planning permission.

Location

The name Utterby is Danish and the village is thought to date from about 900 A.D. There is a vibrant village school, a parish room by the village green, a number of historic houses and the 14th century Pack Horse 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 Utterby and eleven miles from Grimsby. There is a direct route to the Humberside airport which is approximately twenty miles away. Church Lane leads to the A16 on one side, giving direct access to Louth and Grimsby, whilst continuing in the opposite direction, the lane leads into open

countryside along the foot of the Wolds which are designated an Area of Outstanding Natural Beauty.

Accommodation

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

Ground Floor

A four-pane, part-glazed (double-glazed) stable type door on the rear elevation opens into the:

L-shaped Utility Lobby

Slate-effect work surface having twin recess beneath with plumbing for washing machine and an open shelf unit. Part-sloping ceiling with three branch light fitting, doors to the kitchen, airing cupboard containing the insulated hot water cylinder with immersion heater and boiler cupboard containing the oil-fired central heating boiler with space for cloaks storage and a wall mounted digital central heating programmer. Further door to the:

Cloakroom/WC

White suite of low-level, dual-flush WC and wash hand basin. Part-sloping ceiling, ledge shelf and extractor fan.

Living/Dining Kitchen

A superb spacious and contemporary open plan living space with vaulted ceiling and a range of base and wall units having a light oak finish and black granite work surfaces with matching upstands, together with cream ceramic tile splashbacks. There are base

cupboard units, twin wide drawer units with deep pan drawers, a smaller drawer unit, double and top opening wall cupboards with cantilevered doors, pelmets to the rear and a projecting shaped black granite breakfast bar. Integrated dish washer, refrigerator and freezer. Free-standing black Rangemaster electric range cooker with double oven, grill and ceramic five plate hob together with a matching black Rangemaster cooker hood with light. Eight pendant lights to the ceiling, twelve spotlights to four fittings in the kitchen area, smoke alarm and high-level TV and power wiring for a wall-mounted TV (from a socket beneath). Oak floor and skirting boards, three rear windows, French doors onto the patio and garden; single French door to the:

Garden Room

An attractive, cosy room with angled French door and windows to front and side elevation overlooking the patio and garden. Diagonally laid quarry-tiled floor, pine-panelled ceiling and further double-glazed French doors to the:

Reception Room/Hallway

A versatile and surprisingly spacious room with further connecting doors to the kitchen and lounge, together with a superb feature open-tread oak staircase with pillared balustrade leading to the first floor and having a contemporary chandelier above. This room would readily make a separate dining room, a sitting room, playroom or study area according to the buyer's wishes. Oak flooring and skirting boards, five ceiling spotlights, smoke alarm and three windows.

Lounge

An impressive, spacious and especially light room with a modern feel. Oak floor and skirting boards extending from the hallway/reception room adjacent and a large double-glazed window from floor level, together with double-glazed French doors, both facing the patio and garden.

Brick feature walls to two sides and handsome corner natural brick fire surround with cast iron multi-fuel stove set on a flagstone hearth with an oak mantel over. Four slim windows to the rear elevation, eight ceiling spotlights, three wall light points and wiring for surround sound speakers; TV and telephone points.

First Floor

Main Landing

With oak balustrade extending from the staircase to form a gallery, trap access to the roof void, smoke alarm and uPVC double-glazed window to the side elevation. Modern chandelier positioned above the staircase.

Inner L-Shaped Landing

With two wall light points, part-sloping ceiling, two narrow windows and a longer window on the side elevation; smoke alarm.

Bedroom 1

A light and airy double bedroom with uPVC double-glazed window overlooking the main approach to the property, part-sloping ceiling with ceiling light point and wall light point. Door to:

En Suite Shower Room

White suite with white ceramic-tiled floor, oak flooring and skirting boards to two sides. The suite comprises low-level, dual-flush corner WC, a small bracket wash hand basin and corner ceramic-tiled and glazed shower cubicle with curved glazed doors and a Triton electric shower unit. Part-sloping ceiling and uPVC double-glazed window.

Bedroom 2

A further double bedroom which is also light and airy with a uPVC double-glazed window facing the courtyard garden. Part-sloping or "Welsh" ceiling, centre three branch spotlight and fire angel.

Bedroom 3

A well-appointed and spacious single bedroom with an extensive range of built-in birch-effect furniture around a single bed recess with headboard comprising a three-drawer bedside chest, three wall cupboards over, wardrobe to the side and dressing table with three drawers. Radiator, wall mirror and uPVC double-glazed window. Connecting door to:

En Suite Shower Room

White suite of low-level, dual-flush WC, corner bracket wash hand basin and glazed/ceramic-tiled shower cubicle with folding glazed door and a Triton electric shower unit. Oak flooring and skirting boards, white ceramic-tiled walls and part-sloping ceiling with extractor fan.

Family Bathroom

A modern, well fitted bathroom with marble-effect splash boarded walls on all sides and a contrasting

white suite of P-shaped panelled bath with rebated chrome wall shower-mixer unit, hand set and drench head, together with curved glazed side screen; wide vanity unit concealing the cistern of the low-level, dual-flush WC, oak-effect plinth over and inset wash hand basin with chrome mixer tap. Chrome ladder-style radiator/towel rail, oak-effect floor covering, ceiling spotlight and combined second spotlight with extractor fan. Trap access to the roof void.

Bedroom 4/Dressing Room

Originally designed as a fourth bedroom, the present owners have preferred to utilise this room as a well fitted dressing room, though the built-in furniture could be removed by the buyer in order to use the room as a bedroom once again if preferred. There is presently a range of units finished in ivory with long metal handles and comprising single and double wardrobes, together with a corner wardrobe all fitted with clothes rails and a high shelf. uPVC double-glazed window.

Outside

Outbuilding

Constructed in brick, block and timber with a projecting mineral felt canopy and main pitched timber roof structure covered in clay pantiles. The building provides the following:

Playroom/Games Room

An excellent size with oak-effect laminated floor covering, ten recessed ceiling spotlights, three branch spotlight fitting, double-glazed French doors and two

wall electric fan heaters. Power points, two large brick piers, TV point and opening to a **Storage Lobby** with light, trap access to the roof void and door to a:

Cloakroom/WC

White low-level, dual-flush WC and pedestal wash hand basin with electric water heater. Brick corner plinth and electric light.

Small Garage or Garden Store

With timber ledged, braced and framed double doors and internally there is timber wall panelling on two sides together with power points, electric light and an electricity consumer unit with MCB's; wall shelves.

Garden and Driveway

The property is approached from Church Lane through tall white-painted, timber double gates which open initially onto a block-paved driveway and parking space which then opens onto the gravel courtyard providing additional parking space and forming part of the courtyard garden. There is a lawn with brick walls, timer enclosure for the oil storage tank, a large flagstone patio, partially walled with block-lined gravel pathway leading to the outbuilding. Raised flower beds along the rear boundary with climbing plants to arched fencing panels and a variety of ornamental shrubs and bushes. Exterior lighting and 2 outside water taps.

Viewing

Strictly by prior appointment through the selling agent.

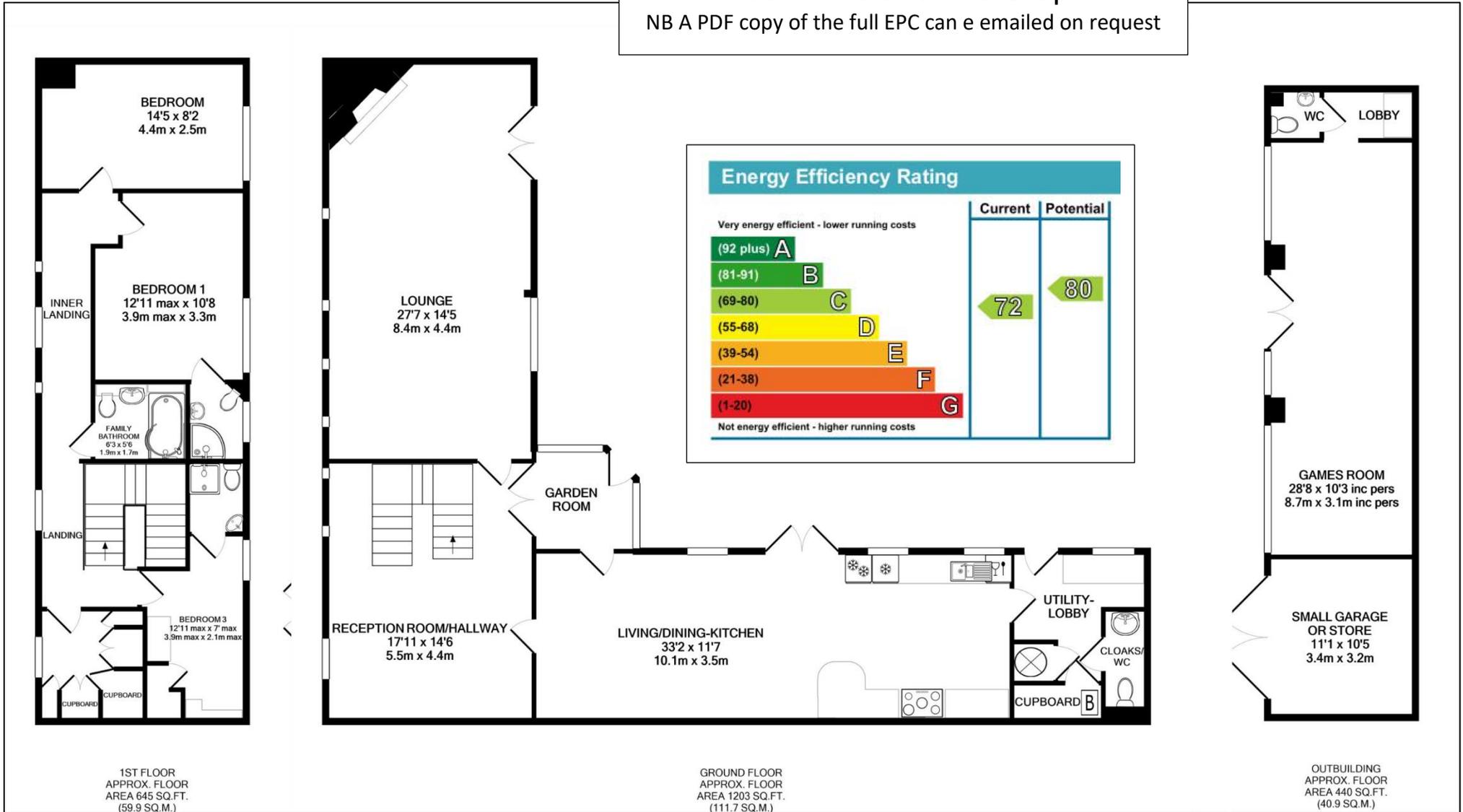
General Information

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, electricity and drainage 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

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



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