

Rural and Equestrian



Southwold
Kedlington Village
Louth LN11 7HG

M A S O N S
RURAL & EQUESTRIAN



Southwold

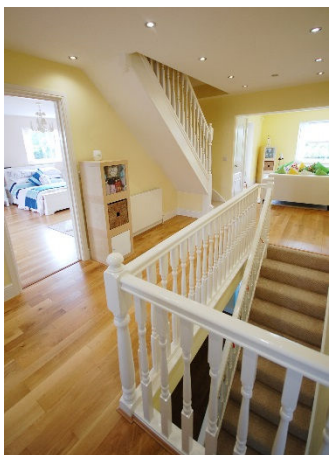
Church Lane, Keddington Village, Louth, Lincolnshire LN11 7HG

A very special and immaculately presented individual detached house, meticulously constructed and appointed for the present owners and seated in exceptional secluded private grounds on the rural outskirts of Louth market town.

- Set in approximately two-thirds of an acre (sts) to include a large natural pond enclosed by mature trees and superb gardens with a timber decked pontoon.
- Impressive gated entrance and block-lined driveway to twin circular parking and turning areas with detached double garage block adjacent.
- Versatile accommodation over three floors with scope for alternative living or bedroom configurations.
- Superb first floor balcony with glazed and marine-grade stainless steel surround, from which there are stunning views across the gardens and over the fields beyond towards Louth with St James' church spire in the distance.
- Orientated for the sun to commence at the front of the house and sweep round to the main garden during the day.
- Spacious open plan reception hallway and dining kitchen with bi-folding French doors to the rear patio.
- Lounge with French doors to patio and two-way multi-fuel stove shared with an impressive garden room adjacent, also having bi-folding French doors onto the patio and gardens.
- Four bedrooms including master bedroom with French doors onto the balcony; two bathrooms.
- First floor gallery landing with open plan family area and French door onto the balcony.
- Second floor cinema room and dressing room, (potentially two further bedrooms).
- Comprehensive power, lighting and Cat 6 ethernet wiring/sockets throughout the property with multiple LED ceiling spotlights to the principal rooms, emergency lighting and an efficient oil-fired central heating system.
- Exceptional mature gardens with a secret summer house and a large former stable providing useful workshop/storage space and blended externally to complement the grounds.
- Short scenic walk along the Louth Navigation Canal from Keddington to Louth.

Sole Agents: Masons Rural and Equestrian,
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T 01507 350500 www.movewithmasons.co.uk





Directions

From the centre of Louth proceed along Eastgate and then Eastfield Road as far as the rural outskirts of the town and after leaving the built-up area look for the left turning signposted Alvingham/Yarburgh. Take this turning, proceed for a very short distance across the Louth canal and immediately afterwards turn left towards Keddington village along the narrow lane. Follow the lane and continue around the right bend and up the slope until Southwold is found on the left and visible through the tall wrought-iron double gates.

The Property

Constructed and maintained to exacting standards in replacement of a more modest dwelling and built on a raft foundation, this exceptional home was completed around 2014 and has Marshall, Rochester and Crowhurst brick-faced cavity walls beneath pitched timber roof structures covered in clay pantiles. The double-glazed uPVC sliding-sash windows and doors were installed by the highly regarded local firm Spire Windows, and central heating is provided by a condensing oil-fired combination central heating boiler and sleek Planar radiators. A glance at the EPC graph will confirm the efficiency and low running costs which have been achieved.

The house has CAT 6 ethernet wiring for modern internet and computing requirements and a comprehensive array of power points, mains smoke alarms, security alarms, light points with digital controllers for garden and Christmas circuits together with multiple ceiling-mounted spotlights, mainly of LED type and an integrated emergency lighting system. Flooring is a combination of oak in two styles and laminated floors in the kitchen and bathrooms.

The detached double garage block has brick-faced cavity walls with a clay pan tiled roof over and was completed in 2016 providing the potential for conversion into an annexe (subject to planning) if required. An integral workshop and store have a capped soil pipe and water supply in place and there is a staircase to a good-sized garage loft with flooring and skylight windows.

A former stable block has been re-constructed in brick and block with feather edge timber cladding allowing the building to blend into the mature gardens. Now open throughout the interior, this outbuilding is a spacious store or workshop with planning permission granted in 2007 for alterations and extensions to form a games room.

Finally, secretly located in a far corner of the garden behind a screen of climbing plants and shrubs, there is a timber-built summer house with lighting and a deep veranda at the front – a peaceful and relaxing retreat for hobbies.

Accommodation

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

Ground Floor

Clay pan tiled **Canopy Porch** with open king-post roof truss and oak pillars on brick plinths, together with oak-effect uPVC double-glazed front door with matching side panels and decorative glazing to:

Reception Hallway

A spacious reception/living area with staircase and white spindle balustrade. Oak Wheatus flooring extending through double doors into the lounge and garden room beyond. The hallway is open plan through a three-metre-wide opening to the dining kitchen at the rear creating an immediate sense of space.

Lounge

A superbly proportioned, light and airy room with a sash window on the front elevation, rear sash window and French doors onto the patio at the rear. TV wall point, socket and multiple connectors beneath including speaker

connections for surround sound in this room and the garden room. Heat detector and feature Ekol multi-fuel, two-way cast-iron stove on stone hearth and shared with the garden room adjacent.

Garden Room

A most impressive reception room, again flooded with light from three windows, French doors on the side elevation, two Velux skylights and 3.4-metre-wide bi-folding French doors overlooking the main garden and opening onto the spacious patio area. Vaulted ceiling with feature exposed pine king post trusses.

Dining Kitchen

A spacious and contemporary room open enjoying the superb garden areas adjacent via 3-metre-wide bi-folding French doors to the rear elevation and a further single French door with double-glazed side panels onto the patio beneath the balcony. Modern fitted units in Appleby cream gloss with Cypress cinnamon, deep, woodgrain-effect, work surfaces and laminated splashbacks complementing the laminated floor covering. There are base cupboard units and an inset, oval-fronted corner carousel with complementary illuminated oval-fronted wall unit over. Carron Phoenix composite sink unit, built-in AEG Competence electric double oven incorporating grill and Bosch four plate, black glass induction hob above with a stylish AEG stainless steel angled extractor hood having three inset spotlights over. Space for American fridge/freezer. Two stainless steel designer radiators, heat detector, chandelier point and high-level TV point with socket.

Inner Lobby

With oak flooring extending through doors off to a walk-in **Pantry** and a **Utility Room** which is fitted with oak-effect and cream base cupboard units with work surfaces complementing those of the kitchen and space with plumbing for washing machine. Two consumer units with MCBs, digital control for Christmas lighting, Tapworks water softener and Worcester Green Star Heatslave 25/32 oil-fired central heating boiler with integral digital programmer.

Ground Floor Guest Bedroom 4

With oak Wheatus flooring, TV wall point with socket and door to:

Bathroom 1

(Jack and Jill via a rear door from the hallway). White suite comprising corner panelled Jacuzzi bath with shower fittings to mixer tap, wall rail and curved, glazed screen, pedestal wash hand basin with illuminated mirror over and raised low-level, dual flush WC. Laminated oak-effect flooring, chrome

radiator/towel rail, ceiling spotlights and light-operated extractor fan. Ceramic tiling to the walls with feature brushed metal bands inset.

First Floor Gallery Landing

With complementary white spindle balustrades around the stairwell from below and adjoining the staircase leading up to the second floor. Multiple LED spotlights, built-in cupboard containing the TV aerial distribution hub and the hub for the CAT 6 wiring. The landing is open at the rear to a first floor

Living Area with ceiling spotlights, high-level TV point and socket and double-glazed French doors onto the balcony. Trap access with drop-down ladder to a useful roof storage void with Velux skylight window, double strip light and plywood boarding beneath the roof slopes.

Balcony

Enclosed on two sides by glazed screens framed by Q railings in marine grade stainless steel with brick piers, sheltered inner area having white uPVC panelled ceiling and open balcony beyond. Composite all weather light-oak effect decking, external power points and wiring for balcony lighting.

Master Bedroom

A superb spacious room – especially light and airy with four windows and double-glazed French doors onto the balcony. Combined radiator/towel rail, high-level TV point/socket and connecting door to the:

First Floor Bathroom (Jack and Jill with the gallery landing)

White suite comprising Jacuzzi bath with shower fittings to mixer tap and glazed side panel, pedestal wash hand basin and low-level WC. Chrome radiator/towel rail, laminated light oak-effect flooring and illuminated wall mirror. Ceramic wall tiling as in bathroom 1.

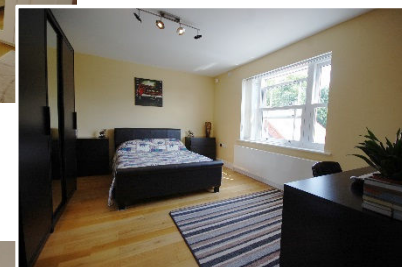
Bedrooms 2 and 3

Each a spacious modern double bedroom with LED spotlights to ceiling fitting and high-level TV point with socket.

Office/Study

with part-sloping ceiling. (Potential 5th bedroom subject to Building Regulation approval).

NB. There are some lovely views from the first-floor rooms across the surrounding gardens and the open countryside beyond the property.



Second Floor Landing, with doors off to:

Cinema Room

with oak flooring, two ceiling light points, doors to under-eaves floor-boarded storage spaces, high-level TV point with socket and Velux double-glazed skylight window presenting far-reaching views across the eastern rural outskirts of Louth towards the spire of St. James in the distance, which is silhouetted against dramatic sunsets during certain times of the year.

Dressing Room adjacent with a further double-glazed Velux skylight window looking out through the trees which frame the clock tower of the market hall in Louth - this room also has access to floor-boarded under-eaves storage areas.

The second floor has three smoke alarms and the ceilings are part-sloping with a minimum height of approximately one metre. (**NB** the two second floor rooms could be further bedrooms subject to building regulation approval).

Outbuildings

Double Garage

An excellent size with twin remote control, motorized up and over doors, pedestrian door to the stores as previously described above and staircase to the loft. The garage has three diffused double strip lights and ample power sockets. There is a timer for the external garden lights.

Former Stable Block

With power points, strip light, separate consumer unit, alarm and two uPVC-framed windows. Two-metre-deep canopy along the entire length of the building and central double door access.

Summer House (concealed in the north-western corner of the garden)

Grounds: Simply stunning and approached through tall wrought-iron double gates with heavy oak posts and wiring in place for motors and leading into a secluded and private setting with established hedges and trees to the boundaries yet retaining a view to the neighbouring Grade 2* Listed Church conversion set back to the south. An expansive driveway gravelled on a hard-compacted base with block-paved lining is shaped around circular lawns and gives access to the garage block with high-quality contrasting pathways and patios extending around the house.

The main rear patio looks out across the large natural pond – enclosed by lawns and a haven for wildlife including Kingfisher visits - truly a delight for enthusiasts. A timber decked pontoon extends out over the pond with modern pillar lights. There is a rainwater harvesting tank concealed beneath decking on one side, external water taps and a multitude of outside lights including sensor floodlights and a 300-watt LED floodlight facing the pond.

A glance at the external photos will summarise the outstanding mature gardens which have evolved around this remarkable home.

Viewing: Strictly by prior appointment through the selling agent.

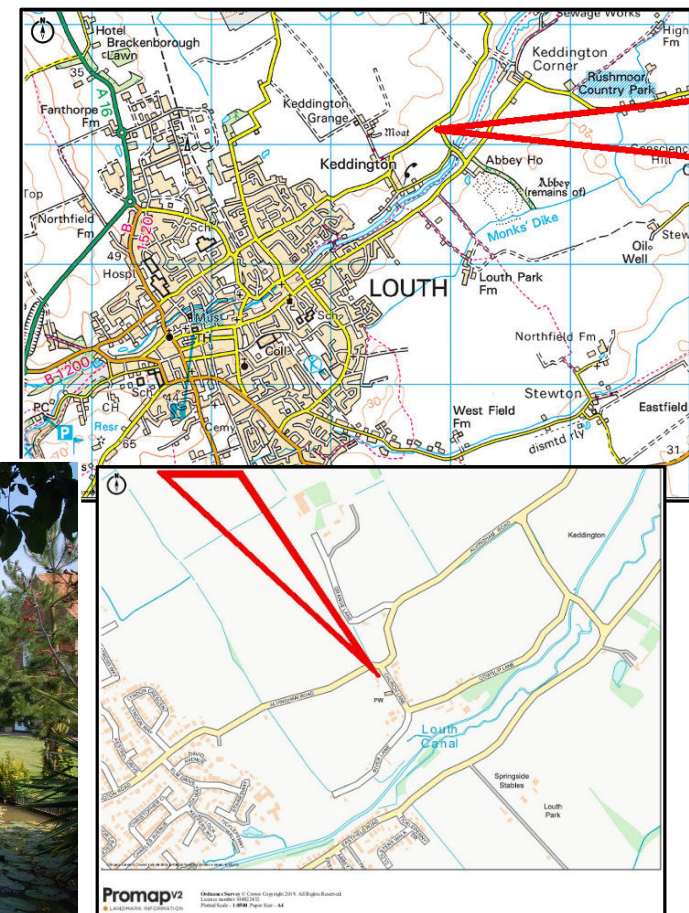
Location: Keddington is a small village providing the benefit of a rural environment only one third of a mile from the fringes of Louth market town - a rare and sought-after combination. There is also a short scenic walk along the Louth Navigation Canal from Keddington village into the town passing the Gaslight and Woolpack Inns.

Louth has three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools or academies, and numerous cafes, bars and restaurants. There is a recently completed sports and swimming complex, a variety of local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbards Hills and Westgate Fields. The town has a thriving theatre and a cinema.

The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

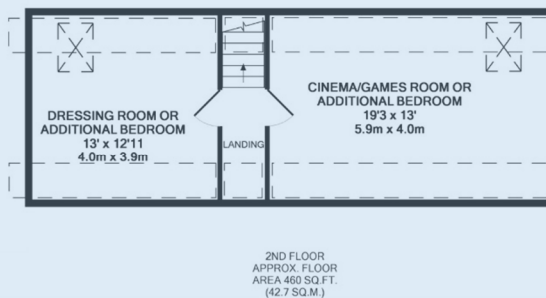
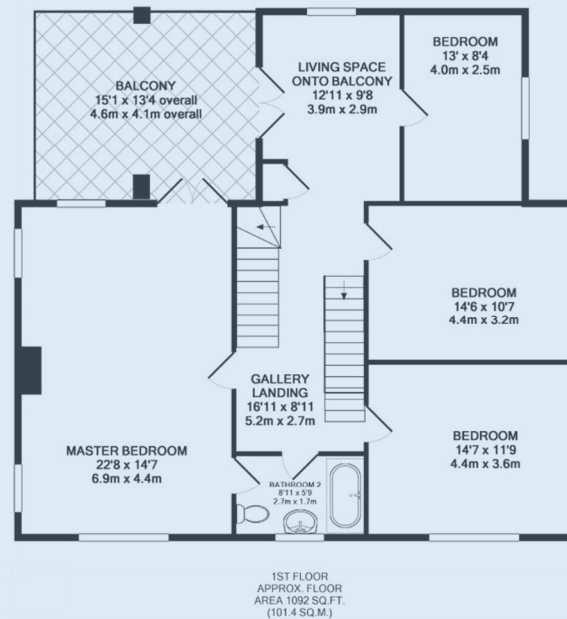
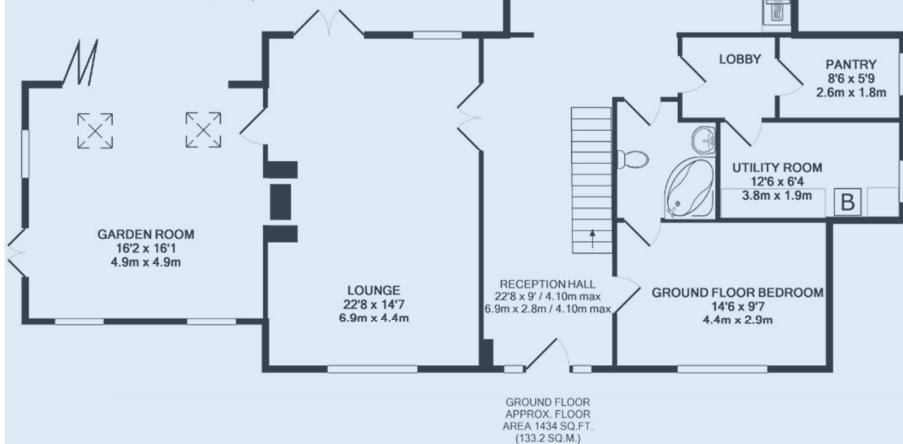
General Information

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 and water 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 E.



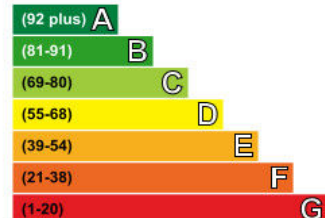
Floorplans and EPC Graph

ALL BUILDINGS
TOTAL APPROX. FLOOR AREA 4081 SQ.FT. (379.2 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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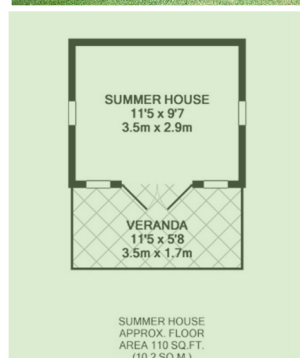
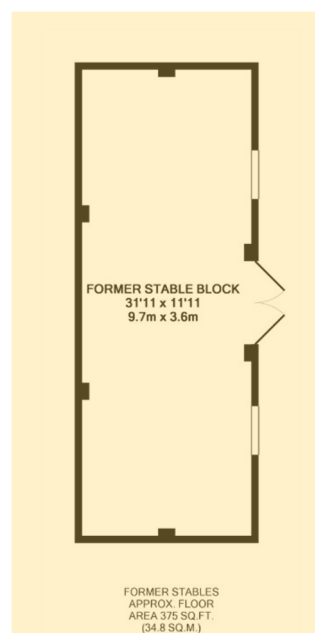
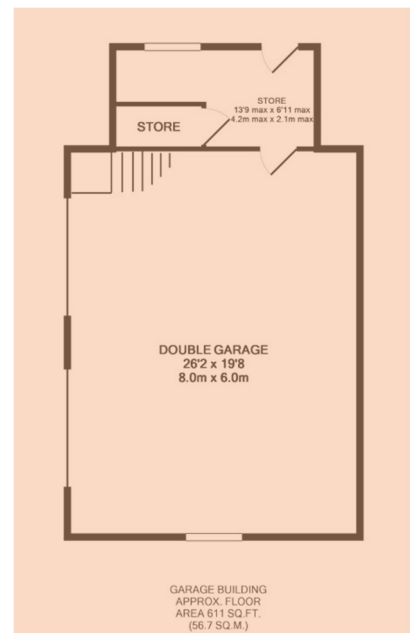
Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
71	77





Commarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

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