



CHOICE PROPERTIES

Estate Agents

Elk House ,
North Elkington, LN11 0SH

Price £425,000



Nestling in the sanctuary of the Lincolnshire Wolds (an area of outstanding natural beauty) and enjoying open countryside views, Choice Properties are delighted to present to you 'Elk House' This is not just any gem of a property, this is a diamond. Formerly a Methodist Chapel built in 1897 this charismatic residence has been lovingly re-furbished and extended to an exceptionally high standard providing bespoke, luxurious accommodation. As soon as you view this truly beautiful home you will fall in love forever.

Located in the small country village of North Elkington, the property is situated only a short drive away from the bustling, charming Georgian market town of Louth where you will find plenty of local facilities to keep you occupied and amenities for your daily needs. Elk House is ideally placed for all of these things. Internally the accommodation of the property comprises:-

Entrance Vestibule

6'2" x 5'8"

Enter through the most prettiest of front doors into this beautiful bespoke home and you will be most truly delighted, the vaulted ceiling, the stunning floor, and the double doors which lead into this gorgeous home all set the tone for you.

Open Plan Kitchen/Living Area

27'11" x 18'3"

Light, bright and airy this incredible space features a stunning anthracite grey fully fitted kitchen with central island providing oodles of entertaining space. The kitchen units incorporate many high end integrated appliances which include fridge/freezer, washing machine, dishwasher, microwave and wine cooler together with integral double bins, spice racks, tiered drawers and so much more. An electric range cooker with 5 pan hob plus both fan and conventional ovens & extractor hood over is included - perfect for those keen cooks. Pop up sockets with USB points. LED lighting and even a little under counter space for a pet bed (the area here is not heated underfloor so as not to toast your furry friend) The kitchen area opens up into the beautiful Living area with ample space for dining, sitting and relaxing and the ambience continues with a cream coloured log burner set on tiled hearth, The elegant staircase in the open plan area leads to the first floor and the under stairs space provides a cupboard with automatic lighting. Leading from the living area we move into the study.

Study

11'10" x 5'

This great work from home space enjoys stunning open countryside views from the floor to ceiling windows together with an engineered wood floor. A side access door leads out to the garden from this area and a glass door leads into the extension which the current owners use as their lounge. This extension was designed by LDC a local, well respected design company and if you visit their website you will see this project and their comments which say 'Our client sought to replace the conservatory with an extension that would create a thermally efficient and useable space whilst at the same time enhancing the appearance of the original building. The design aimed to compliment the chapel with a simple and contrasting style derived from the agricultural buildings prevalent in the area' so true.

Sitting Room

20'4" x 13'9"

This room is perfect for relaxing and taking in the most gorgeous open countryside scenery through the feature floor to ceiling windows. A large tilt and slide door leads you through to the decked area outside to soak up the sun on those glorious sunny days. 2 velux windows allow even more light to stream into this gloriously bright room.

Staircase

Arranged from the open plan living space this elegant staircase leads to the first floor and half way up the stairs you can stand and gaze through the most beautiful triple glazed arched window out on to the engaging view beyond. Take a moment to stop and tilt your head up and your eyes will see the most glorious vaulted ceiling.

Landing

12'0" x 6'7"

As you reach the landing you will bathe in glorious cosiness and will be led to the most gorgeous of bedrooms and most luxurious of bathing amenities,

Bedroom 1

18'3" x 11'9" to widest dimensions

This aesthetic bedroom fills your heart with joy, vaulted ceilings, arched windows, beautiful views and delight in the fabulous storage space that the hidden wardrobe provides.

Bedroom 2

18'2" x 9'5" to widest dimensions

Again Bedroom 2 is another room of beauty where you can gaze upon the glorious vaulted ceilings, admire the cutsey arched windows and la piece de resistance - the most gorgeous free standing 'Lusso' stone slipper bath with floor standing gold coloured taps sits proudly waiting for you to indulge in a deep soak of which dreams of made of.

High up in the vaulted ceiling the current owners have created a useful fully insulated bespoke storage space ideal for storing all manner of items you would traditionally place in a loft space.

En-suite

7'6" x 2'10"

The en suite is also a delight featuring a stunning marble counter top sink with gold coloured mixer taps and 'Lusso' mirror above together with back to wall w.c. with gold coloured push button panel.

Shower Room

8'3" x 5'11"

This stunning shower room provides a sumptuous space for bathing with its gorgeous 'Lusso' bathroom suite with super walk in shower with gold coloured fittings and large shower rose. Designer cylinder pedestal wash basin with gold coloured mixer taps and back to wall w.c. with gold coloured flush panel. The vaulted ceiling adds to the ambience of this lovely room.

Driveway

A gravel driveway provides ample parking space for several vehicles. To the right hand side of the property is a further gravelled area which is ideal for occasional extra parking space.

Gardens

Elk House sits prettily in spacious attractive gardens which enjoy the most scenic of views. These lovingly tended grounds feature a lawned garden to the front with colourful shrubs, wander to the left of the driveway and you will find a delightful mini copse area, then to the right leads to the side access of the property. The rear garden is enclosed and features a decked area which wraps around the extension and takes you to the hot tub which is included in the sale. Step off the decking into the lovely lawned garden with it's beautiful shrubs and borders and at the far end of the garden is a further raised decked entertaining space, ideal for those balmy sunny evenings. Together with a very useful large garden shed this garden delights every sense.

Additional Information

This home boasts so many gorgeous features that we can easily forget about the essentials but it has those to. It benefits from Oil Fired Central Heating which is powered by a Worcester Bosch combi boiler which sits tucked away in the rear garden. Internally the ground floor features under floor heating with radiators to the first floor and the property benefits from being double glazing throughout.

Tenure

Freehold

Council tax band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Viewing arrangements

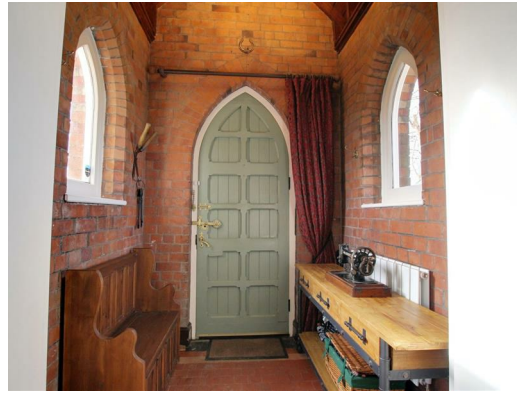
By appointment through Choice Properties on 01507 860033.

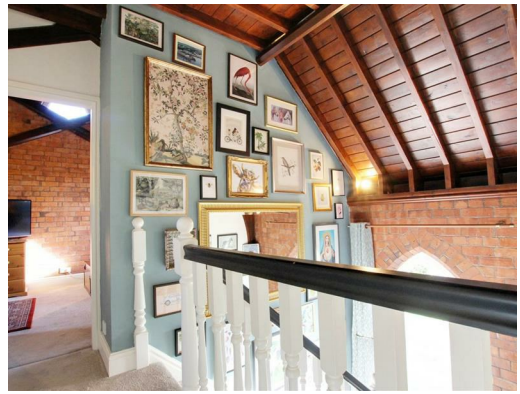
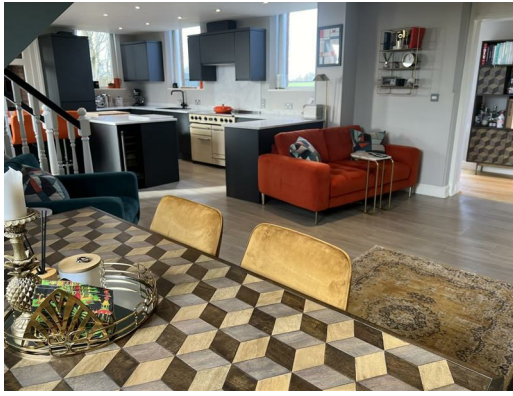
Making an offer

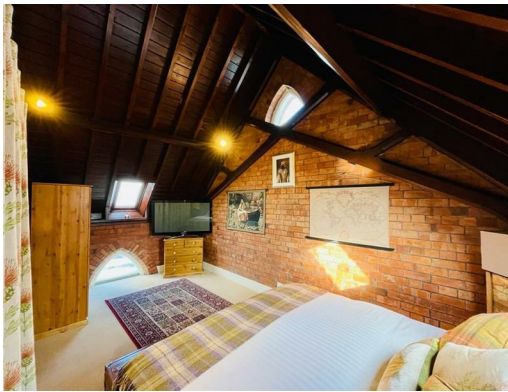
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









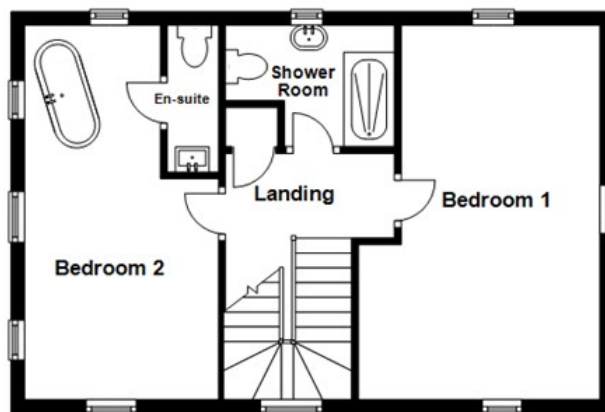
Ground Floor

Approx. 82.4 sq. metres (887.3 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.0 sq. feet)



Total area: approx. 129.7 sq. metres (1396.3 sq. feet)

Directions

From Louth head north along the A16 and as you reach Fotherby turn left in the direction of North Elkington on North Elkington Lane and Elk House can be found on your right hand side a short way beyond the farm.

