



# Moat House, 21 Moat House Road

KIRTON LINDSEY, LINCOLNSHIRE, DN21 4DD



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FINEST







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'Moat House' offers an extremely rare opportunity for the discerning purchaser to buy a stunning stone and brick built detached double fronted family residence that dates back to circa 1840 and blends late Georgian and early Victorian design features that have been lovingly restored yet blends enhancing luxury. The property has been a loving family home for many years with the owners having carefully transformed the property to provide a beautiful space for a large family that is positioned towards the fringe of the popular township of Kirton Lindsey enjoying excellent open views. A key feature is the purpose-built, double storey, detached games room with the option to create a self-contained annex if required. The current layout provides a large living area that comes equipped with a stylish kitchen and access into the courtyard garden, ground floor shower room with the first floor being utilised as a gymnasium. The main house enjoys elegant accommodation well arranged for versatility and over 2 floors comprising, central entrance porch, central reception hallway, fine main living room with a multi-fuel stove and access to a rear library, bespoke fitted kitchen with quality furniture that incorporates appliances and has a raised seating area with central bottle cooler, a central dining area adjoins the kitchen with bi-folding doors to the courtyard garden with a central fireplace that doubles through to a pleasant sitting room, the ground floor continues with a large utility, home office and cloakroom. The first floor has a central landing with a large storage cupboard, fully tiled family shower room, 5 large double bedrooms all individually fitted with quality furniture. The master bedroom benefits from a desirable en-suite bathroom.

The property sits within extremely private grounds that amount to 0.8 of an acre with a charming front stone boundary wall with twin electrically operated entry gates that lead to a substantial pebbled driveway allowing parking for a large number of vehicles and with access to a triple garage. Gated access to either side of the property leads to a south/westerly facing rear garden being principally lawned with mature borders and a patterned seating area. Linking the house and games room is a landscaped courtyard style garden of a Mediterranean design being tile laid providing an excellent area to entertain with the added feature of an original well. Within the rear garden is a fenced sand arena with adjoining stable block and feed room that would lend itself for a small horse or pony.

## Entrance Porch

Has a traditional style entrance door with patterned leaded glazing, detailed tiled flooring, original internal panel and glazed door leads through to;



### Fine Central Reception Hallway

Measures approx. 7.77m x 1.86m (25' 6" x 6' 1"). Enjoying a return staircase to the first floor with original balustrading and polished contrasting handrail fitted with understairs storage, detailed tiled flooring, wall to ceiling coving, ceiling rose, handsome free standing radiator and doors through to;

### Fine Living Room

Measures approx. 4.62m x 4.9m (15' 2" x 16' 1"). Plus a projecting box bay window with front and side vertical sliding uPVC double glazed sash window, original floorboards with free standing period radiator, contemporary glass fronted multi fuel stove with a projecting raised slate hearth, wooden beam mantel and open arch top display shelving with storage to either side, wall to ceiling coving and doors through to;

### Library

Measures approx. 2.92m x 3.78m (9' 7" x 12' 5"). Rear vertical sliding uPVC double glazed sash window, matching French doors with fitted blinds allow access to the garden, polished wooden flooring, wall to ceiling coving and inset ceiling spotlights.

### Office

Measures approx. 2.65m x 2.9m (8' 9" x 9' 6"). Rear vertical sliding uPVC double glazed sash window, tiled flooring and part tiling to walls with chrome edging.

### Outstanding Luxury Fitted Dining Kitchen

Measures approx. 4.17m x 8.72m (13' 8" x 28' 7"). Plus a projecting box bay window with front and side vertical sliding uPVC double glazed sash windows with period free standing radiator beneath and inset sockets and a side three panelled bi folding doors with internal blinds proves access to the entertaining garden, tiled flooring, feature double ended fireplace with a multi fuel stove which looks through to the sitting room and inset ceiling spotlights. The kitchen is fitted with a most luxurious individually designed kitchen of a shaker style in contrasting shades of soft grey and royal blue with cupped and pull stainless steel handles, enjoying a quality granite top that incorporates an electric hob with extractor above and Miele ovens, microwave and warming drawers to either side, a central island features a double ceramic sink unit with block cooker tap with integrated wooden chopping board and a feature breakfast bar with central drinks cooler and integral fitted appliances.







### Sitting Room

Measures approx. 4.01m x 5.3m (13' 2" x 17' 5"). With side uPVC double glazed vertical sliding sash window, access to either side of the fireplace leads back into the kitchen, free standing period style radiator, tiled flooring and an internal door leads through to;

### Pantry

Measures approx.

### Inner Hallway

Side vertical sliding uPVC double glazed sash window, tiled flooring, part tiling to walls with chrome edging and fitted electric heater.

### Cloakroom

Measures approx. 1.2m x 1.65m (3' 11" x 5' 5"). Side vertical sliding uPVC double glazed sash window, two piece suite in white comprising a low flush WC, wall mounted wash hand basin, part tiling to walls, with chrome towel rail and tiled flooring.

### Utility Room

Measures approx. 4.75m x 2.87m (15' 7" x 9' 5"). Side uPVC double glazed entrance door with patterned glazing, rear uPVC double glazed windows, being generous fitted with white fronted furniture with brushed aluminium style pull handles with an above patterned worktop with tiled splash backs incorporating a stainless steel sink unit with block mixer tap, tiled flooring, modern fitted radiator and a concealed gas central heating boiler.

### First Floor Landing Half Landing

Has a rear uPVC double glazed arched top window, tiled flooring creating a display area with downlighting and continuation of staircase leading to;

### Main Central Landing

Has open spell balustrading, contrasting polished handrail and built-in storage cupboard with cylinder tank.

### Master Bedroom 1

Measures approx. 4.72m x 4.47m (15' 6" x 14' 8"). Provides a dual aspect with front and side uPVC double glazed window vertical sliding sash windows, bespoke fitted furniture with display shelving, further wardrobes with sliding doors, TV point, stylish radiator, inset ceiling spotlights and doors through to;



### Luxury En-Suite Bathroom

Measures approx. 2.62m x 2.9m (8' 7" x 9' 6"). Benefitting from a dual aspect with rear and side uPVC double glazed windows with patterned glazing, providing a suite in white consisting of a low flush WC, free standing double ended bath with wall mixer tap, twin wash hand basins with vanity drawer beneath and LED mirrored backing, walk-in shower cubicle with Smart App controls, terma towel rail, tiled flooring with underfloor heating, matching tiling to walls with chrome edging and inset ceiling spotlights.

### Front Double Bedroom 2

Measures approx. 4.47m x 4.67m (14' 8" x 15' 4"). Enjoying a dual aspect with front and side vertical sliding uPVC double glazed sash windows, bespoke fitted wardrobes and drawers and high level storage.

### Double Bedroom 3

Measures approx. 4.45m x 4.3m (14' 7" x 14' 1"). Side vertical sliding uPVC double glazed sash window and a handsome cast iron decorative fireplace with adjoining bespoke wardrobes to either side.

### Double Bedroom 4

Measures approx. 3.33m x 4.3m (10' 11" x 14' 1"). With side vertical sliding uPVC double glazed sash window, period style ceramic radiator, fitted wardrobes with sliding doors, inset ceiling spotlights and loft access.

### Front Double Bedroom 5

Measures approx. 3.7m x 3.8m (12' 2" x 12' 6"). Front vertical sliding uPVC double glazed sash window, a fully fitted bank of quality wardrobes to one wall being of a shaker style and period style wall to ceiling coving.

### Family Shower Room

Measures approx. 3.05m x 2.06m (10' x 6' 9"). Side vertical sliding uPVC double glazed sash window with patterned glazing with original casing, providing a modern suite in white comprising a low flush WC, pedestal wash hand basin, walk-in shower cubicle with glazed screen, tiled flooring, fully tiled walls with twin chrome towel rails and inset ceiling spotlights.





### Outbuildings

The property benefits from a triple garage block to the northern side.

### Annexe/Games Room

The property provides the benefit of a newly constructed annex/games room with the main room measuring 10.6m x 7.6m (34' 9" x 24' 11") enjoying a five panelled front facing bi-folding doors with internal blinds, front facing uPVC framed double glazed windows, side composite door, features tiled flooring with matching skirting boards and underfloor heating, contemporary fitted kitchen of a wooden style with integral appliances and a quality worktop incorporating a one and a half bowl sink unit with block mixer tap, inset ceiling spotlights and doors through to;

### Shower Room

Measures approx. 3.05m x 1.65m (10' x 5' 5"). Side uPVC double glazed window with patterned glazing, providing a quality suite in white comprising a low flush WC, vanity wash hand basin, walk-in shower cubicle with glazed screen, tiled flooring, tiling to walls, inset ceiling spotlights and fitted towel rail.

### Gym

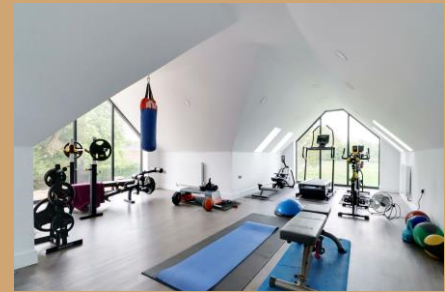
Measures approx. 10.6m x 6.45m (34' 9" x 21' 2"). Enjoying feature front and side picture windows and eight surrounding double glazed roof lights, laminate flooring, eaves storage with wall mounted thermostat.

### Double Glazing

The property benefits from full newly installed double glazed units throughout.

### Central Heating

To the main house there is a modern gas fired central heating system to radiators with the annexe having air sourced heating.





## Grounds

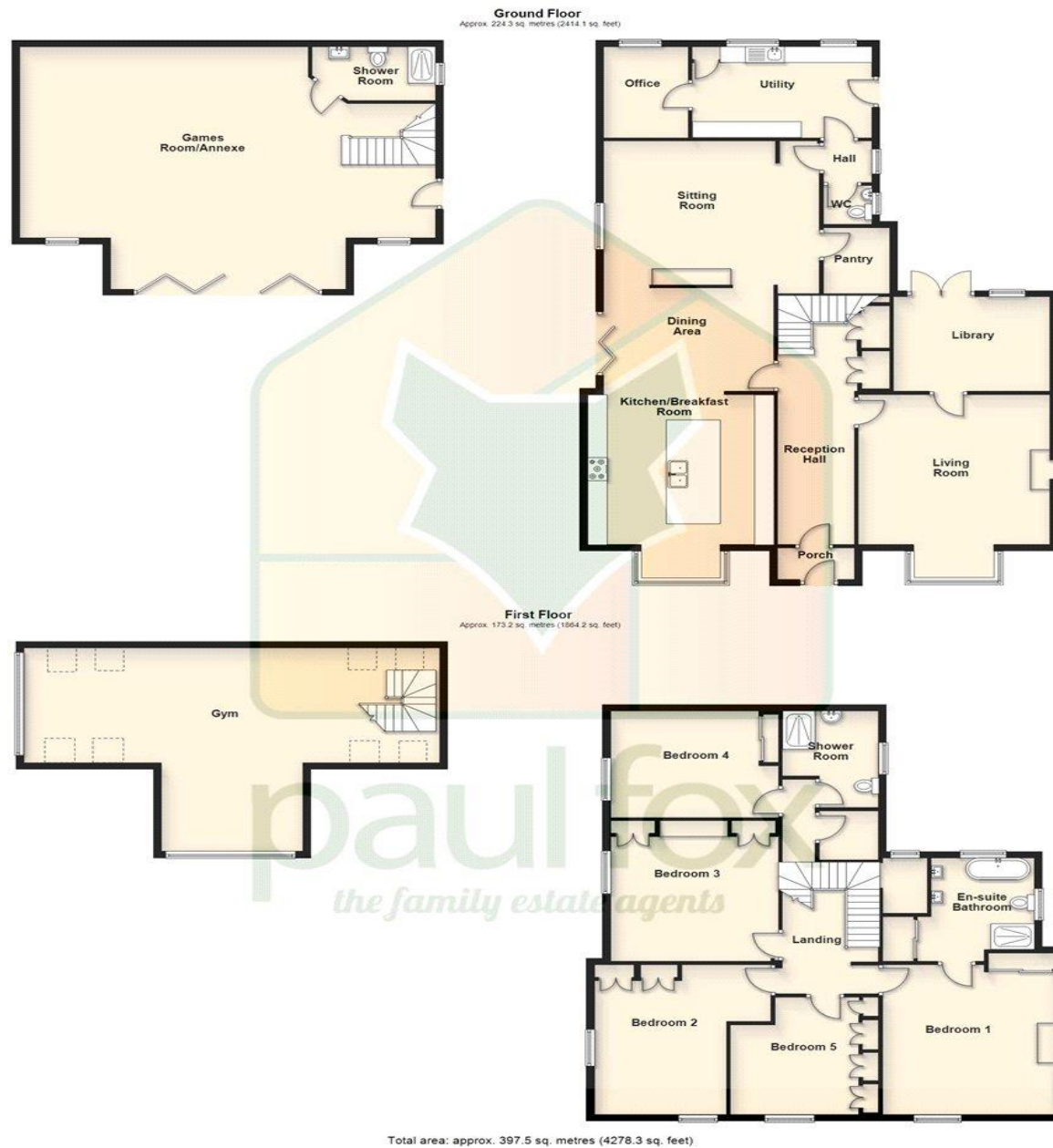
The property enjoys substantial gardens being privately set towards the fringe of the town and enjoying open paddock views to the rear. To the front the property sits being traditional stone boundary walling with twin entry via electric remote operated wrought iron gates onto a substantial pebbled driveway allowing parking for a large number of vehicles with room for a motorhome or caravan if required and allows direct access to the garage. The gardens are well stocked with mature trees, shrubs and plants with borders being barked filled. Within the driveway there is a circular flagged seating area which has electrics for a light feature or fountain if required. A dwarf bricked wall with inset lighting has central flagged steps leading to the entrance door. Gated access to either side of the property leads to the remaining garden which comes between the house and the outbuilding which has been landscaped creating a superb split level entertaining area with contrasting tiled detailing with provision for a hot tub enjoying an excellent degree of privacy and having an original well with glass top. The rear garden enjoys an excellent degree of privacy and enjoys a westerly aspect with the principal garden being lawned with mature borders and a fenced enclosed garden which has a multitude of uses. Adjoining the rear of the property is a patterned concrete seating area with boundary walling and charming coping tops.







## FLOORPLAN AND EPC











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