

# MARTIN MASLIN

'WOODBURY'  
12 THE BEECHES  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN36 4BU



AN ARCHITECT DESIGNED LUXURY HOME BY JOHNATHAN HENDRY SET WITHIN BEAUTIFUL LANDSCAPED GARDENS. THIS HIGH SPECIFICATION PROPERTY OFFERS A TRULY UNIQUE LIVING EXPERIENCE WITH ITS HIGH-END FINISHES OVERLOOKING FIELDS TO THE REAR. EPC RATING -

£595,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

# The Property

Martin Maslin Estate Agents are proud to offer this stunning architect designed luxury family home completed 2021 found on the fringe of this exclusive development overlooking fields and conservation land to the rear. An exceptional master piece by local architect Jonathan Hendry, a home that seamlessly blends contemporary elegance with timeless design. Set within beautiful landscaped gardens enduring a true south-facing aspect with a distinctive special height overhang adding grandeur and uniqueness to the exterior of the property. This impressive family home has been designed for today's modern living with engineered oak floors flowing through the ground floor benefitting from underfloor heating providing warmth and sophistication. High vaulted ceilings create airy and dramatic spaces whilst plantation shutter blinds add a stylish finish. The current owners have also added their own personal touches creating a fabulous Drawing Room featuring a bespoke hand painted wall display and media centre designed by Richard Sutton with a central log burning stove. Equally impressive is the incredible landscaped gardens designed for both beauty and privacy with patio and seating areas and a stunning Garden Studio designed by Berryoak of Lincoln offering a luxury space to relax and entertain.

On entering one is greeted by an impressive 19' Entrance Hall featuring a glass Fusion style staircase leading to a stunning open plan galleried landing. High vaulted ceilings create an airy and dramatic living space whilst oak engineered floors throughout provide warmth and sophistication on the ground floor. There is a large modern fitted Cloakroom and a separate Study ideal for remote work or quiet retreat. Across the hall is an amazing Drawing room with bi-fold doors which flood the space with natural light seamlessly connecting the indoor and outdoor living. Featuring an incredible bespoke media wall designed by Richard Sutton complete with hand painted cabinets, open displays, integrated lighting and a beautiful oak TV media

wall complimented by a cast iron log burner providing a focal point. Completing the ground floor is a superb living kitchen with a centre piece island. Granite worktops compliment dove grey cabinets with sleek handleless drawers and an array of top end high quality Neff appliances. The centre island offers the perfect hub for family gatherings and entertaining whilst the porcelain tile floor flows through into the dining area with its bi-fold doors opening onto the fabulous rear garden.

At the first floor level, a spacious landing extends to 31' with its open viewing gallery. There are four excellent bedrooms each thoughtfully designed, including the Principle Suite with fitted wardrobe recess and a luxury ensuite shower room. A stylish family bathroom completes the upper level offering a modern design with high-end finishes. The property occupies a lovely open plan frontage with double gates leading through to a show piece Garage with a tiled floor and separate Cinema room above with own staircase and side entrance. In the Agents opinion the incredible landscaped gardens form one of the main attractions of this fabulous home, designed for both beauty and privacy with patio and seating areas.

An absolutely stunning Garden Studio designed by Berry Oaks of Lincoln offers a luxurious space to relax and entertain. The high specification sun room is designed in a burnt timber weather proof cladding and features a bespoke built-in bar with electric window blinds bi-fold doors, air conditioning and separate shower room. A landscaped green cedam roof adds an eco-friendly and stylish touch for that perfect finish. This is an outstanding family residence providing luxury living from its architectural brilliance, to its high end finishes and breathtaking out door spaces. This home is truly one of a kind in Humberston, every detail has been meticulously designed to create a sophisticated yet comfortable living environment. Viewing is essential to truly appreciate the elegance of 12 The Beeches please call us today to arrange your private tour and experience its beauty first hand.



# Accommodation

A high open entrance porch with exterior light and smart composite front door to the front.

## HALLWAY

**5.84m (19'2") x 2.34m (7'8")**

A lovely bright and modern open plan entrance hall featuring a stylish glass panelled Fusion staircase rising to the first floor galleried landing. There is a high vaulted ceiling creating a bright open space further complemented by a full high double glazed window and door opening onto the rear garden. The quality oak engineered floor flows through from the Hallway into the main Drawing Room and Cloakroom.

## CLOAKROOM

A large modern cloakroom with white built in furniture. Featuring a W.C. and semi-recess circular sink with mixer tap and tile splash back, there is a beautiful porcelain tile floor, chrome heated towel rail and double glazed window.

## DRAWING ROOM

**6.25m (20'6") x 5.84m (19'2")**

A beautiful well proportioned room displaying a bespoke built-in media wall and bookcase with oak inlay and storage cupboards beneath. Forming the centre piece, a stunning limestone recessed fire place housing a cast iron log burning stove. The room is tastefully decorated with panelling to one wall, quality oak engineered flooring and bi-fold doors opening onto the rear garden. There are two further double glazed front windows each fitted with plantation shutter blinds.

## STUDY

**2.84m (9'4") x 2.13m (7'0")**

Versatile study with quality oak engineered style flooring and a double glazed window with fitted plantation shutter blinds.

## KITCHEN

**5.84m (19'2") x 3.86m (12'8")**

Extending to 19' into door recess. A spacious living kitchen with centre piece island forming the hub of the home. An impressive living kitchen featuring an oval shaped centre island with solid butcher block work tops forming a breakfast bar. The kitchen is designed for both function and style displaying a range of Dove Grey handleless cabinets and quartz work tops incorporating a one and a half bowl sink with mixer taps and matching upstands. Featuring a quality range of high end Neff appliances including a double eye level oven and grill with two drawers beneath and induction hob with built in down drafter and light, split level fridge and freezer, wine cooler and dishwasher. A beautiful tiled porcelain floor flows through into the dining area, providing space for a table and chairs, a wall TV point and bi-fold doors opening onto the fabulous rear landscaped garden. The kitchen also features two 'front' double glazed windows with plantation shutter blinds, recess lighting and underfloor heating.



HALLWAY



DRAWING ROOM



DRAWING ROOM



STUDY



### UTILITY ROOM

**1.75m (5'9") x 1.75m (5'9")**

Well fitted utility room with light Dove Grey handleless cabinets, complimentary work surfaces and a stainless steel sink. It has a mixer tap with matching upstands and tiled wall surround, plumbing for an automatic washing machine and porcelain tiling with underfloor heating.

### LANDING

**9.45m (31'3") in length**

A superb and spacious landing with an open plan staircase overlooking the ground floor hallway. There is a radiator and a double glazed window fitted with plantation shutter blinds overlooking the rear garden and a large airing cupboard with an unvented tank and pressurised system.

### BEDROOM ONE

**4.27m (14'0") ext 19'2" x 4.12m (13'7")**

A wonderful principle bedroom offering a luxurious escape with its own private en-suite shower room and built-in wardrobe area. Lovely sized room with radiator and uPVC double glazed windows overlooking the rear garden.

### ENSUITE SHOWER ROOM

**2.59m (8'6") x 1.47m (4'10")**

Fitted with modern white furniture featuring a W.C. semi recess hand wash basin with pedestal tap and built-in overhead vanity mirror. There is a large walk-in double shower with drencher head and Roman sliding door. It has a chrome heated towel rail and a double glazed window with fitted plantation shutter blinds.

### BEDROOM TWO

**4.52m (14'10") x 3.25m (10'8")**

Lovely sized double bedroom with built-in wardrobes along one wall. There is a radiator and a double glazed window with fitted plantation shutter blinds.

### BEDROOM THREE

**3.61m (11'10") x 3.28m (10'9")**

A lovely double bedroom with fitted sliding mirrored wardrobes, radiator and double glazed window with plantation shutter blinds.

### BEDROOM FOUR

**3.96m (13'0") x 2.46m (8'1")**

A good sized fourth bedroom with a radiator, access to loft space and double glazed window with plantation shutter blind.

### BATHROOM

**4.50m (14'9") x 2.57m (8'5")**

Modern family bathroom suite in white with built-in matching furniture. Featuring a W.C., semi-recess wash hand basin with mixer tap, a double ended panel bath with shower and folding glass screen. Half tiled with a chrome heated towel radiator and double glazed window fitted with plantation shutter blinds.



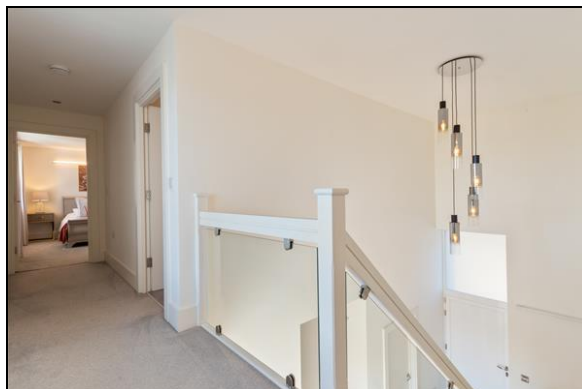
KITCHEN



KITCHEN



UTILITY ROOM



LANDING

## GARAGE

5.31m (17'5") x 4.90m (16'1")

Large showroom garage with tiled floor, power light, useful store room and electric folding door. There is an external side door with private staircase leads over the garage to an extra outdoor room. Currently used as a cinema room but ideally could be flexible as a home office or studio, with double glazed window and overlooking a sedum roof.

## OUTSIDE

Number 12 enjoys a lovely position on this modern development overlooking a small planted green area. The front garden is laid to lawn with a young laurel hedge. The driveway is screened by double timber gates with further personal side gate leading to a sizeable driveway and a large double width attached garage.

## GARDENS

The gardens are professionally landscaped with a patio spanning the rear of the house whilst lawned gardens are carefully laid around seating areas and raised sleeper beds with pergola adding extra vision and impact.

Forming part of the garden is the fabulous Garden Studio room designed by Berryoak of Lincoln with a bespoke Siberian larch, weather proof exterior featuring a light oak composite decking. Inside a modern and stylish room designed to a very high specification with laminate oak floor, built in bespoke furniture, a useful fridge, display cabinet with bar and lighting, fitted with electric sunblinds and bi-fold doors. A useful outdoor room with air conditioning and built-in ceiling speaker perfect for additional overnight guests featuring a shower room with walk in shower. The outside garden studio also includes an outside utility/storage room with a secret hidden door which is plumbed for the use of a washing machine. One amazing architect designed property occupying possibly one of the largest plots along this development with far reaching views over a conservation wildlife garden and fields in the distance.

## GENERAL INFORMATION

Mains gas, water electricity and drainage are connected and broadband speeds are available and can be assessed via the Ofcoms checker website. Further featuring a connected virgin cable. Central heating comprises underfloor heating on the ground floor, individual electronic thermostats and radiators detailed above on the first floor connected to the ideal logic heat H24 boiler situated in the Utility Room. The property has the benefit of uPVC framed double glazing with fitted plantation shutter blinds. Falls within the jurisdiction of the North East Lincolnshire and is Council Tax Band F. The tenure is freehold - subject to solicitors verification. Viewings strictly by appointment through the Agents in Grimsby 311000, a video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

## LOCATION

The Beeches is situated at the far end of Par 3 on the fringe of this fabulous development lying just off Scouts Lane and Humberston Avenue. The Village of New Waltham is within reasonable walking distance.



BEDROOM ONE



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM FOUR





BATHROOM



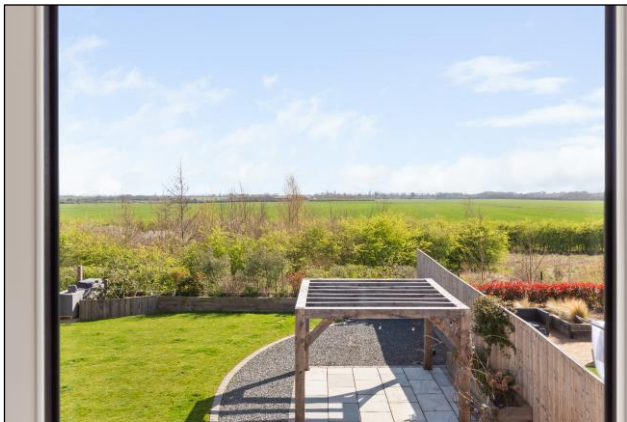
OUTSIDE



OUTSIDE



GARDEN STUDIO



CONSERVATION AREA VIEWS



GARDEN STUDIO

**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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