



BY DESIGN

*The Gables*

Five Acres Crescent, Skegness, Lincolnshire, PE25 1FT

# An impressive, energy efficient bespoke home has been designed with intricacy

Located within this sought-after, exclusive development of five executive homes, this impressive, energy-efficient bespoke home has been designed with intricacy, offering approximately 5,000 sq. ft in total. It reveals a family home infused with modern design and magnificent economical and contemporary features. Externally, the property enjoys private south-facing gardens (nearing 0.5 acres), a spacious slate sun terrace, extensive parking, and an oversized double garage.











# Accommodation

On entering this superb home, you are greeted by a spacious galleried hallway flooded with natural light. The hallway features a double built-in coat and shoe cupboard with a hanging rail and shelving, as well as a quality cloakroom/wc which includes a free-standing Roca hand basin and tap. The open-plan, quality family kitchen is a notable feature, ideal for anyone who loves entertaining. It is equipped with a range of integrated appliances, including a Meile induction hob with an integrated extractor and two wine fridges, complemented by Calcutta Quartz work surfaces. The kitchen is further enhanced by a central Calcutta Quartz Island with stools. Adjacent to the kitchen is the vaulted family sitting and dining area with bi-folding doors, a space flooded with natural light that seamlessly connects to the outside terrace, ideal for socialising.

The lounge is an impressive, vaulted room with an exposed brick Inglenook fireplace featuring a bespoke oak beam, a Chesney wood-burning stove inset, and oversized French doors providing access to the well-appointed sun terrace. The sitting room, enjoys a Contura wood burning stove on a slate hearth, natural stone feature wall, oversized French doors access the south-facing sun terrace, mood lighting and surround sound. Complementing the ground floor is a spacious home office, providing ample space for multiple users and a well-appointed utility room with fitted appliances and quality fitted units.

The first-floor galleried landing is accessed via a contemporary oak and glass staircase. Through the doors, you'll find the following rooms: The luxurious vaulted principal suite, notable for its full-height glazed apex and dressing room equipped with fitted wardrobes boasting a generous mix of hanging rails, shelving, and drawers, along with a luxurious en suite shower room. Bedroom two is a wonderful, vaulted suite with a walk-through dressing room and a quality en suite shower room. Bedroom three enjoys an en suite shower room, while two further bedrooms enjoy the well-appointed family bathroom, featuring an oversized freestanding stone bathtub that centres the room.

The Gables is accessed by communal electric gates into the development and features an extensive granite-chipped driveway on the north and east sides, providing ample parking space for multiple cars. Stunning up-and-down exterior lights surround the entire property. A slate path and a feature step lead up to the front door. The south-facing garden and sun terrace are enclosed by fencing, ensuring complete privacy. Additionally, there is a large granite-chipped wood storage area, located to the rear of the garage and utility room, fully enclosed by fencing and a gate.

The spacious, raised slate sun terrace is truly breathtaking, spanning the entire width of the rear of the house. It is the perfect spot to relax and enjoy the south-facing gardens during lovely spring and summer days and nights. The terrace offers ample space for outdoor living and dining, seamlessly flowing from the kitchen, family sitting/dining room, and both lounges. All three rooms open onto the large sun terrace, making it an ideal space for hosting family gatherings and entertaining guests. The terrace leads to a vast lawn area, perfect for playing cricket or football, with enough space to accommodate an outdoor swimming pool in the future.

The integrated, oversized double garage features an electric double roller shutter door. With numerous power points, full insulation, plastered walls, and underfloor heating, this garage can be used year-round. The plant room within the garage contains the Vaillant system air source heat pump controls, a Joule Hot Water Cylinder, and a water softener.













# Other Information, Location and Services

With high specifications throughout, this energy-efficient home comes with economical features such as air source underfloor heating on the ground and first floors, solar panels, and mechanical heat recovery ventilation (MHRV). Solar reflective eco windows are installed on the south aspect, while the remaining windows are triple glazed. Other notable features include a standalone fingerprint recognition entry system, bespoke resin flooring, smart lighting, and electric blinds.

It should also be noted that planning permission has been granted for a further double garage with a vaulted ceiling to be built on the side of the house. This addition includes a garden room with a wet room and an outdoor kitchen area with a built-in brick 'open' chimney for outdoor heating and cooking.

The Gables is located a short distance away from the east coast resort of Skegness and Gibraltar Point, which enjoys an unspoilt coastline and landscape with impressive views and an abundance of diverse wildlife. Seacroft Golf Club is known as a hidden gem among the top courses of Great Britain and Ireland. It is a traditional links course tucked away on the Lincolnshire coast. The historic market towns of Spilsby, Louth, Alford and Horncastle are all within easy reach. Miles of sandy beaches stretch along the Lincolnshire coast.

Located just over an hour away, the city of Lincoln radiates historical charm and vibrancy, characterised by its magnificent cathedral and castle towering high on the hill. The area is dotted with quaint shops, galleries, and museums, including the renowned Bailgate shopping district. Lincoln proudly hosts two universities and provides all the amenities one would anticipate in a major city. For those seeking access to destinations beyond and convenient commuting to London, frequent fast trains run from Lincoln to London King's Cross, taking approximately 2 hours.

There are an abundance of excellent schools in the district including Skegness Grammar School, King Edward VI Academy in Spilsby, Queen Elizabeth's Grammar School in Alford and The Queen Elizabeth's Grammar School in Horncastle.

Services: Mains electricity, water, and drainage; air source heating (underfloor heating downstairs and upstairs)

Local Authority: East Lindsey District Council

Tenure: Freehold | Council Tax Band: G | EPC Rating: B | Sat Nav: PE25 1FT











# THE GABLES SKEGNESS

GROUND FLOOR = 197.6 SQM/ 2126.7 SQ FT

FIRST FLOOR = 171.7 SQ M/ 1848.3 SQ FT

SECOND FLOOR = 53.5 SQ M/ 576.3 SQ FT

GARAGES = 44.2 SQ M/ 476.2 SQ FT

TOTAL = 467.0 SQ M/ 5027.5 SQ FT





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National audience

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