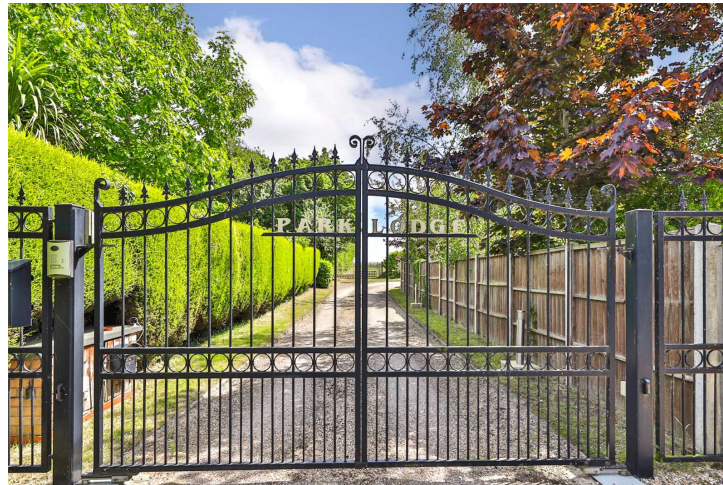




**Wold Road, Barrow-upon-Humber, Lincolnshire, DN19 7BT**

**FINE & COUNTRY**

## DISCREETLY TUCKED AWAY DOWN A LONG DRIVE STANDING IN APPROXIMATELY 2 ACRES



A delightful village setting bordering open countryside approached via a long drive with electric gates, this substantial individual property provides an outstanding lifestyle and generous accommodation extending to over 3100 sq ft. With four double bedrooms, three bathrooms, a most impressive entrance, large open plan dining/kitchen, three receptions and conservatory with multiple parking, double garage and a well enclosed paddock. Whether you are looking for space around you or somewhere to keep your horse at home, this property comes highly recommended.

**Location:**

The village of Barrow upon Humber boasts several historic buildings within its Conservation Area together with the picturesque Holy Trinity Church and is located approximately three miles east of Barton on Humber close to the south bank of the Humber. The A15 is located approximately 4 miles distant providing access to the north via the Humber Bridge to East Yorkshire and the City of Hull and to the south via the A18/M180 to Grimsby, Scunthorpe and the national motorway network. Humberside airport is approximately 9 miles away.

**Accommodation:**

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

**Reception Hall:**

Irregular shape. There is a fine staircase, large understairs storage cupboard and a feature limestone fireplace with gas fire.

**Cloakroom/W.C.:**

Having been re-fitted to include vanity wash hand basin and low level w.c.

**Lounge:**

With walk-in bay window. An impressive marble fireplace with electric fire.

**Sitting Room/Study:**

With double French doors and shutters.



## Dining Room

### Conservatory:

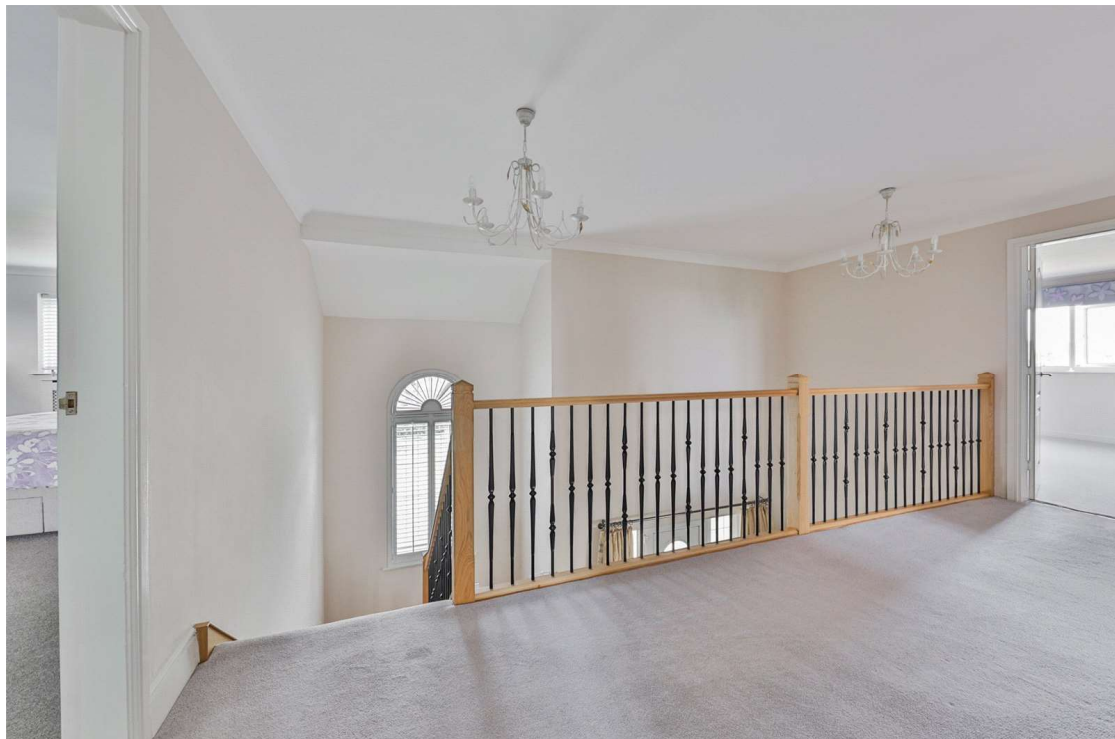
With a delightful aspect over the gardens and double French doors to the patio.

### Open Plan Dining Kitchen:

The kitchen area has been re-fitted to include a stylish range of high gloss finish floor and wall cabinets with complementing silestone worktops and centre island unit. Integrated appliances include oven, five ring induction hob, combination microwave with warming drawer, American style refrigerator, coffee machine, wine refrigerator and dishwasher. Single drainer sink unit and many additional useful features.

### Utility Room:

Includes a range of fitted cabinets, single drainer sink unit and plumbing for automatic washing machine and space for tumble-dryer.



## First Floor

### Landing:

With built-in airing cupboard housing the insulated hot water cylinder plus additional storage cupboard.

### Master Bedroom:

L-shaped. Includes ...

### Walk-in Dressing Room:

With fitted wardrobes.

**En-suite Bathroom:**

Includes a six piece suite comprising panelled bath, twin vanity wash hand basins, independent shower cubicle, low level w.c. and bidet with half complementing tiling and heated towel rails.

**Bedroom 2****En-suite Shower Room:**

Fully tiled complementing a three piece suite comprising shower cubicle, vanity wash hand basin and low level w.c. plus heated towel rail.

**Bedroom 3:**

With fitted wardrobes.

**Bedroom 4****Family Bathroom:**

Includes a four piece suite comprising freestanding bath, independent shower cubicle, pedestal wash hand basin and low level w.c. with half complementing tiling and heated towel rail.

**Outside:**

The property is discreetly situated at the end of a long driveway approached by double electric wrought iron gates with visual intercom system. The driveway extends to the side and front of the property providing multiple parking and turning space and includes a substantial double garage.

The whole plot enjoys considerable privacy.

The front garden includes a small orchard and a side garden has a kitchen garden. To the rear is a spacious patio area and raised lawn enjoying a south facing aspect over the paddock beyond. The paddock is approached via a five bar style farm gate plus additional pedestrian gate having been well enclosed and dog proofed.

**Services:**

Mains gas, water, electricity and drainage are connected to the property.

**Central Heating:**

The property has the benefit of a gas fired central heating system to panelled radiators.

**Double Glazing:**

The property has the benefit of UPVC double glazed windows.

**Council Tax:**

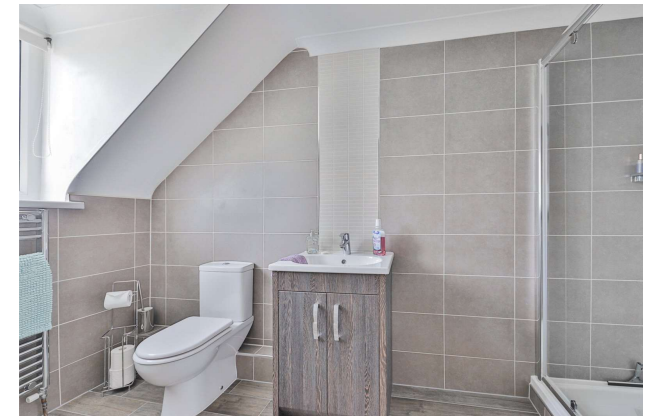
Council Tax is payable to the North Lincolnshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.\*

**Tenure:**

The tenure of the property is Freehold.

**Fixtures & Fittings:**

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



**Disclaimer:**

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

**Viewings:**

Strictly by appointment with the sole agents.

**Mortgages:**

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

**Valuation/Market Appraisal:**

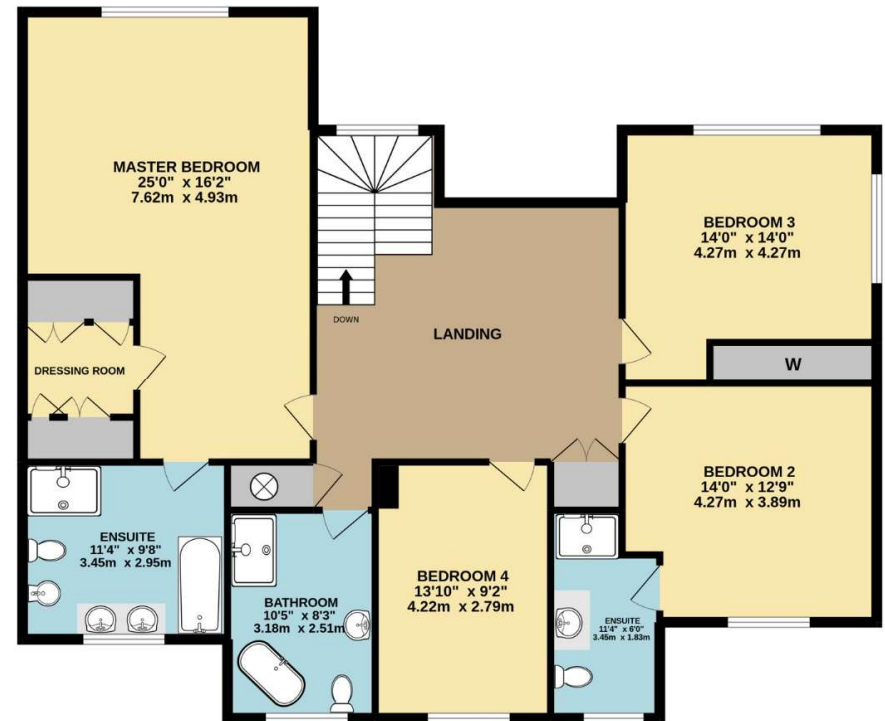
Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



GROUND FLOOR  
1649 sq.ft. (153.2 sq.m.) approx.



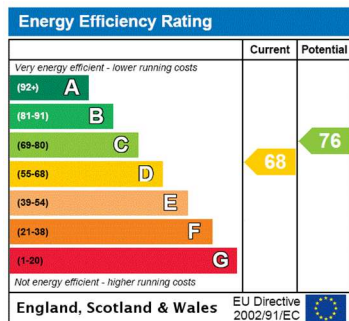
1ST FLOOR  
1481 sq.ft. (137.6 sq.m.) approx.



TOTAL FLOOR AREA : 3130 sq.ft. (290.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2022



8 Kingston Road, Willerby, Hull, HU10 6AD

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

Each Fine & Country office is independently owned and operated under license.

Beercok for themselves and for the vendors or lessors of this property whose agent they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Beercok has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

