



26 Front Street, Elsham, Brigg, North Lincolnshire, DN20 0LD

FINE & COUNTRY

AN EXCITING REFURBISHMENT OPPORTUNITY ON THIS HISTORIC PROPERTY DATING BACK OVER 300 YEARS HAVING BEEN IN THE SAME FAMILY FOR 200 YEARS



Sitting on an elevated plot on a hillside over half an acre and enjoying considerable privacy, this substantial period farmhouse provides accommodation extending to over 3300 sq ft with enormous potential. More land can be available but subject to separate negotiation. This very realistic price provides the opportunity to stamp your own style on this blank canvas and create a truly enviable lifestyle in this idyllic setting.

Location

Elsham is a highly regarded picturesque village within easy access of the towns of Brigg, Barton-Upon-Humber, Scunthorpe and Grimsby and the Humber Bridge lies approximately eight miles in distance giving access to East Yorkshire and the City of Hull. Humberside Airport at Kirmington is within ten minutes driving distance. Close to the village is a well-regarded eighteen hole golf course and the renowned picturesque Elsham Country Park.

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.

L-shaped Entrance Hall

With original staircase.

Drawing Room

With dual aspect. Being an Edwardian extension, enjoying a delightful outlook over the gardens and feature fireplace.

Living Room

With rustic brick fireplace.

Dining Room

With large walk-in butlers pantry.





Family Room
With connecting door to the ...

Utility Room

Integral Garage

Open Plan Breakfast Kitchen
The kitchen area has a comprehensive range of floor and wall cabinets with complementing worktops, single drainer sink unit, built-in double oven and hob and plumbing for dishwasher.

Rear Entrance Lobby
Giving access to the ...

Downstairs W.C.
With wash hand basin and cloaks cupboard.

First Floor

Landing

Bedroom 1
With dual aspect and elevated views. Period fireplace.

Bedroom 2

Bedroom 3



Bedroom 4

Bedroom 5

Bathroom

Including panelled bath, shower cubicle and pedestal wash hand basin plus walk-in airing cupboard.

Separate W.C.

First Floor Conservatory

Enjoying a delightful south facing aspect over the gardens.

Outside

The property stands particularly well and is set back from the road behind a mature yew hedge providing considerable privacy. A private driveway with turning area provides off-street parking leading to the integral garage. The gardens extend to the side of the property flanked by mature trees. The rear garden enjoys a south facing aspect with a steep embankment making this a completely private and tranquil setting. The vendors are willing to provide further land adjoining the property if

desired but subject to separate negotiation.

Central Heating

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

Tenure

The tenure of the property is freehold.

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 F.*

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

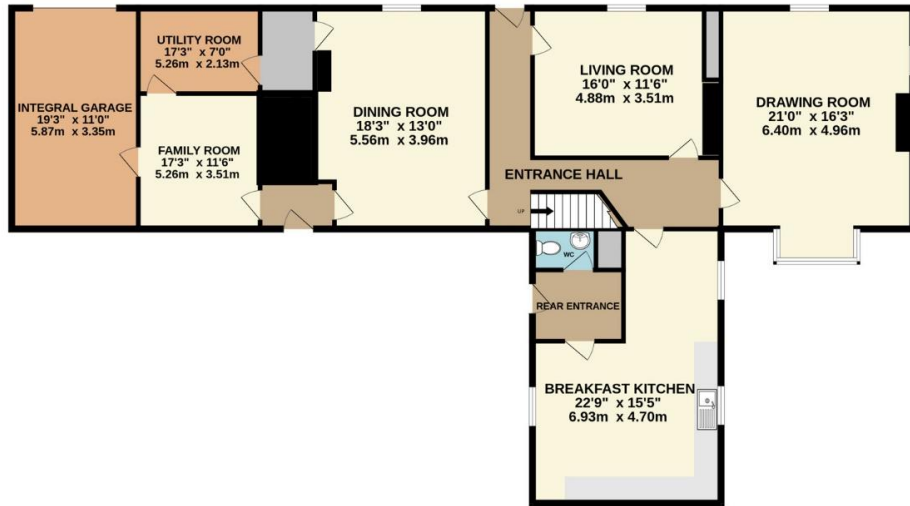
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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
1773 sq.ft. (164.8 sq.m.) approx.



1ST FLOOR
1568 sq.ft. (145.6 sq.m.) approx.



TOTAL FLOOR AREA : 3341 sq.ft. (310.4 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.
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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

