

M A S O N S

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SILVER BIRCH COTTAGE,  
KEELBY DN41 8NB

## Manor House, Stone Pit Lane Keelby, Grimsby DN41 8NB

Formerly a pair of farm cottages, this detached 4-bedroom house stands in gardens around one third of an acre and has 2 acres of agricultural land to the rear (STS) with potential for equestrian, horticultural, hobby farm or other uses (STP). Additional land is available to purchase by separate negotiation and the neighbouring house (with land edged blue in the main image) is also for sale through this agency. The property stands in a rural setting with far-reaching views. For sale with **NO CHAIN**



### Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

### Ground Floor

#### Main Entrance

At the front of the property where a white uPVC part-glazed (double-glazed) front door with decorative pane opens into the:

#### Entrance Hall

A light and airy hallway with staircase having white painted, pillared balustrade leading to the first floor. Smoke alarm, coved ceiling, oak style laminate floor





covering and inner part-glazed door with decorative multi-panes to the:

### Lounge

With cast iron fireplace having open grate and slate hearth, arched alcove to the side with a base cupboard under, moulded dado rail and double radiator. Coved ceiling, carbon monoxide alarm and double-glazed window presenting open views to the front of the property. Inner door complementing the one from the hallway to the:

### Kitchen

An excellent size with a very extensive range of built-in units having birch style facings with metal handles, to include base cupboards and drawers, roll-edge work surfaces with ceramic-tiled splashbacks and



textured upstands, projecting breakfast bar and a range of matching wall cupboard units. Tall cupboard, stainless steel twin bowl sink unit with lever mixer tap and space adjacent with plumbing for dishwasher. Housing for an oven with LPG hob above, together with cooker hood over. Coved ceiling, strip light and ceramic-tiled floor. Three rear double-glazed windows, uPVC stable-type part-glazed (double-glazed) door to outside and inner four-panel white door to the:



### Utility Room/Boiler Room

With a Worcester Heatslave 15/19 oil-fired central heating boiler and space at the side with plumbing and waste for a washing machine. Ample space for a dryer, double wall cupboard unit and double-glazed window to the side and rear elevations. Inner door to the:



### WC

With a white low-level WC having a concealed cistern and double-glazed window on the side elevation. Ceramic-tiled floor.

### Dining Room

Of similar proportions to the lounge, with a recessed fireplace having a black ceramic-tiled hearth and cast-iron stove. Arched alcove to the side with a base cupboard under. Radiator and window on the front elevation presenting views towards the open fields. Coved ceiling and white four-panel door to the:



### Study

Radiator, coved ceiling and window to the side and rear elevation.



### Inner Hallway



With a second staircase having pillared balustrade to the first floor, radiator and side double-glazed window, together with an opening into a:

#### **Study**

With further double-glazed window to the side and rear elevations and radiator. Connecting door from the study to the kitchen. The inner hall and study have an oak style laminated floor covering.

#### **First Floor**

With potential to re-arrange the rooms as a purchaser may wish, the layout is presently as follows:

From the entrance hall, the staircase leads up to the:

#### **Landing**

With oak style laminate flooring and double-glazed window on the side elevation. Trap access to the side wing roof void. Four-panel door to the:

#### **Bathroom**

A very good size with a white suite comprising a shaped corner bath with curved side panelling and ceramic-tiled surround, together with shower fittings to the mixer tap, shower handset and drench head; folding glazed shower screen at the side. White low-level, dual-flush WC and shell-shaped pedestal wash hand basin with mixer tap. White painted dado panelling, radiator, part ceramic-tiled



walls and part-sloping ceiling with miniature LED downlighters inset. Double-glazed window to the side elevation and tile-effect laminated floor covering.

**Master Bedroom Suite** or two interconnected Bedrooms, comprising:

**Bedroom 1 (front)**

A double bedroom with a small cast-iron fireplace and double doors to a recessed cupboard over the staircase. Part-sloping ceiling, radiator and window presenting open rural views. Shaped archway to the interconnected:



**Dressing Room/Occasional Bedroom 5**

Of good size at the rear with cast iron fireplace, oak laminated floor covering, radiator and window to the rear elevation presenting panoramic field views. Connecting four-panel door to:



### **Bedroom 3 (rear)**

A double bedroom with a small cast-iron fireplace, radiator and double-glazed window presenting views as from the dressing room/bedroom before. Four-panel door from the:

### **Side Landing**

which has a window to the side elevation and further doors off to bedrooms 2 and 4.

### **Bedroom 2 (front)**

A spacious double bedroom with a cast iron fireplace, radiator and front window presenting open views. Double doors to a recessed cupboard over the staircase.

### **Bedroom 4 (rear)**

A small double or good size single bedroom with side window overlooking the fields. Radiator and part-sloping ceiling.

### **Outside**

To the rear of the house there is a **Long Outbuilding** which was formerly a pair of stores and is now mainly open internally with the exception of a storage area at one side. The building is brick built with a concrete tiled roof and has two sealed doors and a main entrance door with two windows facing the rear wall of the house.

There is a modern oil storage tank to one side of the outbuilding, slab-paved patio area and side pathway with screen fence and gate.

The main garden is positioned at the side of the house, laid to lawn with a high hedgerow to the lane, some trees and an open country outlook. There are two metal-framed greenhouses. Parking area off the road to the opposite side of the house.

As described above, approximately 2 acres of agricultural land to the rear of the garden will be included in the sale.





**NB** Please refer to the main aerial image with red and blue outlines. The red-lined area shows the approximate intended boundaries of the garden and additional agricultural land beyond, though as previously mentioned, there is scope to acquire additional land if required, by separate negotiation. The blue-outlined area indicates the land and garden being offered for sale with Manor House adjacent (also for sale through our agency).

The new dividing garden boundary to Manor House will be fenced and maintained by the purchaser of that property following completion. The dividing boundary to the south-west of the additional land at the rear will also be the responsibility of the purchaser for Manor House and the contract will require a stock-proof fence to be erected following completion.

The new boundaries to the north-east and north-west of the additional land to be included with Silver Birch Cottage will be the responsibility of the purchaser following completion and the sale contract will specify a stock-proof fence to be erected within 3 months of completion.

### Directions

From Louth take the A16 north and after passing through Utterby take the next left turn signposted to the A18. Follow the road and just before entering Ludborough village turn left along the A18. Follow the road for several miles across the Wolds keeping ahead at the mini roundabouts and then at the





Laceby roundabout take the second exit, keeping along the A18. After the dual carriageway turn left on the A1173 towards Caistor. After around 1.4 miles take the lane on the right just before the 2 pairs of cottages and then continue, again for just under 1.4 miles. Turn right and continue until the property is found on the left.

## Location

The property is located in open, elevated countryside and with the exception of the neighbouring house (also for sale through this agency) and the Harvest Pet Products unit, about 135m away, there are no nearby properties and some far-reaching rural views.

Keelby village is about 2.5 miles away and is 6 miles west of Grimsby and just 4 miles from the Humberside Airport. There are two village pubs – the Kings Head and the Nags Head, St. Bartholomew's Church, the Healing and Keelby Methodist Church, food stores, post office, fish and chip shop and a multi-purpose sports field on the village outskirts. The village has a primary school and falls into the catchment area for the highly regarded Caistor Grammar School.

## Viewing

Strictly by prior appointment through the selling agent.

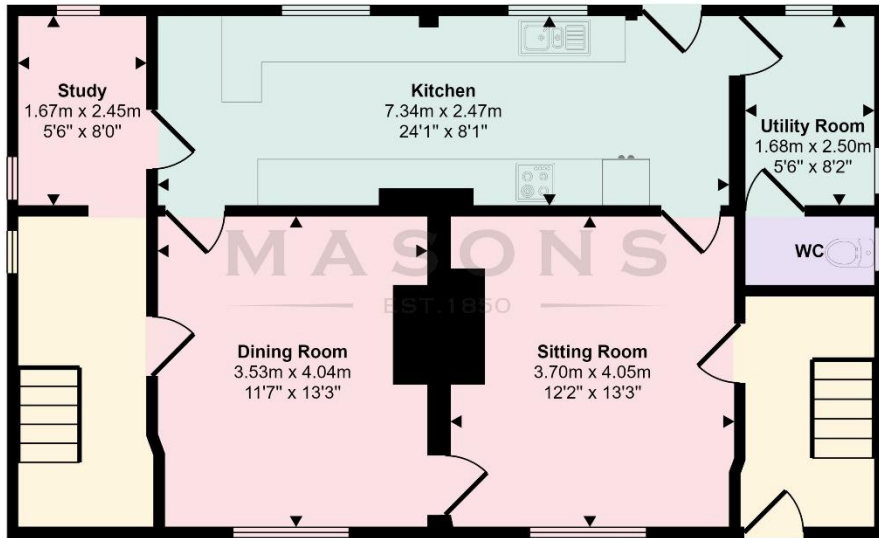
## General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings,

carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Red/blue line aerial images show approximate intended boundaries and should be checked against the contract plan at sale stage. We are advised that the property is connected to mains electricity and water whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C .

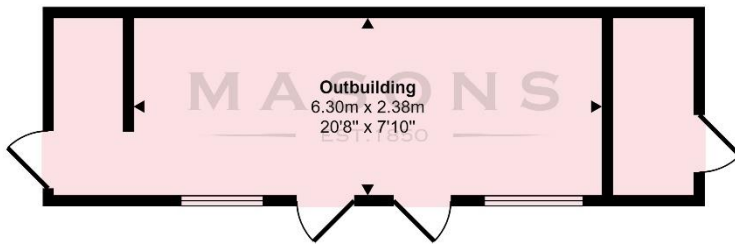


# Floor Plans and EPC Graph. NB A PDF copy of the full EPC can be emailed on request.

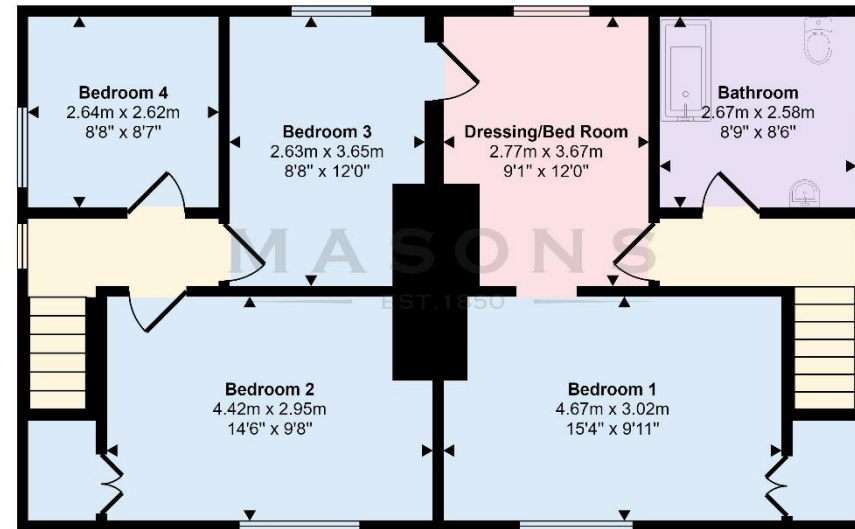
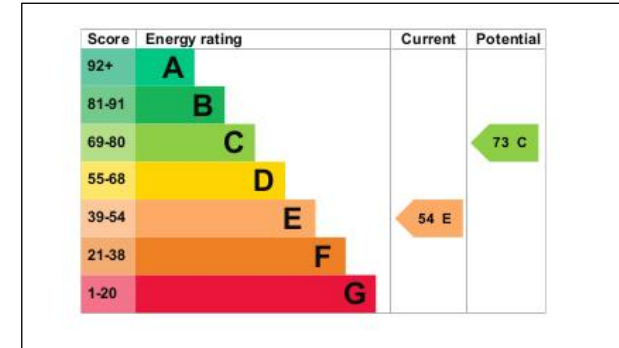


Ground Floor  
Approx 75 sq m / 804 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Outbuilding  
Approx 21 sq m / 227 sq ft



First Floor  
Approx 76 sq m / 820 sq ft

