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**FINE & COUNTRY**

**BARDNEY HALL**  
Whitecross Street | Barton upon Humber | North Lincolnshire | DN18 5DF



# Bardney

BARDNEY HALL

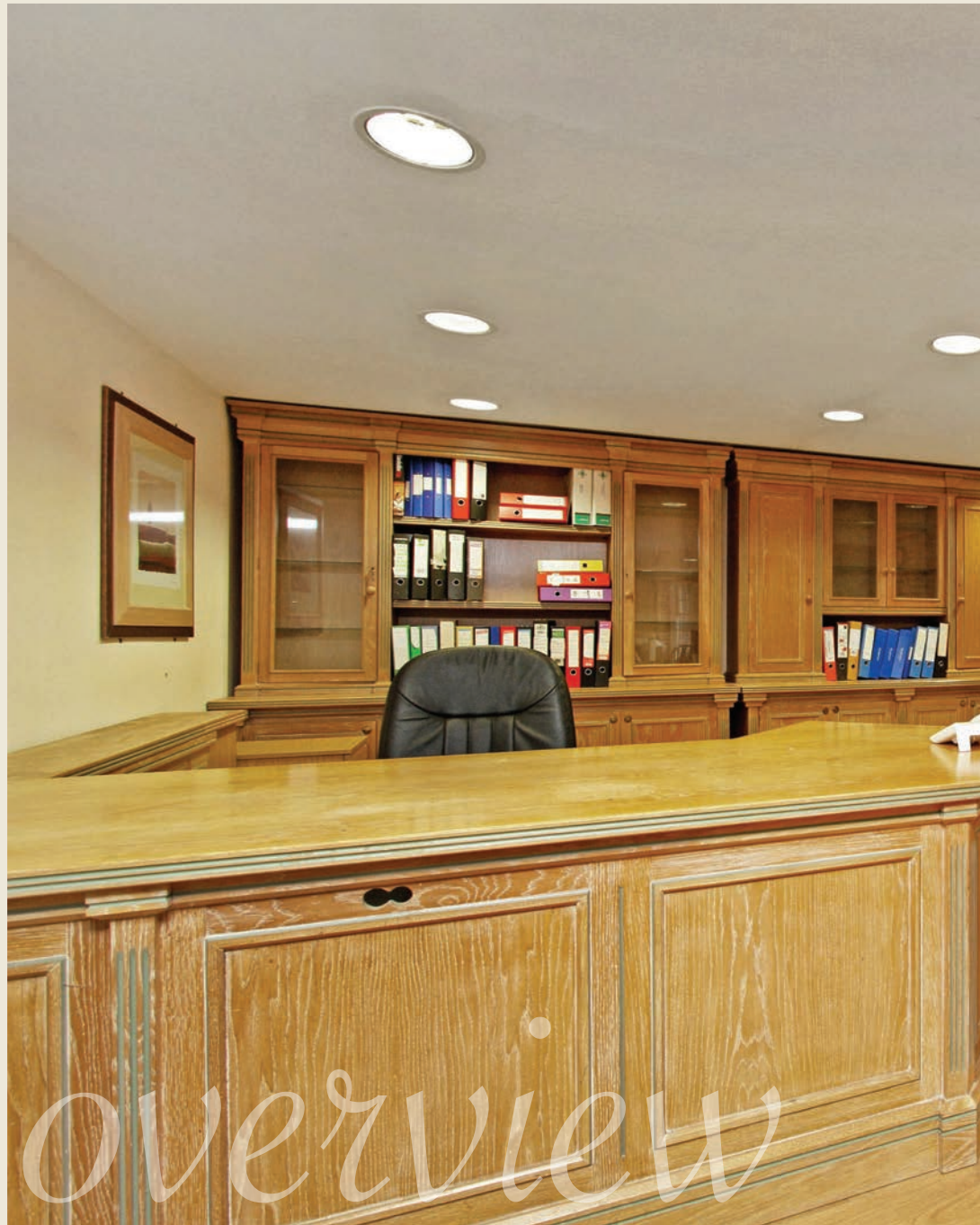
*Bardney Hall retains its status as a statement home. It is an important residence intrinsic to the history of Barton, a dignified, sophisticated dwelling of evident charm and elegance.*



# Hall







# Overview



Bardney Hall is an important Grade II Listed four bedroom Queen Anne residence with an additional one bedroom annex set in superbly landscaped grounds within the conservation area of Barton upon Humber.

The hall is mentioned in Pevsners guides and its rubbed brick façade with contrasting coign work speaks of solid achievement reflective of the towns heyday. It occupies the site of Bardney Abbey Rectory, from which it derives its name, and was built as a private residence by William Gildas. Formerly used as a Rosminian Sisters church school, the adjoining St Augustine church stands within its former grounds, the hall has been and remains an important property within the fabric of the town.

The clarity of design and subtle taste for classicism of the English Baroque is manifested in the decorative door casings, Romanesque pillars in the stunning, panelled drawing room and in the superbly delicate plaster tracery work of the sitting room marble fireplace – a truly elegant domestic dwelling.

There are remnants of the opulent grandeur of bygone days in the magnificent formal dining room with its high Adams inspired fireplace and deep shuttered windows, one of which is a concealed door. Yet there is also a modest charm, Bardney Hall faces away from the town and presumably originally overlooked open paddocks as befitted its former manor house status.

The refined simplicity and balance of the principal eastern façade with its pedimented entrance and twelve paned sash windows both impresses and welcomes whilst the flagged entrance hall with its return staircase and fireplace looking through to the breakfast room reveals little of the splendour beyond.





The grandeur of the 21' twin aspect drawing room is a statement of status with its full height painted panels, Romanesque pillars and twin doors which open to the eastern sitting room with its outstanding fireplace to form an unsurpassed entertaining suite. There is a timeless elegance to the 29' dining room with polished timber flooring, Adam style fireplace and deep sash windows which fill the room with afternoon sun. The practicalities of modern living are well catered for in the contemporary styled kitchen with its island unit and integrated appliances and the breakfast room with brick inglenook and limestone flagged floor is a more intimate space in which to relax.

The ground floor is completed by a 38'5 office/games room with kitchen area which is an excellent home work space.

The main galleried landing serves two double bedrooms and an inner landing opens to the master suite which has been refurbished to include a generous bedroom with both en suite bathroom and steam room off. A further double bedroom completes this floor.

The self contained annex with sitting room, dining kitchen, double bedroom and bathroom can be accessed by an independent staircase or through bedroom four.

In addition to the extensive cellarage there are an additional attic rooms which could become further accommodation if required.

Bardney Hall occupies an elevated position set beyond walled lawns with inset mature trees. The principal, eastern grounds are accessed over a sweeping gravelled driveway and have been superbly landscaped with box edge lawns divided by avenues of trees – elegant simplicity mirroring the hall. The octagonal brick folly affords a stylish advantage point and the par-terre and barbecue area allow for outdoor entertaining.

#### ACCOMMODATION

Pedimented entrance with original panelled door with cast iron bracket hinges and furniture to:

#### RECEPTION HALL

Stone flagged flooring and hatch to the cellar, return balustraded staircase to the first floor and through fireplace to the breakfast room.

#### DRAWING ROOM 21'5 x 17'10

A stunningly opulent dual aspect formal reception room with distinctive full height painted panelling with inset decorative mouldings, two free standing Romanesque pillars with Corinthian capitals and two matching columns to the walls, chamfered and shuttered window reveals, timber flooring, three radiators, distinctive columned fireplace with cast iron inset and recess shelving to one hand and twin doors to:



*step inside*





#### **SITTING ROOM/STUDY 18' x 16'**

With views to the eastern and southern gardens and dominated by a stunning grey marble fireplace with delicate tracery plasterwork, recessed deep storage cupboard, wainscot panelling to dado height, corning and window seat.

An inner hallway leads from the reception hall with radiator, corning and door with fan light to the side aspect.

#### **DINING ROOM 28'6 x 15'10**

An outstanding reception room suited to formal celebrations with sash windows to the west and the north, concealed door, polished timber flooring, three radiators and large Adam style fire surround with floral plaques, marble hearth and inset cast iron hearth.

#### **BREAKFAST ROOM 16'1 x 13'7**

A more intimate relaxing space with views to the rear grounds with distinctive timber edged brick built inglenook fireplace with free standing cast iron stove, limestone flagged floor, two radiators, corning, central beam, sash windows with window seats and step up to:

#### **KITCHEN 22' x 16'**

Being extensively appointed with a range of contemporary style beech effect units with complementary solid granite work tops and including a L-shaped central island unit with twin Belfast ceramic style sink, integrated dishwasher and cupboards. There are a further range of integrated appliances including two independent stainless steel ovens, American style refrigerator, microwave and coffee machine. In addition to the second access to the cellar there is a rear six panelled entrance door with cast iron furniture and fan light over, two shuttered sash windows, tiled flooring, inset ceiling spotlights and archway to:

#### **REAR VESTIBULE**

#### **CLOAKROOM**

Low level WC and wall mounted wash hand basin.

#### **BOILER ROOM 11'11 x 8'4**

Single drainer sink unit, recessed cupboard, three independent gas fired central boilers for the zoned central heating system, water softener.

An L-shaped passage connects to:

#### **OFFICE/GAMES ROOM 38'5 x 16'4**

An ideal independent work space with six Georgian style sash windows overlooking the garden, timber flooring, inset ceiling lights, rear entrance door and kitchen area with fitted units and sink.



# vendor's



*From light breakfasts to grand wedding feasts Bardney Hall caters for them all.*



# insight



*There is a remarkable intimacy despite its grandeur.*







*Modern day living encapsulated.*







*Contemporary style fused with timeless elegance.*







**FIRST FLOOR PRINCIPAL GALLERIED LANDING**  
15'11 x 13'9

Two shuttered sash windows with seats to the eastern aspect, coving.

**INNER LANDING**

With radiator.

**MASTER SUITE**

To include:

**BEDROOM 19'0 x 16'4**

A beautifully lit western facing room with sash windows, coving, two radiators, decorative fireplace with inset electric fire, TV aerial point and twin panelled doors to:

**BATHROOM 16'4 x 9'3**

An indulgent modern luxury with free standing double Whirlpool bath, twin vanity unit with inset wash hand basins with cupboards under and lit mirror over, WC with concealed cistern, polished marble tiling to full height, access to fully tiled shower/steam room with towel rail.

**BEDROOM TWO 18'2 x 16'7**

Sash windows to the south and west, two radiators, recessed wardrobe and doors to bedroom one and the inner landing.

**BEDROOM THREE 16'4 x 15'9**

Windows to the eastern and southern aspects, two radiators, coving, recessed wardrobe and access to galleried landing.



**BEDROOM FOUR 14'6 x 16'**

Two sash windows overlooking the rear garden, coving, radiator, double wardrobe and door to annex.

**BATHROOM 11'4 x 8'6**

A stylish contemporary bathroom with suite to include panelled bath, vanity wash hand basin with cupboards under, corner shower enclosure, WC with concealed cistern, tiled floor, radiator, spotlights and contrasting tiling to full height in dark marble.

From the inner landing a hatch with ladder allows access to the loft rooms (former servants quarter) which could become further accommodation if required and subject to the necessary permissions.

**SELF-CONTAINED APARTMENT**

A ground floor utility (12'5 x 8'8) with stainless steel sink unit, space and plumbing for washing machine and rear entrance door opens to a staircase which leads to:

**LOUNGE 20'9 x 15'4**

Two sash windows, three radiators and TV aerial point.







#### DINING KITCHEN 23'10 x 8'

Being extensively appointed with a range of pine effect fronted units with complementary work surfacing with built-in double oven and hob, single stainless steel sink unit, two radiators, fitted larder store, part sloping ceiling.

#### BEDROOM 16' x 12'8

Two windows to the western aspect, radiator, wardrobe and recessed storage cupboard.

A corridor with sash window connects to bedroom four and to:

#### ANNEX BATHROOM 10'7 x 9'11

Four piece suite in white including panelled bath, glazed and tiled shower enclosure, vanity unit with inset wash hand basin and storage under, close coupled WC, complementary tiling to half height, radiator and sash window.

#### OUTSIDE

The property is discreetly situated beyond high brick walling and two sets of double wrought iron gates allow access to the curving in and out gravelled driveway which describes a neat lawned area edged with box and Lavender plants. There are inset mature specimen trees to both the front and side lawns and the driveway continues to the side of the property where there is a circular box edged shrub bed and access to the rear reception area. Immediately to the rear of the hall there is a broad flagged terrace which overlooks superbly maintained lawned gardens with box edging and central avenue of trees. There is a newly created side garden with gravelled walkways and inset Holly and Yew trees which leads to the octagonal brick and pitch tile folly (13' x 13' internally) with balustraded flagged steps to twin doors, windows to two aspects, timber floor and electric radiator. There is a substantial double garage with sliding doors and quarry tiled flooring and a gravelled terrace with raised planters including French Lavender and Espalier fruit trees leads to a flagged barbecue area which overlooks an ornamental par terre. The property is completed by a large potting shed and greenhouse.



*Viewing arrangements strictly via the vendors' sole agents*

*Fine & Country on (01652) 237666.*

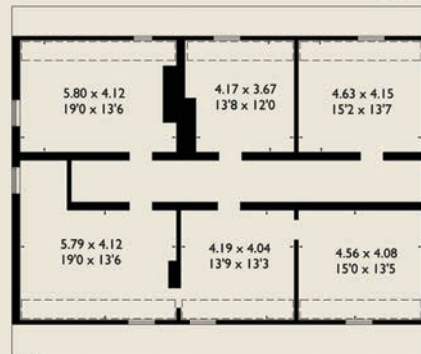


# Bardney Hall, Whitecross Street, Barton-upon-Humber, DN18 5DF

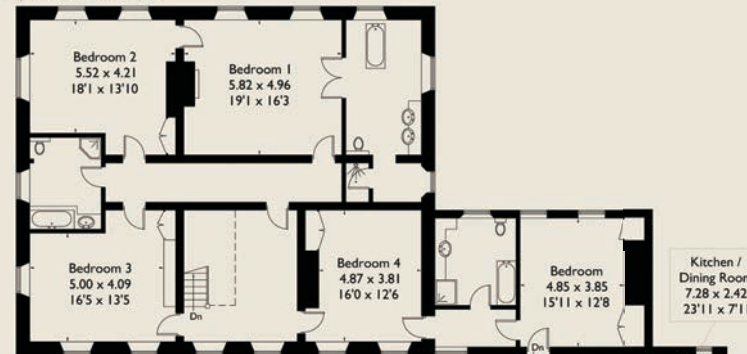
Approximate Gross Internal Area = 738.9 sq m / 7953 sq ft  
 Cellar = 70.6 sq m / 760 sq ft  
 Outbuilding = 11.6 sq m / 125 sq ft  
 Garage = 28.3 sq m / 305 sq ft  
 Total = 849.4 sq m / 9143 sq ft



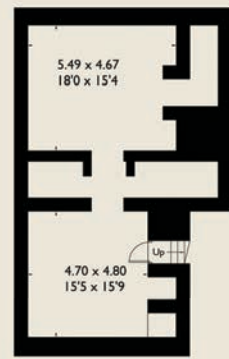
**Floorplanz © 2015**  
 0845 6344080 Ref: 142971  
 This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



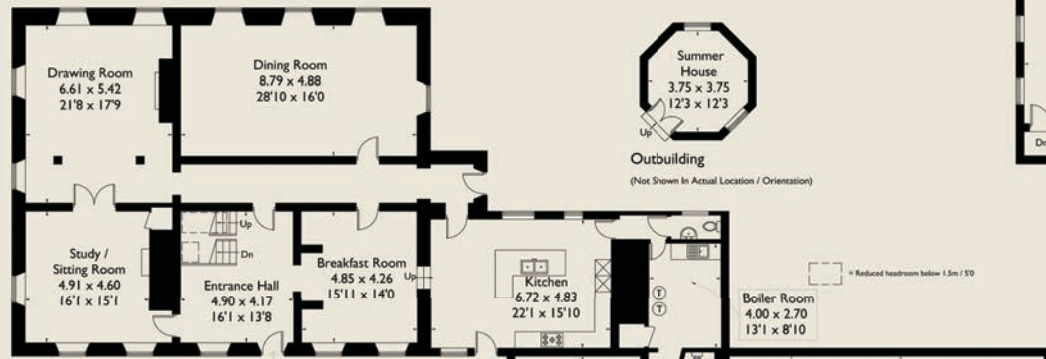
Attic



First Floor



Cellar



Ground Floor



Outbuilding  
 (Not Shown In Actual Location / Orientation)

EPC Exempt

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 20.04.2015

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BARDNEY HALL

*Hall*

*A statement home of refined style that affords space to live.  
Bardney Hall – History brought home.*



