



Threshing Barn, Haldenby Hall  
Garthorpe Road, Luddington, DN17 4QU

**Asking Price Of £265,000**

# Property Features

- Grade 2 Listed Threshing Barn in superb Parkland setting
- Listed Building Consent to convert into a Dwelling
- Very spacious 5 Bedroom, 4 Bathroom Accommodation
- Extensive Grounds including part of walled Garden
- Former 2 Bedroom Coach House also available



## Full Description

### SITUATION

From Goole take the A161 through the Village of Swinefleet into Eastoft. In the centre of Eastoft turn left onto the B1392 sign posted Luddington. On reaching Luddington proceed to the centre of the Village and turn left into High Street. Proceed along High Street around the sharp right hand bend into Garthorpe Road. The track leading to Haldenby Hall will be found on the left handside clearly marked by one of our distinctive For Sale boards.



### HALDENBY HALL

This consists of a 17th Century Grade 2 Listed Hall with 19th Century additions, together with a former Coach House converted into a 2 Bedroom Dwelling and a Grade 2 Listed Threshing Barn, all being situated in a superb Parkland setting in an excellent rural position on the edge of the Village of Luddington which is 10 miles south west of Goole and some 15 miles north west of Scunthorpe and within easy reach of Junction 2 of the M180 Motorway.



### THE BARN

This consists of a large brick and pan tiled Grade 2 Listed Threshing Barn which currently extends over 4 floors together with a corrugated iron single storey Store to the side and has the benefit of extensive grounds to front, side and rear, including part of the existing walled garden and is edged red on the Site Plan.



## PLANNING PERMISSION

The Barn has the benefit of Listed Building Consent to convert the existing Threshing Barn into a Dwelling and erection of a single storey extension to the side being Application No PA/2023/252 granted by North Lincolnshire Council on 20th September 2023.

The Consent gives permission to convert the Barn into a unique 5 Bedroom, 4 Bathroom Dwelling.

## SERVICES

It is recommended that all interested parties should make their own enquiries with the relevant Statutory Authorities as to the points of connection and costs of providing services to the property.

## ACCESS TO THE BARN

This is to be via a Right of Way over the track from Garthorpe Road, which is a Local Highway Authority maintained roadway, and then by way of a further Right of Way over Land belonging to Haldenby Hall.

## FORMER COACH HOUSE

This consists of a 2 Bedroom Dwelling standing in good sized gardens including part of the existing walled garden and is available to purchase along with the Threshing Barn and offered at a Price Guide of £175,000.

## VIEWING

Strictly by Appointment. Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.



#### ADDITIONAL INFORMATION

A copy of the Planning Decision Notice together with associated Plans can be obtained from our Goole Office or by visiting [www.northlincolnshire.gov.uk](http://www.northlincolnshire.gov.uk)

Should you wish to discuss any points please contact Stephen Townend on 01405 762557

