



The Coach House at Haldenby Hall
Garthorpe Road, Luddington, DN17 4QU

Asking Price Of £195,000

Property Features

- Conversion of former Coach House into unique dwelling
- Living Kitchen & 2 Bedrooms
- Bathroom, Dressing Room & Mezzanine Floor
- Extensive grounds including part of walled Garden
- Superb Parkland setting in excellent rural position



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 PROPERTY

This consists of a former Coach House which has been converted into a unique dwelling standing in extensive grounds of approximately 0.28 Acres, and presently comprises:

ACCOMODATION

ENTRANCE HALL

Arched timber door, radiator, downlighters, Delph rack and quarry tiled floor.

CLOAKROOM

White suite comprising low flush WC and hand wash bowl with tiled splash back.



LIVING KITCHEN 16' 3" x 15' 9" (4.95m x 4.8m)

Range of units comprising sink unit, base units with oak worktops, wall cupboards and breakfast bar. Plumbing for auto washer. Cast iron wood burning stove on stone hearth. Vaulted beamed ceiling and radiator. Arched window to front, large picture window to side and French doors leading to the rear garden.



MASTER BEDROOM 14' 6" x 10' 3" (4.42m x 3.12m)

Rustic brick fireplace with cast iron grate. Large picture window to front. Vaulted beamed ceiling and radiator. Ladder leading to:

MEZZANINE FLOOR 16' 6" x 13' 3" (5.03m x 4.04m)

DRESSING ROOM 6' 3" x 6' 0" (1.91m x 1.83m)

Gas central heating boiler.

BATHROOM

White suite comprising panelled in bath pedestal washbasin, low flush WC and shower cubicle. Radiator, downlighters, ceramic tiled walls and ceramic tiled floor.



TO THE OUTSIDE

The property stands in extensive grounds extending to approximately 0.28 Acres in total including lawned areas and part of the existing walled garden at the rear.

There is ample parking facilities within the grounds together with a small range of outhouses.

SERVICES

The Vendor is to provide a new supply of electricity and water to the property together with a new sewerage treatment plant. The LPG Tank will also be repositioned by the Vendor within the boundaries of the property.



COUNCIL TAX

It is understood that the property is in Council Tax Band B, which is payable to the North Lincolnshire County Council.

VIEWING

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.



PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

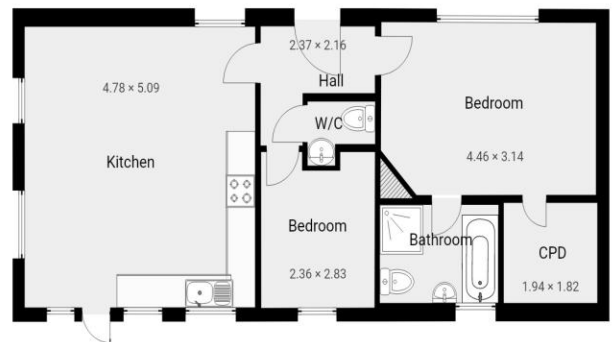
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO₂) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements