



4 Burton Hall Hall Drive, Burton-On-The-Wolds

£299,995 Leasehold

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The building itself is Grade II listed, and dates back to the late eighteenth century, with several aesthetic alterations over the subsequent centuries to form the spectacular entrance present today. The communal entrance hallway is flanked by Georgian-era pillars and is accessed through a majestic oak door. The subject flat is positioned on the first floor of the hall, reached via an impressive period staircase.

The flat itself retains the original high ceilings that provide so much character throughout, including within the large L-shaped hallway. This provides access to the majestic inter-connected living room and kitchen, each space dappled in sunlight by the south-facing traditional sash windows, each measuring over two metres in height and overlooking the pristine gardens, as well as the countryside beyond. The living room features characterful dado rails, as well as a centred chimney breast with fireplace, an excellent focal point for the home's interior design. The kitchen features extensive fitted cabinetry, includes a built-in oven, hob and dishwasher, as well as providing space for a large dining table and a freestanding washing machine.

Further into the home, to the other end of the abovementioned L-shaped hallway, lie the two magnificent bedrooms. Each capable of housing king-size beds with ease, along with additional furniture, the bedrooms offer extensive space without compromise. The master suite also benefits from built-in storage, as well as a fabulous en-suite shower room with pristine tiling and immaculate fittings. The apartment is completed by the main bathroom, which is again presented in fantastic condition, this time featuring a full-length bath with shower above, as well as a sink and W.C.

Externally, Burton Hall benefits from a luxurious managed communal garden, which also features a shed for each apartment. The property benefits from two allocated parking spaces, whilst each flat has a dedicated cellar, ideal for additional storage.

Burton Hall is sited in an excellent location at the very edge of the village, with views to the countryside beyond. Amenities are still readily available, with Burton-on-the-Wolds primary school just a few minutes walk away, a handy petrol station, pub and a convenience store.

Burton-on-the-Wolds dates back over a thousand years, and today stands as a village rich in character, with ready amenities, two Sunday football teams and more!

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Moss Solicitors, Idyll Mortgages and/or Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Hallway

Living Room

12' 8" x 16' 0" (3.85m x 4.88m)

12' 7" x 16' 0"

Kitchen/Dining Room

12' 8" x 13' 6" (3.85m x 4.12m)

12' 7" x 13' 6"

Master Bedroom

21' 4" x 14' 2" (6.51m x 4.33m)

21' 4" x 14' 2"

Master Bedroom En-Suite

7' 10" x 3' 10" (2.40m x 1.18m)

7' 10" x 3' 10"

Bedroom Two

15' 6" x 15' 1" (4.73m x 4.61m)

15' 6" x 15' 1"

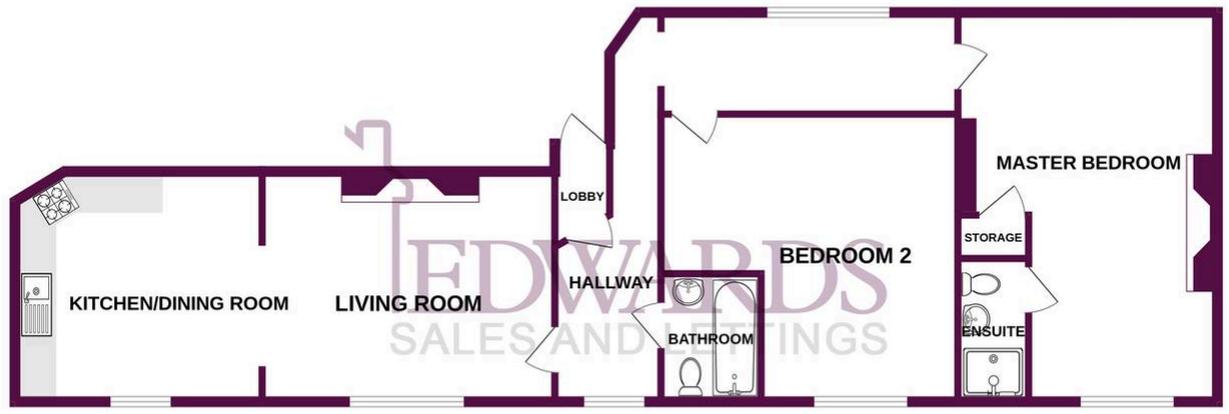
Bathroom

7' 0" x 5' 1" (2.14m x 1.54m)

7' 0" x 5' 0"



FIRST FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 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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