Church Lane, Irby upon Humber, DN37 7JR

£525,000

A superb, Grade II listed detached family residence, situated in a quiet village location approximately 10 minutes from the Centre of Grimsby. Internally the property offers spacious and versatile accommodation which has been maintained to a high standard, whilst outside has generous outbuildings and a stunning garden with views across open countryside.

- GRADE II DETACHED FAMILY RESIDENCE
- FOUR RECEPTION ROOMS
- FIVE BEDROOMS, TWO OF WHICH HAVE ENSUITES
- ANNEX
- MODERN COUNTRY KITCHEN
- DETACHED GARAGES AND WORKSHOP
- SOUGHT AFTER VILLAGE LOCATION
- SOUTH-WEST FACING GARDEN WITH VIEWS OVER OPEN COUNTRYSIDE
- LPG CENTRAL HEATING SYSTEM

Sole Agents:
Sanderson Green, 13 Market Place, Caistor, LN7 6TW
T: 01472 855030  www.sandersongreen.co.uk
THE PROPERTY
The Old Rectory is a Grade II listed building believed to date back to the 1640’s, when it was the residence of the local Vicar, Rev George Holliwell. It was substantially extended in the 1880’s. Internally the property has been renovated throughout over the last thirty years with the current owners fitting a modern country-style kitchen, replacing the roof and installing new windows.

LOCATION
The property is located within the quiet, sought-after village of Irby upon Humber which is located at the foot of the Lincolnshire Wolds, an area of outstanding natural beauty. Situated a short drive from the A46, Irby provides good transport links to both Grimsby and Lincoln and is in easy commuting distance of The Humber Bank, Humberside Airport, national rail links and the M180 motorway.

ENTRANCE AND DRIVEWAY
From Church Lane the entrance leads to the sizable driveway which is dominated by a magnificent central Yew tree and provides parking for several cars.

STORM PORCH
This traditional entrance is surrounded by windows, has a mosaic-tiled floor and a glazed internal door provides access to:

ENTRANCE HALL
Situated in the centre of the home and providing access to many of the principle reception rooms. This spacious hall has moulded coving to the ceiling, radiator, under stairs storage cupboard and provides access to the cellar via a trap door.

DRAWING ROOM
Dominated by the magnificent minster stone fire surround, this generous-sized room offers many stunning features such as the ornate moulded coving, large bay window overlooking the garden and views beyond, secondary window to the garden and internal window to the hallway. Having two radiators.

SITTING ROOM
Another light filled room with large bay window overlooking the garden and views beyond and internal window to porch. Having an ornate fire surround with tiled interior, moulded coving, dado rail, laminate flooring and two radiators.

DINING ROOM
Having a minster stone fire place and hearth, window overlooking the driveway, moulded coving and a radiator.
DOWNSTAIRS CLOAK ROOM
Accessed from the side hall and providing a large storage cupboard for hanging coats, close coupled WC, painted porcelain sink, window overlooking the church and a radiator.

KITCHEN/DINER
Fitted with a good range of solid wood wall and base units, granite worktops, butler sink with mounted mixer tap and equipped with integral dish washer, under-counter fridge, double electric oven and dual fuel hob with extractor above. Having a good-sized seating area with built-in window bench, windows overlooking the church, sizable walk-in storage cupboard and radiators.

BREAKFAST ROOM
Accessed directly from the kitchen and having a wooden fire surround with ornate tiling, moulded coving, window overlooking the driveway and a radiator.

UTILITY ROOM
With a door leading to the external courtyard and a back door to the side of the property this provides a useful second entrance. Fitted with a range of base and wall units, laminate work tops, composite sink with mixer tap and providing space for washing machine and dryer. Having a large walk-in pantry, windows overlooking the church, tiled floor and ladder style radiator.

GROUND FLOOR BATHROOM
Accessed off the utility room and consisting of a matching bathroom suite.

MAIN STAIRS AND LANDING
The main stairs rise from the entrance hall to the good-sized landing, the arched picture window on the half landing overlooking the church and the two windows overlooking the driveway provide plenty of natural light. Having a radiator.

SECONDARY STAIRS
Accessed from their own entrance off the driveway or internally from the breakfast room or dining room, these effectively provide a separate entrance to the annex on the second floor.

MASTER BEDROOM
Dual aspect windows to the front and rear provide a light and airy room with moulded coving to the ceiling, radiator and door leading to:

EN SUITE
Containing double-ended bath with bath/shower mixer tap, wash hand basin with basin mixer tap, close-coupled WC, window overlooking garden and a radiator.

BEDROOM ONE
Having a walking-in storage cupboard, window overlooking the driveway, coving to the ceiling and a radiator.
BEDROOM TWO
Having two built-in wardrobes, window to the front aspect, moulded coving, radiator and arch way leading to:

EN SUITE TOILET
Consisting of a close-coupled WC, wash hand basin and radiator.

FAMILY BATHROOM
Consisting of a corner bath with mixer taps, close-coupled WC, wash hand basin, shelved storage cupboard, window overlooking the church and a towel radiator.

ANNEX
KITCHEN
Fitted with wall and base units, laminated worktop, stainless steel insert sink, oven, electric hob and providing space for an under-counter fridge. Having ample space for a table, window to the rear aspect and a radiator.

BED/SITTING ROOM
Having a window to the rear aspect, coving to the ceiling and a radiator.

BATHROOM
Consisting of a corner bath, wash hand basin, closed-coupled WC, window overlooking the church and a radiator.

STAIRS AND UPPER LANDING
Stairs rise from the main landing to an upper landing which has a window to the side aspect and access to a large storage room containing the hot water cylinders.

BEDROOM FOUR
Having dual-aspect windows to the front and rear, feature fire surround with marble hearth, dado rail, coving to the ceiling and a radiator.

BEDROOM FIVE
Having a window overlooking the garden and views, coving to the ceiling and a radiator.

BATHROOM
This individually designed bathroom consists of a double-ended bath set in its own alcove with mixer taps and a marble surround. The vanity unit contains the wash hand basin with marble top, under sink storage, side shelving and mirror. Having panelled walls, window to the front aspect, two storage cupboards and a radiator.

UPPER SITTING ROOM
Having a window to the side aspect, coving to the ceiling, radiator and a door leading to:

UPPER KITCHEN
Fitted with a good range of maple effect wall and base units, laminated worktops, composite sink with mixer tap, integral fridge/freezer, built-in double oven, electric hob and Central Island. Providing enough space for a kitchen table and having a shelved storage cupboard, window to the side aspect with window seat, coving to the ceiling and a radiator.

COURTYARD AND STORAGE
A metal gate from the main driveway at the rear of the property leads to this enclosed space which has tiled flooring and provides access to the utility room, two outside storage rooms and the boiler room.

DETACHED GARAGES AND WORKSHOP
Opposite the house, across the driveway, is this detached former stable, which now comprises two large garages with workshop/garden store. Access to the upper level is via a hatch in the workshop and offers further storage or even a development opportunity, subject to any required planning permission.

FRONT GARDEN
Accessed through the metal gate from the driveway or the rear door from the utility room via a side pathway, this south-west
Important Notice

Messrs Sanderson Green for themselves and for vendors or lessees of this property whose agents they are give notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) No person in the employment of Messrs Masons, Chartered Surveyors or Messrs Sanderson Green has any authority to make or give any representation or warranty whatever in relation to this property;

(iv) No responsibility is accepted for any costs or expenses in incurred by intending purchasers or tenants in inspecting the property, making further inquiries or submitting offers for the property.

SERVICES
All mains water, electricity and drainage are available or connected subject to the statutory regulations. We have not tested any heating system, fixtures, appliances or services.

LOCAL COUNCIL
North East Lincolnshire council 01472 313131

VIEWINGS
By appointment only through the agents Sanderson Green 01472 855030

Facing garden has a totally private feel with views across open countryside. Mostly laid to a lawn, surrounded by mature boarders, magnificent sycamore and beech trees, a boundary hedge and having a walled patio area directly in front of the house.

SERVICES
All mains water, electricity and drainage are available or connected subject to the statutory regulations. We have not tested any heating system, fixtures, appliances or services.

LOCAL COUNCIL
North East Lincolnshire council 01472 313131

VIEWINGS
By appointment only through the agents Sanderson Green 01472 855030

Services
- All services are available or connected subject to the statutory regulations.
- The seller has not tested any heating system, fixtures, or appliances.

Local Council
- North East Lincolnshire council: 01472 313131

Viewings
- By appointment only through the agents Sanderson Green: 01472 855030

Facing Garden
- Has a totally private feel with views across open countryside.
- Mostly laid to a lawn, surrounded by mature boarders, magnificent sycamore and beech trees, a boundary hedge, and a walled patio area in front of the house.

Floor Plan
- The floor plan is provided for reference, but it is not a guarantee of the property's layout.

All measurements are approximate and should be verified by intending buyer.

Rics Onthemarket.com

Note: The floor plan and measurements are for reference only and may not be accurate. It is advisable to verify all details with professionalessionals.