



SUPERB BARN CONVERSION WITH TWO BEDROOM ANNEXE AND APPROX 15 ACRES

THE OLD BARN
LOW ROAD, HATCLIFFE, GRIMSBY DN37 0SH

savills



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Grand entrance hall ♦ Snug ♦ Dining room ♦ Study ♦ Kitchen breakfast room ♦ Garden room ♦ Games room/party room
♦ First floor sitting room/bedroom 6 ♦ Five bedrooms
♦ Three bathrooms (2 en suite) ♦ Self contained two bedroom annexe ♦ Integral double open fronted garage ♦ Nine open cart bays ♦ Enclosed walled garden ♦ House sits in 0.9 acres approx ♦ Grass and parkland extending to 14 acres approx bordering 300m of chalk stream ♦ Agricultural barn ♦ Development potential (subject to planning) ♦ EPC rating D

Directions

From the junction off the A18/A46 Laceby roundabout follow the A18 past the turning for Barnoldby le Beck through an S bend and then turn right signposted Hatcliffe. The Old Barn can be found on the right.

Situation

Hatcliffe is one of the prettiest villages in the Lincolnshire Wolds an Area of Outstanding Natural Beauty. The house is less than 2 miles from neighbouring Barnoldby le Beck and its locally renowned pub "The Ship" which boasts an award winning restaurant. A comprehensive range of facilities can be found in Waltham approximately 3 miles away and the M180, Grimsby and Humberside airport are all easily accessible with excellent road links nearby.

Description

The Old Barn is a substantial and tastefully converted barn which occupies an elevated position with picturesque views across its own parkland and beyond. The property has an amazing range of reception rooms which overlook and open onto its own walled garden making it ideal for entertaining. It also has the advantage of a beautifully presented self contained two bedroom annexe which would suit multi generational families or for a potential holiday let.

In more detail the accommodation comprises front entrance which leads into entrance lobby and wc, grand entrance hall with stripped wood floor, bespoke staircase, double height window with French doors opening onto courtyard garden, dining room with exposed beam and brickwork with working fireplace, study with walk-in storage cupboard. Snug with stripped wood floors, exposed brickwork fireplace with log burner, superb hand-made kitchen breakfast room with a good range of wall and base units with granite work tops complete with central island, an Aga and a pantry. There is also a utility room which opens onto the walled garden.





A rear internal hallway has a WC, children's playroom/potential 5th bedroom and boot room to the integral open fronted garage and steps to the first floor games/party room which measures an impressive 52' and enjoys a triple aspect. The rear hallway also has steps down to the delightful garden room. This light and open double aspect room enjoys a vaulted ceiling with exposed beams, tiled floor and five sets of double doors opening onto both the courtyard garden and the west facing terrace.

The first floor is accessed by a magnificent staircase and incorporates a splendid triple aspect sitting room with stripped wood floors, fireplace and vaulted ceiling with exposed beams. The master bedroom has a dressing room and en suite bathroom and a second bedroom has an en suite bathroom. The top floor has two further spacious bedrooms set into the eaves with exposed beams and sky lights with a shared bathroom.

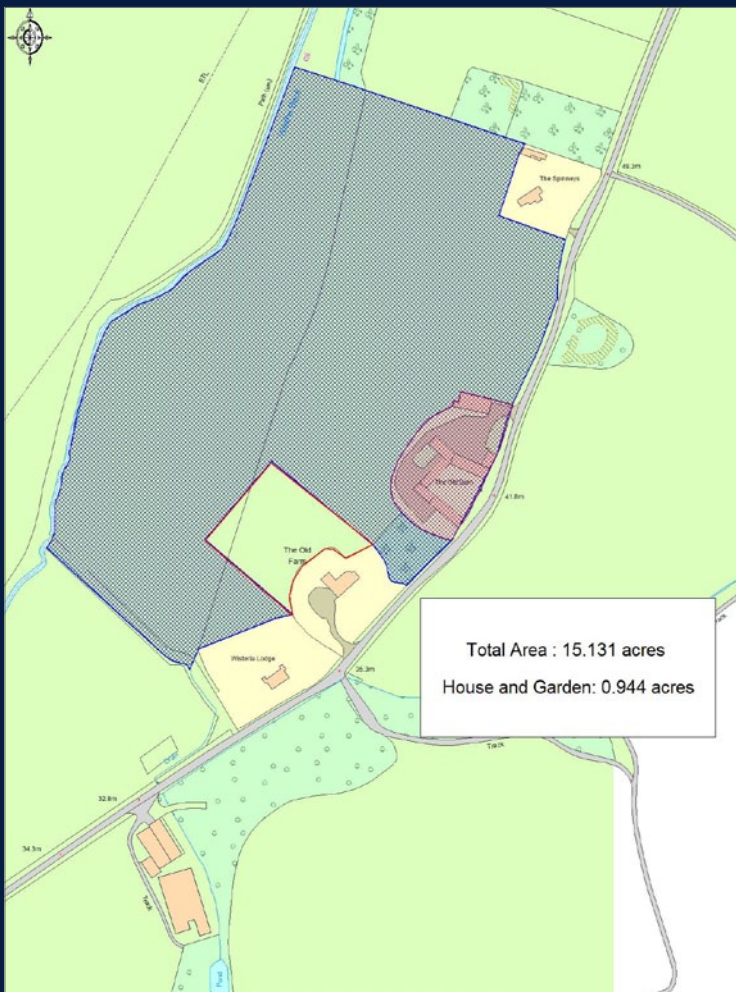
Attached to the main house is an attractive two bedroom self contained annexe which has also been finished to the same high standard as the main house. It comprises entrance hall with tiled floor, dining room, snug with gas fireplace and opening through to a superb double aspect garden room with far reaching views. Fully fitted kitchen, pantry, WC, utility room with door through to open fronted double garage. An oak staircase leads to the first floor which has two bedrooms both with en suite bathrooms.

Outside the property is approached via a large gravel driveway with hard standing for several vehicles, the driveway continues around the property giving access to the annexe and is bordered by manicured lawns with post and rail fencing along the edge of the parkland.

There is an excellent range of open cart bays and a substantial agricultural barn with planning potential to conversion to a residential dwelling, subject to the necessary planning consents. The glorious parkland and grassland is dotted with mature trees and gently slopes down to and is bordered by the Waithe Beck, a chalk stream. There is a substantial enclosed courtyard with a south facing aspect, growing figs, peaches, apricots and grapes.

Finally both properties are heavily insulated, double glazed and enjoy under floor heating throughout generated by oil fired central heating. The main house has a central vacuum cleaner.





Annexe



Annexe



Annexe



Annexe



FLOORPLANS

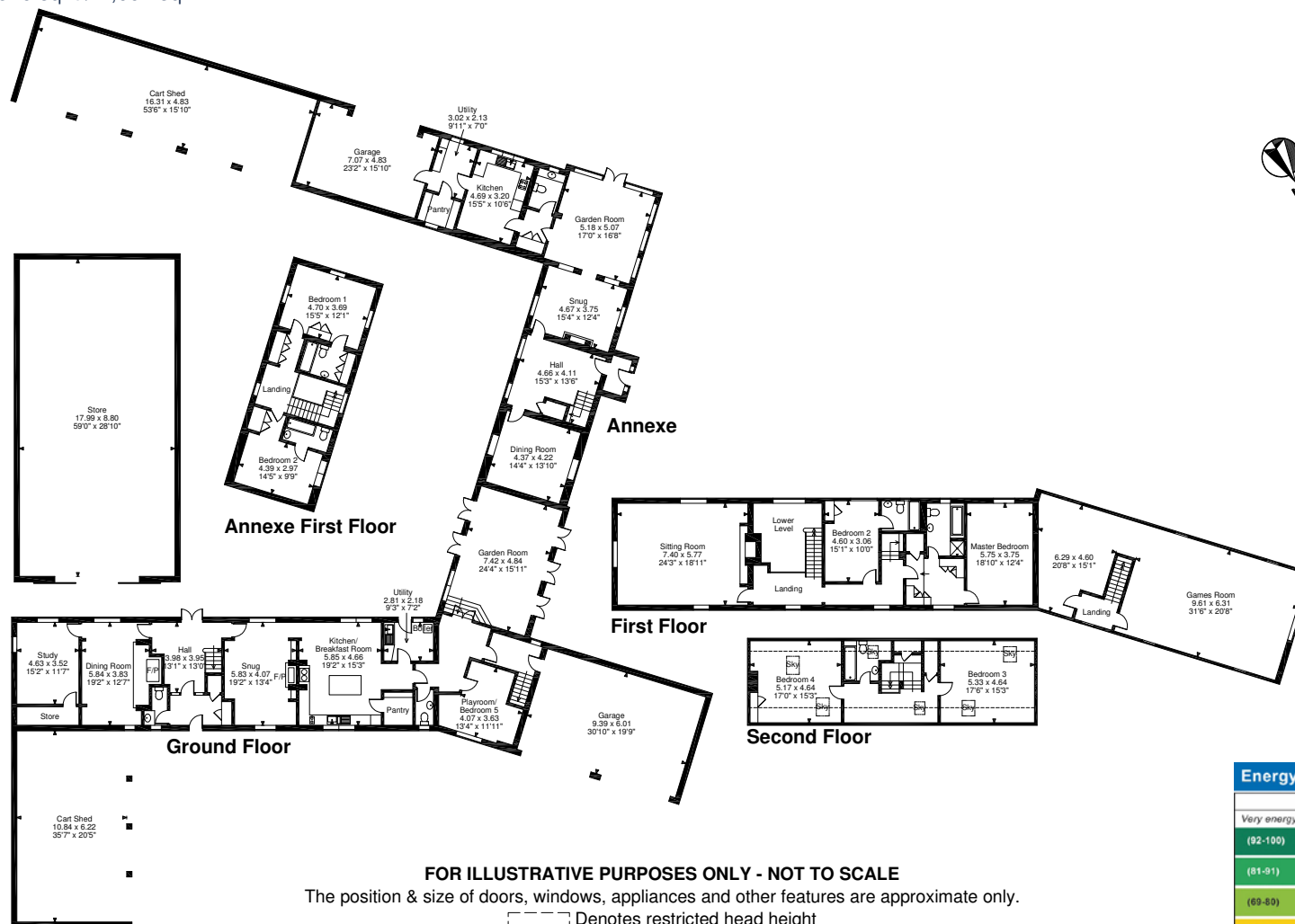
Main House gross internal area = 5,153 sq ft / 479 sq m

Garage gross internal area = 603 sq ft / 56 sq m

Annexe gross internal area = 2,341 sq ft / 218 sq m

Cart Sheds gross internal area = 3,278 sq ft / 304 sq m

Total gross internal area = 11,375 sq ft / 1,057 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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