



Wheatley House

East Ferry Road | Laughton | Northern Lincolnshire | DN21 3QF

FINE & COUNTRY

# Step inside

## Wheatley House

Wheatley House is a perfect example of English country charm offering a life style for a buyer looking for a tranquil living environment positioned on the edge of Laughton Forest where deer can be seen on a frequent basis. For those desiring enough land to grow their own vegetables together with the possibility of catering for a small pony, this three bedroom detached family home also enjoys some superb views across neighbouring farm land. A warm welcome is assured via the central hallway which opens to the dual aspect lounge with its cast iron stove providing a relaxed intimacy. There is a matching forward facing dining room, ideal for formal family celebrations. The well appointed L shaped breakfast kitchen with an extensive range of wooden cream units and sitting area forms the undoubted heart of the home, together with French doors leading into a conservatory with delightful views over the stunning garden. A main landing serves two double bedrooms and box room together with a superbly appointed family bathroom with free standing claw foot bath and separate shower enclosure. The Master bedroom has its own landing area with some superb views, with high quality en-suite shower room. Enjoying stunning views across open farmland, the West facing enclosed rear gardens include a small orchard, vegetable garden, family lawned garden styled with pergola barbeque seating area benefiting from the afternoon and evening sun. The grounds are well screened by mature hedging which also forms a divide to the paddock from the lawned family garden, the paddock and garden are approximately one acre. Wheatley House is a home of relaxed, balanced charm which offers a warm welcome: a flexible family home in a rarely available location.





# Step inside

## Wheatley House

### ENTRANCE HALL

Solid oak cottage styled exterior door with glazed inset panel and black wrought iron handle. Solid oak flooring, radiator; internal contemporary styled solid oak doors with black wrought iron handles to all downstairs rooms. UPVC leaded window to side elevation, radiator.

### LOUNGE

15' 4" x 11' 11" (4.67m x 3.64m) into Bay  
Pine fire surround with red brick inset and terracotta tiled hearth with pine edging and wood burning stove to chimney breast. Dual aspect splay bay leaded uPVC window to front and a side uPVC lead window. Decorative central beam to ceiling, oak flooring, TV point, phone point and radiator.

### DINING ROOM

15' 4" x 11' 11" (4.68m x 3.63m) into bay  
Dual aspect splay bay leaded uPVC window to front and a side uPVC lead window. Decorative central beam to ceiling, oak flooring and radiator. Pine fire surround with black wrought iron inset with corresponding grate for fire with dark tiled hearth to chimney breast.

### BREAKFAST KITCHEN

21' 11" x 18' 0" (6.68m x 5.48m)  
The undoubted heart of the home being extensively appointed with a shaker style cream range of high and low units incorporating glass display cabinets brushed steel twisted style handles with timber work surfacing, integrated low level fridge and dishwasher. Belfast style sink unit with chrome mixer tap with white porcelain handle insets and under sill tiled splash back. Belling Classic range style cooker and hob in cream and black with canopy over. Cream marble effect floor tiling, spot lighting to ceiling and uPVC leaded picture window overlooking to rear garden, Leaded uPVC double opening French doors to conservatory. Forming the L

shape is a sitting area with radiator; phone point, tv point, wall mounted thermostatic control for heating system.

### CONSERVATORY

A delightful morning room, linking the garden to the home and comprising of full depth uPVC antique pale green double glazed French doors and side panels to the front entrance from the garden and matching uPVC panels to side with dwarf walling with pitched glazed roof. Speckled cream tiling to floors, wall mounted electric heater.

### UTILITY

Exterior uPVC inset leaded glazed panel to side entrance. Range of cream and light wood effect high and low units with pale grey multi effect working surfaces. Stainless steel single drainer sink unit with chrome taps, plumbing for automatic washing machine and space for under breakfast bar fridge, marble effect floor tiles, uPVC leaded double glazed window to front. Built in cupboard with oak door; currently housing tumble dryer and coat and shoe storage with small uPVC obscure glass window, second full length built in cupboard with central heating boiler and shelving over.

### SHOWER ROOM

Tiled Corner shower cubicle with electric shower; antique styled hand basin with corresponding chrome taps with tiled splash back and matching low level wc, extractor fan and an obscure glass uPVC window to the side elevation. Cream marble effect tiling to the floor.

### LANDING

Accessed from a staircase with natural finish solid wood hand rail with spindles, all internal doors from the landing are solid oak contemporary doors with black wrought iron furniture. Leaded uPVC window to side, radiator and smoke alarm.







#### MASTER BEDROOM

17' 11" x 11' 3" (5.47m x 3.42m)

Approached from own landing area behind oak doorway is the master bedroom with twin uPVC leaded picture windows providing relaxing views over the rear garden, paddock and adjacent farm land. Twin ceiling light points, smoke alarm and two radiators. Internal Landing also gives access to:

#### EN-SUITE SHOWER ROOM

Three piece suite in white to include low level w.c, pedestal hand washbasin and a walk in glazed shower enclosure with tiled walls and white tray with thermostatically controlled over head shower. Leaded uPVC hatch opening window to side, white heated wall mounted towel rail, extractor fan. Marble effect tiled flooring.

#### BEDROOM 2

11' 11" x 11' 11" (3.63m x 3.64m)

Dual aspect uPVC leaded windows to front and side, radiator

#### BEDROOM 3

11' 11" x 12' 0" (3.64m x 3.66m)

Dual aspect uPVC leaded windows to front and side, radiator.

#### BOX ROOM

5' 11" x 4' 11" (1.81m x 1.51m)

Currently used as a study. UPVC leaded window to front , radiator.

#### FAMILY BATHROOM

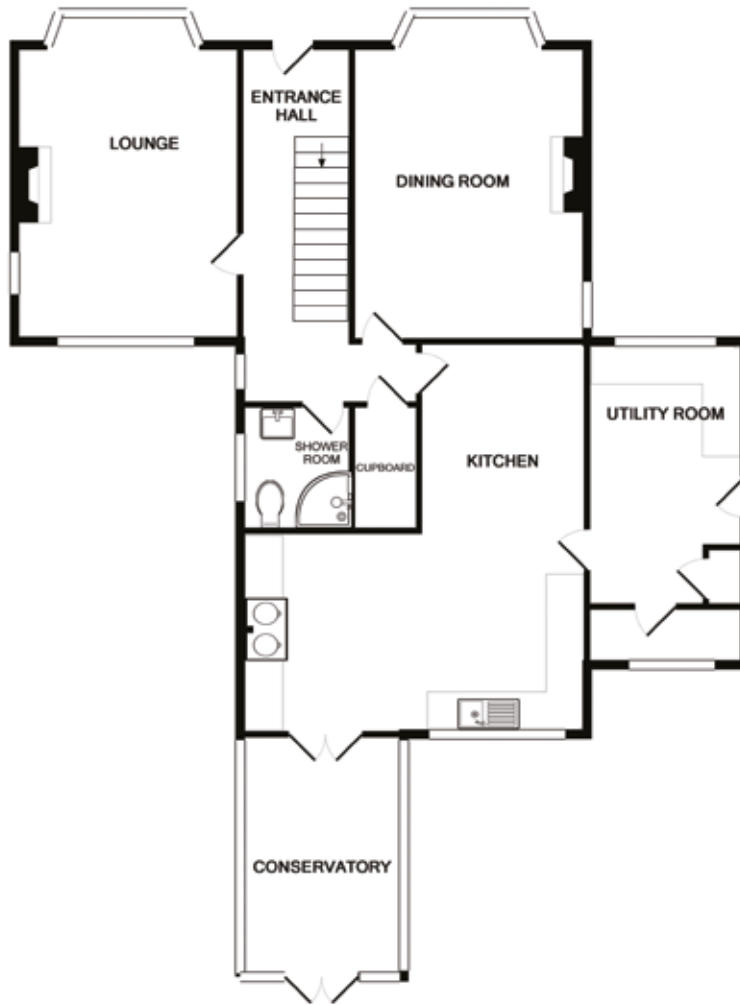
Four piece suite in white centred around the freestanding claw foot bath with telephone mixer taps and completed by the low flush W/C, pedestal hand basin and electric shower, marble effect floor tiles.

#### EXTERNALLY

Wheatley House is a life style property ideal for a buyer looking for a tranquil living environment within walking distance of Laughton Forest and deer can be seen on a frequent basis . For those desiring enough land to grow own vegetables and the possibility of catering for a small pony this makes for an ideal choice. Accessed via a five bar gate and a graveled driveway continuing past lawns to either side with a raised flower bed and bordered by mature hedging, pathways lead around both sides of the property to the sides and rear elevations. The rear garden features a paved pergola covered seating and barbeque area together with a second seating area on a gravel border and a raised bed vegetable garden. Beyond the seating areas there is a more formal lawned garden with a recently acquired paddock separated by established hedging, estimated in total around one acre. In addition a pathway leads to an area where the oil tank is located and screened by trellis and hedge screening with space for a drying area, together with a green house and large wooden workshop/storage shed on concrete base. A triangular shaped orchard incorporating eating and cooking apple trees aswell as a plum and pear tree completes this country house's gardens.

#### NOTE

The property has the benefit of oil fired central heating throughout and uPVC double glazed windows.



GROUND FLOOR  
APPROX. FLOOR AREA 1093 SQ.FT. (101.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1908 SQ.FT. (177.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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