



‘PEAR TREE FARM’

JOHNSONS LANE, CROWLE, DN17 4EW

PRICE **£299,950**



THE
Definitive
COLLECTION

'PEAR TREE FARM'

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We offer for sale this large characterful farm house with charm and versatility and is one not to be missed! The property itself sits on a desirable plot within Crowle. Accessed through a farm style gate with the main property to your left and a lawned garden, which is bordered by mature hedging. The driveway gives access to the garage and outbuilding then continues round to a further gravelled and lawned area.

The accommodation currently is set as a four double bedroom property with three bedrooms upstairs and one downstairs, which could also be used as a study or office. A fifth bedroom is housed in an attached annex which allows self-contained living accommodation which has a kitchenette, sitting room, bedroom with en-suite. The main wow factor of this property comes from the large open living and dining room with open vaulted ceiling and minstrel gallery.

A room guaranteed to impress and gives a feel of grandeur dining and entertaining warmed by an impressive log-burning stove. Further reception areas are provided by an open sitting room and dining room again warmed by a log burning stove. Brick archways separate this sitting room to the kitchen, which is fitted with a cottage style oak units and range master cooker. The conservatory completes the main living accommodation.

A bonus to the property is a brick built barn, which is currently used as a store and workshop, with the right planning permissions this could be converted for a range of different uses. If the outdoors living is your appeal there is an opportunity to negotiate on aprox 7.5 acres of paddock land on the outskirts of the town.

Crowle is a small country town ideally situated for commuting to local towns of Doncaster, Scunthorpe of Goole and with Robin Hood International Airport within easy commuting distance. There is a local railway station and access to the M180 junction 2 motorway networks approximately 1 mile away.

Crowle offers a good range of shops including Tesco Extra, Primary and Senior Schools, Medical/Health Centre, North Lincolnshire Council Local Link Office, Library and recreational facilities. There is a further range of public houses and food outlets within the Market Place and also good access to the local Golf Course.



The full accommodation notes are as follows;

GROUND FLOOR

ENTERANCE

Through an arched hardwood front door with stained and leaded inset glazed panel, with hardwood and leaded double glazed side lights leading through to:

MAIN HALLWAY

Measures approx. 2.9m x 3.96m (9' 6" x 12' 12") with wooden parquet style flooring, single panel radiator with TRV, dark wood skirting boards and matching architraves and timber lintels over dark wood panel doors which are all throughout the property, 2 wall lights, single central ceiling light and leading off:

SITTING ROOM (CURRENTLY USED AS BEDROOM 4)

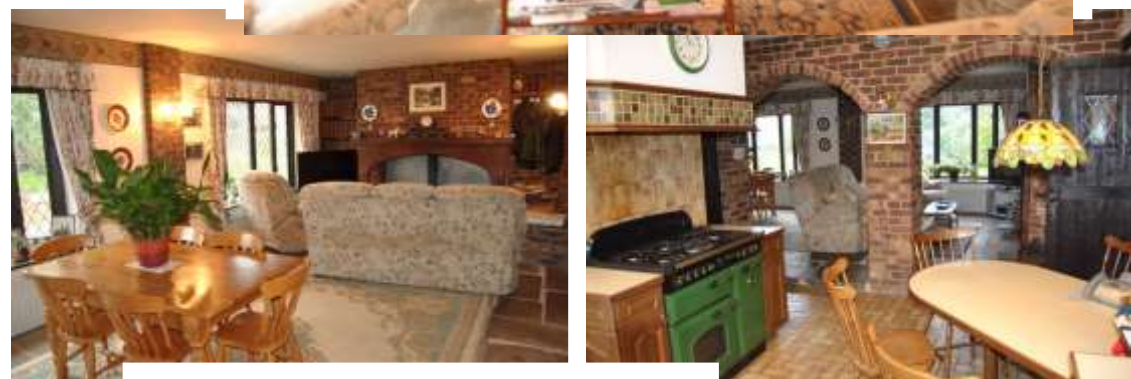
Measures approx. 3.92m x 3.96m (12' 10" x 12' 12") has double panel radiator with TRV, hardwood double glazed leaded bow window, feature cast iron fireplace with tiled hearth and decorative fire surround and mantel, which is believed to be original, central ceiling light and decorative wall lights, alcove with storage cupboard.

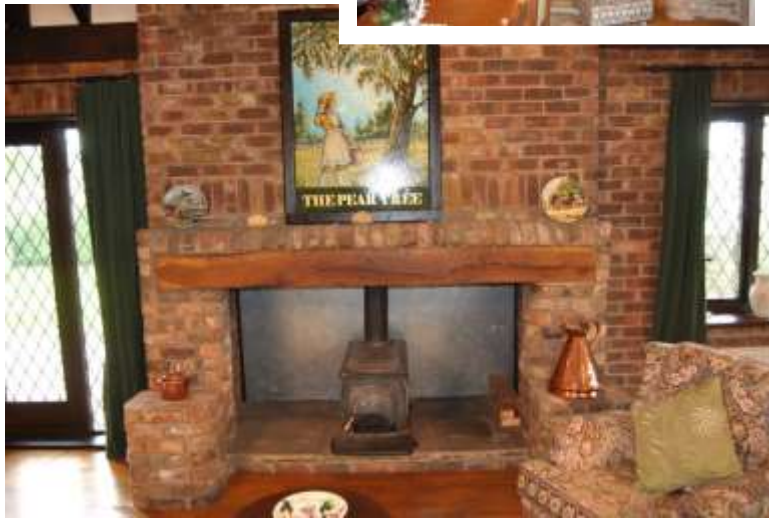
DINING ROOM/ SITTING ROOM

Measures approx. 7.56m x 3.96m (24' 10" x 12' 12") has two hardwood double glazed leaded bow windows, exposed brick pillars, feature brick fireplace with solid wood surround and mantel, large inset wood burning stove, deep panel radiators, York stone style slab flooring and two brick pillar arches provide an open plan aspect through to the kitchen.

KITCHEN

Measures approx. 4.18m x 4.57m (13' 9" x 14' 12") has ceramic tiled floor and two hard wood double glazed leaded windows leading to conservatory and views over the garden, range of fitted oak country style kitchen units offering base units, drawer units and wall units with an inset 5-ring Range master cooker with double ovens and matching canopy extractor hood, recessed area for fridge/freezer, laminate working top surface incorporating stainless steel double sink unit and drainer with rustic style





chrome tap, ceramic tile splash backs and low level breakfast bar seating area, decorative shelving units and leading off:

ATTRACTIVE DINING ROOM/LIVING ROOM

Has vaulted ceiling and is open to the Minstrel Gallery, has timber wooden flooring, hardwood leaded double glazed bow window and two further with patio doors, 4 double panel radiators with TRV, decorative wall lights, large cast iron log Burning stove set in an Inglenook style fireplace with brick chimney breasts and pillars with oak beamed mantel, further brick detailing to walls, open beamed ceiling and roof light.

CONSERVATORY

Which is of dwarf wall construction and hardwood double glazed leaded windows, polycarbonate roof and top opening windows, light oak effect laminate flooring, exposed brick walling with arches and brick column, the conservatory serves access to:

SEPARATE WC

With plum suite comprising low flush WC and wash hand basin, ceramic tiled floor.

ANNEXE ACCOMMODATION COMPRISING OF;

KITCHETTE AND SITTING AREA

Measures approx. 3.96m x 4.68m (12' 12" x 15' 4) With tiled flooring to the kitchen with a range of medium wood shaker style kitchen units offering matching base units, drawer units and wall units with pelmet lighting, roll edged laminate Work top incorporating single bow stainless steel sink, space for gas cooker and slim line fridge, hardwood double glazed leaded bow window, double panel radiator and further electric storage heater, window through to conservatory and leading off to:

BEDROOM 5

Measures approx. 2.27m x 2.88m (7' 5" x 7' 6) with recess for storage and wardrobes, hardwood double glazed leaded window, single panel radiator and door through to:

EN-SUITE

Measures approx. 2.34m x 1.15m (7' 8" x 3' 9) has walk in shower with bi-folding shower screen, ceramic tiled floor, hard wood double glazed leaded window, floor to ceiling ceramic tiled walls, low flush WC, wall mounted wash hand basin and chrome towel radiator

FIRST FLOOR

Minstrel Gallery

Looking over the Dining/Living Area and has access off to:

MASTER BEDROOM 1

Measures approx. 3.96m x 3.96m (12' 12" x 12' 12") with recess for built in mirrored wardrobe units, dark wood timber

Double glazed leaded windows, double panel radiator and decorative wall lights.

DOUBLE BEDROOM 2

Measures approx. 3.64m x 3.96m (11' 11" x 12' 12") has dark wood double glazed leaded windows, single panel radiator with TRV and feature wall lighting.

DOUBLE BEDROOM 3

Measures approx. 3.9m x 3.96m (12' 10" x 12' 12") has dark wood double glazed leaded windows, double panel radiator with TRV and ornate cast feature fireplace with tiled hearth.

'JACK & JILL' BATHROOM

Measures approx. 2.9m x 3.96m (9' 6" x 12' 12") has dark wood double glazed leaded windows, single panel radiator with TRV, ceramic floor to ceiling tiles, a plum suite comprising bath with chrome grips, shower screen with mixer shower over, low flush WC with matching wash hand basin and inset lighting.

FAMILY BATHROOM

Measures approx. 3.96m x 3.41m (12' 12" x 11' 2") split level bathroom with raised flooring and dark wood double glazed leaded windows, teal coloured bathroom suite comprising large walk in shower with mixer shower over and ceramic tiles from floor to ceiling and screen, large bath and low flush WC, pedestal wash hand basin, 2 double panel radiators, floor to ceiling ceramic tiles, inset spotlights, hot water cylinder and loft access.

CENTRAL HEATING

Gas fired central heating system to radiators.

DOUBLE GLAZING VACANT POSSESSION

The house has the benefit of double glazing.



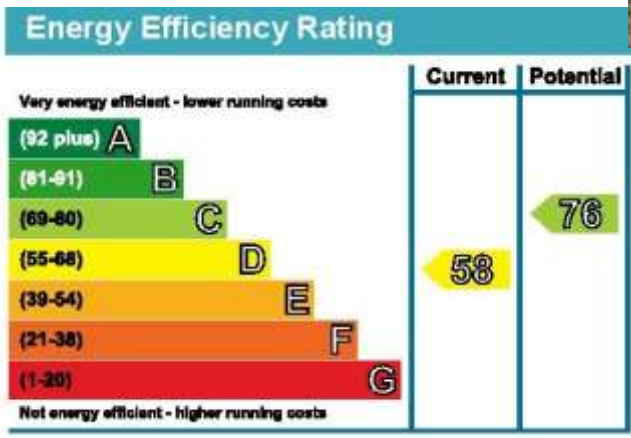
GROUNDS:

The access to the property off Johnsons Lane is via a gate and Serves access to the main driveway offering ample parking with lawn areas, bush hedging with plants, trees and shrubbery. The garden is mainly laid to lawn to the side. There is a double garage with sliding doors and is attached to a brick built barn and outbuildings comprising workshop with power supply, further store and ample storage (currently storing timber for use on the wood burner). One of the outbuildings provides a staircase to the first floor of the barn which splits into two (measures approx. 4.88m x 11.33m), is brick built and is ideal for conversion into a Cottage which can be used for a Holiday Let (planning permission must be obtained) or a games room etc. The ground floor is split into 3 units (measures approx. 4.6m x 4.92m).

There are side gardens (which formed part of the original entrance) and has a gravel surface with further areas with brick dwarf walling and has a range of mature shrubbery, plants and trees. Mature borders and further lawn area. At the bottom of the garden is a vegetable patch and Greenhouse. There are gravel boards along the garden with concrete pillars and timber fencing. The external of the property has a range of decorative finishes with original render style and further brick and stone finishes beneath a pan tile roof.







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**VIEWING STRICTLY
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