



The Old Cottage (unapproved draft details)

32 CHURCH STREET, ELSHAM, BRIGG, NORTH LINCOLNSHIRE,
DN20 0RG



paul fox
FINEST

The Old Cottage

32 Church Street, Elsham, Brigg, North Lincolnshire, DN20 0RG

A delightful 17th century detached cottage standing in approx 0.75 acres, retaining a wealth of original charm and character, set within private mature gardens and situated on the edge of a much sought after village.

This is a rare opportunity to purchase a lovely detached country cottage that has been tastefully restored and improved to retain much of the original charm and character while providing for comfortable 21st century living.

The property provides well-appointed living accommodation with beamed ceilings and log fires and comprises an entrance hallway, formal dining room/living room, fine main sitting room, bespoke fitted dining kitchen with a rear entrance porch and a cloakroom/utility room.

On first floor there are 3 bedrooms and a family bathroom.

The gravelled driveway with large, solid timber gates opens to an extensive parking area and access to a substantial traditional outbuilding which contains garaging/stab, workshop/tool shed and a number of rooms for office/storage use.

The mature, extensively planted, private gardens designed to be attractive to wildlife, include attractive easily maintained borders, lawns and a garden pond and restored log shed and store. The grade 2 listed cottage is heated by a modern gas fired central heating system.

The Old Cottage lies on the edge of the picturesque village of Elsham, which is conveniently located for travelling to the major employment areas of the region with easy access to the M180 motorway network and to a mainline rail network from a neighbouring village. The Humber Bridge, within eight miles, links to the city of Hull, to Beverley and York. The market towns of Brigg and Barton Upon Humber are close by.

Properties of this type only rarely come onto the market and viewing of this beautifully located house is strongly recommended to appreciate the quality of accommodation on offer.

FRONT ENTRANCE HALLWAY

With an original hardwood and glazed entrance door, quarry tiled flooring, staircase allowing access to the first floor accommodation with roped hand rail, clad finish to walls and door through to;

FORMAL DINING ROOM

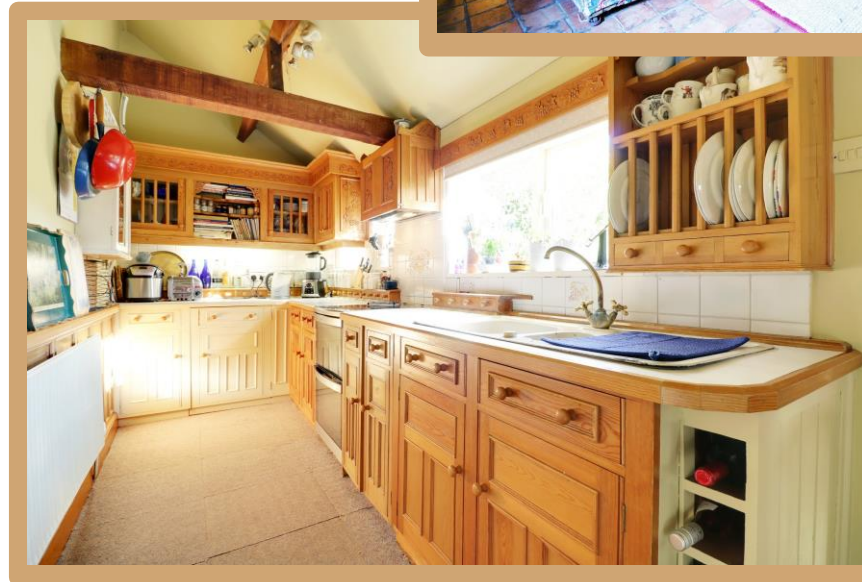
Measures approx. 4.75m x 3.32m (). Enjoying a dual aspect with front and side hardwood double glazed horizontal sliding sash windows, attractive quarry tiled flooring, under stairs storage cupboard, handsome multi fuel cast iron stove, three wall light points, exposed beamed ceiling and door through to;

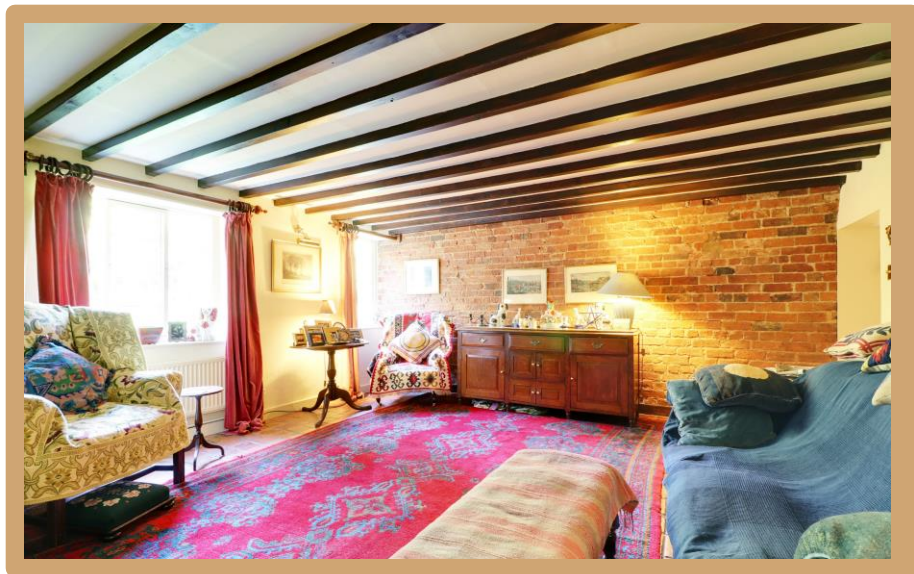
DINING KITCHEN

Measures approx. 1.83m x 9.2m (). Enjoying rear hardwood single glazed windows and the kitchen enjoys bespoke pine fitted kitchen with a number of glazed wall units and a complementary working top surface with tiled splash back incorporates a one and a half bowl sink unit with drainer to the side and block mixer tap, space for a cooker with an overhead extractor and downlighting, part panelling to walls, vaulted ceiling, door through to a cloakroom and to the main living room.

CLOAKROOM

Enjoys a rear hardwood single glazed window and a two piece suite in white comprising a low flush WC, wall mounted wash hand basin with tiled splash back, plumbing available for an automatic washing machine, houses a wall mounted Worcester gas fired central heating boiler.





FINE MAIN LIVING ROOM

Measures approx. 4.71m x 5.18m (). Enjoying two front hardwood double glazed horizontal sliding sash windows, beamed ceiling, very handsome inset multi fuel cast iron stove within a brick chamber, projecting tiled hearth, original fitted storage cupboard to one side, TV point and three wall light points.

FIRST FLOOR LANDING

Enjoys a rear horizontal sliding single glazed sash window, beamed ceiling and doors off to;

FRONT DOUBLE BEDROOM 1

Measures approx. 3.53m maximum x 4.93m (). Enjoying two front single glazed windows and beamed ceiling.

FRONT DOUBLE BEDROOM 2

Measures approx. 2.76m x 4.33m (). Enjoying a front horizontal sliding single glazed sash window, fitted over stairs wardrobe with hanging rail and shelving and beamed ceiling.



BEDROOM 3

Measures approx. 1.88m x 3.43m (). Enjoying a rear horizontal sliding single glazed sash window and beamed ceiling.

BATHROOM

Measures approx. 3.88m x 2.06m (). Enjoying rear horizontal sliding single glazed sash window and a three piece traditional suite in white comprising a low flush WC, pedestal wash hand basin, spa panelled bath, beamed ceiling, loft access and single wall light point.



GROUNDS

The property enjoys extensive mature planted gardens with mature hedged boundaries and is approached via quality double opening oak doors onto a P-pebbled extensive driveway that provides parking for an excellent number of vehicles and intern leads to the garaging. The garden to the front is laid to lawn with mature shrubbed borders, flagged and bricked pathway leads to a delightful tranquil rear garden with extensive seating area with further well stocked borders and provides a second lawned garden.

To the rear of the property there is a grass paddock formerly used as a pony paddock, with stables. This takes the grounds to approximately 0.75 of an acre.



OUTBUILDINGS

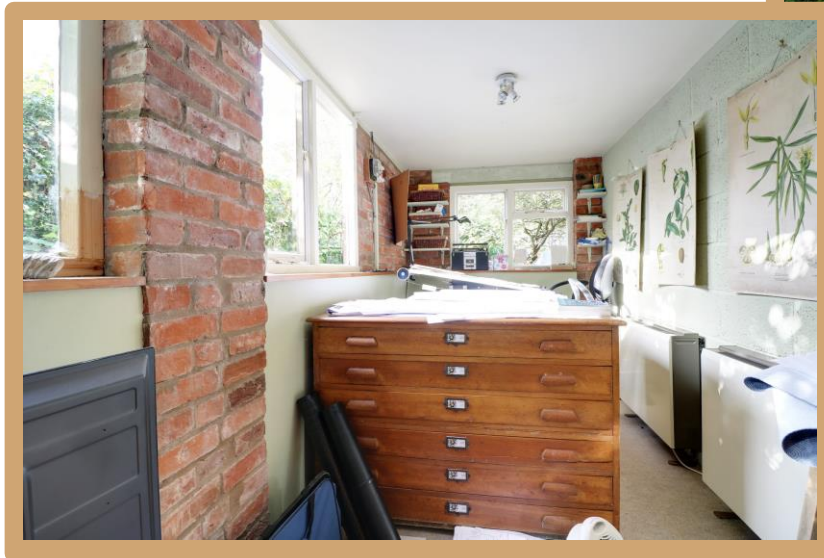
Measures approx. (). The property enjoys a range of Outbuildings that consist of a purpose built Garage, Store and Office Block with first floor room that could provide a study if required. The central Garage measures 3.86m x 4.43m (). With double opening front doors, inspection pit, power and lighting and open access through to the Garden Store which measures. 5.89m x 2.14m (). With side and rear window, internal power and lighting. Study measures 4.4m x 1.83m (). Enjoys front and side hardwood windows, electric storage heaters and door to a Rear Entrance with side entry door, Cloakroom, Store Room and staircase to the first floor. There are other brick Outbuildings positioned within the rear garden useful as an open Log Store and further garden Store Shed.

DOUBLE GLAZING

There are single glazed windows and doors

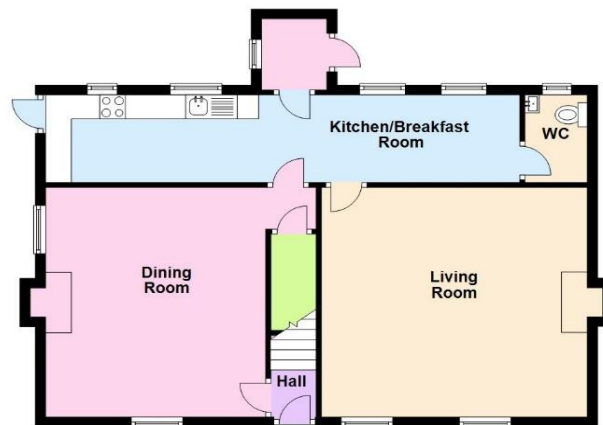
CENTRAL HEATING

The property benefits from a gas fired central heating system.

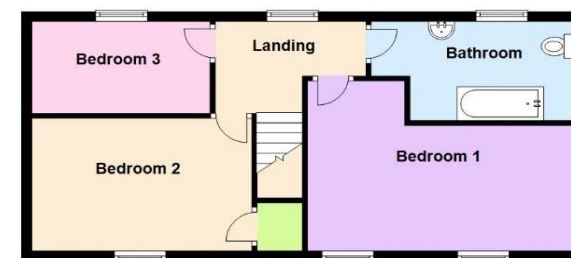
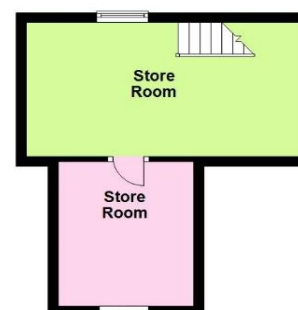


FLOORPLAN AND EPC

Ground Floor



First Floor





www.paul-fox.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS): Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No reasonability is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent. P389

**VIEWING STRICTLY
BY APPOINTMENT**

T: 01652 651777
E: finest@paul-fox.com

10 Market Place,
Brigg, DN20 8ES