



The Nutshell, Chapel Lane
SCAWBY, BRIGG, LINCOLNSHIRE, DN20 9AQ





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'The Nutshell' is arguably one of the regions finest homes being a most impressive and imposing detached family residence offering extensive accommodation arranged over two floors approaching 6850 square feet with handcrafted oak that runs through the property. Having been largely extended and sympathetically renovated over recent years all crafted to the highest of standards. Creating a unique property that would perfectly serve the needs of a discerning family or that of a professional couple that enjoys entertaining. Positioned centrally within the highly sought after village of Scawby and behind a private gated entrance that allows for extensive parking and access to a substantial detached garage. Gardens are predominantly found to the side and rear, coming principally lawned, being enclosed by side walled boundaries and a traditional Lincolnshire 'post and rail' rear fence that takes in the open views across grass paddocks. The accommodation comprises, a covered front entrance hall with cloakroom that leads into the heart of the home being an impressive central dining hallway that exposes original stonework with a superb open galleried landing above, leading off you find the large rear living room/drawing room, pleasant sitting room, quality home office and a utility room. The kitchen provides a bespoke finish fitted with oak furniture and pearl blue granite tops, and a second dining area from the kitchen seamlessly leads to a rear south facing garden room. The first floor provides 7 bedrooms that are accompanied by 5 en-suites and a main family bathroom. The master bedroom is found to the rear of the property, benefitting from the southerly aspect and enjoying a fitted walk-in dressing room and a luxury bathroom. Incorporated within the footprint of the property is a gymnasium with a kitchenette and cloakroom, providing independent side access, therefore, could easily lend itself to becoming an annex with the option to open up into the dining room.

Central Reception Entrance Hall

Measures approx. 2.24m x 2.67m (7' 4" x 8' 9"). With feature panelled oak doors, stone tiled flooring with underfloor heating, built-in storage cupboard, doors to a cloakroom and internal oak glazed door leads through to a central dining hall.

Cloakroom

Measures approx. 0.86m x 2.67m (2' 10" x 8' 9"). With side hardwood double glazed vertical sliding sash window with patterned glazing, oak casing enjoying a quality suite in white comprising a low flush WC, circular wash hand basin set within a stone top with oak cabinet beneath and tiled splash back, chrome towel rail and tiled floor continuing from the hallway with underfloor heating.



Central Dining Hall

Measures approx. 4.24m x 10.16m (13' 11" x 33' 4"). With side vertical sliding hardwood sash windows, matching entrance door allowing access to the courtyard garden area, stone tiled flooring with underfloor heating, feature exposed and dressed stone brick walls with recessed display, oak staircase leads to the first floor accommodation with open spell balustrading and twin square newel post and feature ceiling openings.

Utility Room

Measures approx. 2m x 4.27m (6' 7" x 14'). With front vertical sliding hardwood sash window, matching sash window and entrance door, generously fitted with oak shaker style furniture with a Belfast sink unit with wooden worktops to either side and etch drainer, central mixer tap, stone tiled splash backs, plumbing available for appliances, stone tiled flooring with underfloor heating and inset ceiling spotlights.

Home Office

Measures approx. 4.65m x 3.7m (15' 3" x 12' 2"). Enjoying a dual aspect with front and side vertical sliding sash window with oak casing, bespoke fitted display shelving either side of the chimney breast, oak flooring with underfloor heating, detailed wall to ceiling coving and large spotlights.

Pleasant Sitting Room

Measures approx. 6.68m x 5.44m (21' 11" x 17' 10"). With broad side vertical sliding sash windows with oak casing, feature oak flooring with underfloor heating, handsome open fireplace with cast iron grate and stone surround with projecting hearth, TV point, wall to ceiling coving and ceiling rose.

Fine Main Rear Living Room

Measures approx. 12.22m x 5.33m (40' 1" x 17' 6"). With surrounding vertical sliding sash windows with two rear projecting deep bays, handsome stone fireplace with central multi fuel cast iron stove, polished oak flooring with underfloor heating, wall to ceiling coving and two matching detailed ceiling roses.

Quality Fitted Kitchen

Measures approx. 4.88m x 4.3m (16' x 14' 1"). Benefitting from a dual aspect with front and rear vertical sliding sash windows, generously fitted with solid wooden furniture of a shaker style with contrasting central breakfasting island, feature granite worktops with stone tiled splash backs and incorporates a double Belfast ceramic sink unit with block mixer tap, eye level Miele double oven, microwave and coffee machine, stone tiled floor with underfloor heating, inset ceiling spotlights and a broad opening through to;





Dining Room

Measures approx. 6.65m x 3.53m (21' 10" x 11' 7"). With front double glazed sliding sash window, continuation of stone tiled flooring with underfloor heating, inset ceiling spotlights, bank of contemporary gloss cream finished furniture with brushed aluminium style pull handles with central coffee machine and space for two large wine coolers and an internal six panelled bi-folding oak glazed door leads through to;

Garden Room

Measures approx. 4.6m x 7.8m (15' 1" x 25' 7"). With surrounding hardwood vertical sliding sash windows with twin French doors allowing access to the garden, stone tiled flooring with underfloor heating and pitched roof with exposed oak timbers with twin ceiling light and fans.



Feature Central Landing

Measures approx. 4.24m x 12.98m (13' 11" x 42' 7"). Enjoying surrounding hardwood double glazed sash windows with the front having a feature arched top, pleasant seating area with bespoke fitted shelving and storage furniture, oak flooring with underfloor heating, feature pitched ceiling with exposed timbers and stone finish to one wall.

Master Bedroom 1

Measures approx. 7.5m x 5.38m (24' 7" x 17' 8"). Enjoys three vertical sliding hardwood sash windows with oak casing, handsome cast iron fireplace with granite hearth, wall to ceiling coving, ceiling rose, inset speakers and oak doors through to the dressing room and en-suite bathroom.



En-Suite Bathroom

Measures approx. 4.62m x 3.15m (15' 2" x 10' 4"). Benefits from a dual aspect with rear and side vertical sliding hardwood sash windows with patterned glazing, featuring a quality suite comprising a free standing rolled top bath with central chrome mixer tap, close couple low flush WC, large walk through shower cubicle with tiled floor and glazed screen, marble twin circular wash hand basin with chrome mixer taps set within a stone top with storage beneath, stone tiled flooring with underfloor heating, fitted towel rails, tiling to walls, inset ceiling spotlights and speaker.



Walk-in Dressing Room

Measures approx. 4.62m x 2.6m (15' 2" x 8' 6"). Enjoying bespoke fitted wardrobes with matching dressing table, inset ceiling lights and light tunnel.

Front Double Bedroom 2

Measures approx. 6.73m x 4.67m (22' 1" x 15' 4"). Enjoying a dual aspect with front and side vertical sliding hardwood sash window with oak casings, bespoke contemporary fitted furniture finished in a light grey with hanging wardrobes and vanity unit, period style radiator, TV point and doors through to;

En-Suite Shower Room

Measures approx. 2.29m x 1.98m (7' 6" x 6' 6"). With front vertical sliding sash window with patterned glazing with oak casing, three piece modern suite in white comprises low flush WC, pedestal wash hand basin, corner shower cubicle with mains shower and glazed screen, stone tiled flooring, tiling to walls and period style radiator.

Double Bedroom 3

Measures approx. 5.4m x 4.6m (17' 9" x 15' 1"). With side vertical hardwood sliding sash window in an oak casing, stylish laminate flooring, period style radiator, fully fitted bank of wardrobes to one wall of a walnut effect and doors through to;

En-Suite Shower Room

Measures approx. 2.74m x 2.26m (9' x 7' 5"). Providing a suite in white comprising a low flush WC, pedestal wash hand basin, double shower cubicle with overhead main shower and glazed screen, stone tiled walling and floors, fitted chrome towel rail and inset ceiling spotlights.

Inner Hallway

Has four rear hardwood double glazed windows and fitted storage cupboard with shelving.

Double Bedroom 4

Measures approx. 3.1m x 5.9m (10' 2" x 19' 4"). With front double glazed skylight with fitted blind, rear hardwood glazed window with oak casing, TV point and doors through to;

En-Suite Bathroom

Measures approx. 1.68m x 1.88m (5' 6" x 6' 2"). Enjoys a three piece suite in white comprising a low flush WC, wall mounted wash hand basin, his and hers panelled bath, tiled flooring, matching tiling to walls and fitted chrome towel rail.

Front Double Bedroom 5

Measures approx. 3.2m x 3.76m (10' 6" x 12' 4"). With front double glazed skylight with fitted blind, side hardwood glazed window and doors through to;



En-Suite Shower Room

Measures approx. 1m x 3.23m (3' 3" x 10' 7"). With front double glazed skylight and fitted blind providing a three piece modern suite in white comprising a low flush WC, pedestal wash hand basin, walk-in shower cubicle with overhead main shower and glazed screen, stone tiled floors and walls, chrome towel and inset ceiling spotlights.

Front Double Bedroom 6

Measures approx. 4.24m x 3.12m (13' 11" x 10' 3"). With front double glazed skylight with fitted blind and built-in double wardrobe with oak doors.

Front Bedroom 7

Measures approx. 3.5m x 2.29m (11' 6" x 7' 6"). With front hardwood double glazed window.

Family Bathroom

Measures approx. 2.54m x 2.5m (8' 4" x 8' 2"). With front hardwood double glazed window with patterned glazing providing a suite in white comprising a low flush WC, broad vanity wash hand basin with storage cabinet beneath, spa panelled bath, double shower cubicle with main shower and glazed screen, tiled flooring, tiling to walls with twin chrome towel rails.

Grounds

The property is approached and allows vehicle access between two brick pillars with coping tops with remote electrically operated decorative iron gates onto a substantial pebbled driveway allowing access to garaging and providing extensive parking for numerous vehicles, there is a feature central circular stone raised planted border with fountain with a sheltered front door via a stone canopy and access to either side. To the side, the property has an enclosed astroturf garden with flagged pathways allowing an ideal area for dogs and has a concealed oil tank, lawned gardens surrounds the side and rear with brick and stone walling to the side and with a traditional three rail rear boundary fencing allowing views across paddock land. The principal gardens are lawned with a number of mature planted trees, a flagged pathway surrounding the perimeter of the property and leading to a seating area. From the seating area a curved flagged pathway leads to a feature central entertaining space with barbeque/firepit and slate roofing providing an all weather area

Double Glazing

Hardwood double glazed windows.

Central Heating

Oil fired central heating system to radiators.





Gymnasium

Within the footprints of the property, there is a gymnasium measuring approx. 5.56m x 5.72m (18' 3" x 18' 9") with front and rear entrance doors, a side personal door, oak style flooring, ceiling lighting, open access to the kitchenette and doors to a cloakroom, with an excellent potential for an annex and could be opened up to the dining room that adjoins the kitchen.

Kitchenette

Measures approx. 2.23m x 1.37m (7' 4" x 4' 6"). Being generously fitted with kitchen furniture and a stainless steel sink unit.

Cloakroom

With rear vertical sliding hardwood sash window, low flush WC and wash hand basin set within a vanity unit.

Detached Garage

The property benefits from a substantial detached double garage measuring approx. 4.78m x 9.22m (15' 8" x 30' 3").

Home Office

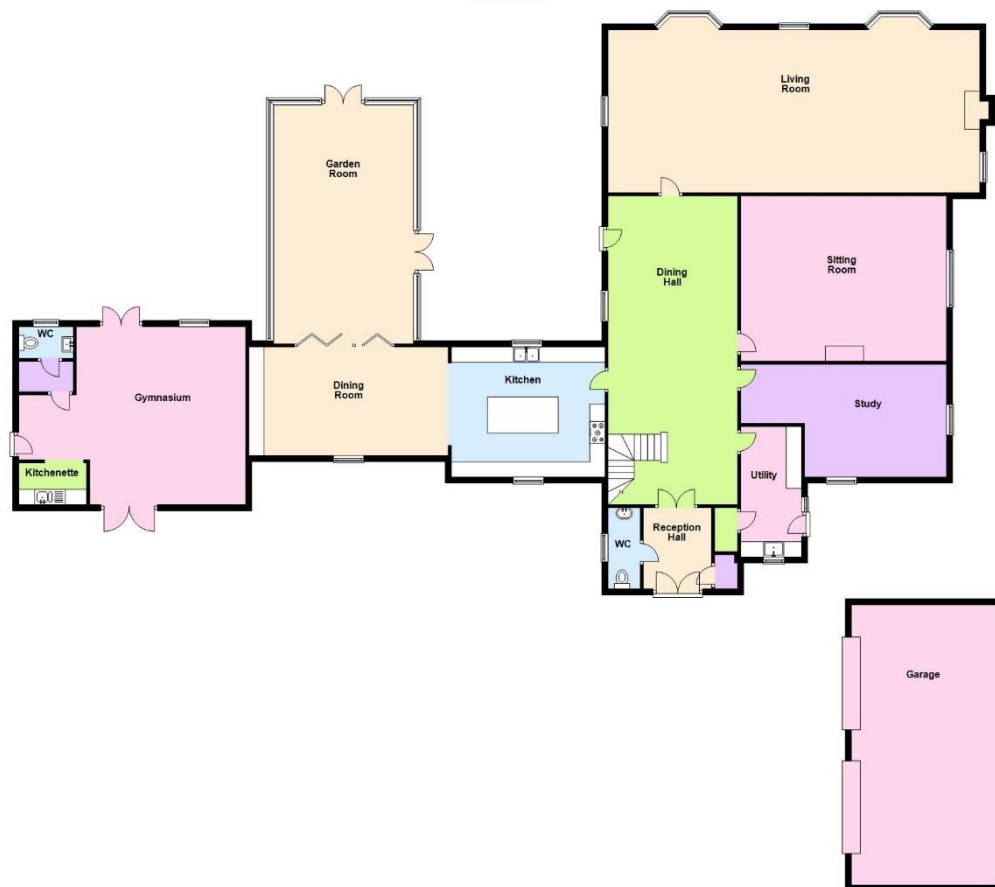
Within the garden there is a brick built home office measuring approx. 3.1m x 3.1m (10' 2" x 10' 2") with front and rear hardwood windows, side French style doors, attractive wooden flooring, corner fitted multi fuel stove, plastered and decorated with inset ceiling spotlights.





FLOORPLAN AND EPC

Ground Floor



First Floor







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