



Stable Cottage,
REDBOURNE PARK, REDBOURNE, DN21 4JG



STABLE COTTAGE

REDBOURNE PARK, REDBOURNE, DN21 4JG

'Stable Cottage' dates back to 1753 having formed the stables for Redbourne Hall and was converted into a residential property in 1974. The cottage provides an extremely rare and privileged opportunity to live privately within the charming and well cared for grounds of the Hall offering a unique lifestyle that would suit a professional couple or the discerning family buyer.

The accommodation approaches 2750 square foot and has been extensively renovated by the current owners to exacting standards yet retaining stunning originality. Comprising, feature reception hallway, large main living room with a high-quality multi-fuel stove, impressive, fitted dining kitchen, useful study, rear conservatory that leads to a raised flagged courtyard seating area, useful ground floor shower room with plumbing for utilities.

The first floor enjoys a central galleried landing that leads to 4 double bedrooms and a luxury family bathroom.

The property sits privately behind Redbourne Hall with soft landscaped front gardens accompanied with planted borders and an original cobbled pathway to the front entrance door.

A stone archway leads into a large courtyard that allows extensive parking and access to the vast range of outbuildings which extend to 2100 square foot and provide a wealth of options for conversion if required.

Access through the potting shed leads to the main garden being principally lawned with mature trees and a number of placed seating areas.



Impressive Central Reception Hallway

Measures approx. 2.95m x 5.26m (9' 8" x 17' 3"). Enjoying a feature original entrance door with cast iron fixings and a fixed top light with secondary glazing, open tread staircase leads to the first floor accommodation with open spell balustrading and matching newel posts, attractive tiled flooring, dressed and decorated stonework which features a curved wall, rear period style single glazed window with secondary glazing, part vaulted ceilings leading through to the first floor and independently controlled electric "smart" underfloor heating.

Impressive Main Living Room

Measures approx. 7.77m x 5.26m (25' 6" x 17' 3"). Enjoying a dual aspect with front uPVC double glazed curved bow window, twin rear original hardwood windows with secondary glazing, contemporary multi fuel cast iron stove within a brick chamber with slate flagged projecting hearth and deep wooden beamed mantel and TV point.

Study

Measures approx. 3m x 3.8m (9' 10" x 12' 6"). Front uPVC double glazed window, feature curved stone wall and inset ceiling spotlights.

Luxury Ground Floor Shower Room

Measures approx. 2.41m x 5.54m (7' 11" x 18' 2"). Two side uPVC double glazed windows with frosted glazing and a composite entrance door. Fitted with quality furniture including a close couple low flush WC with adjoining gloss furniture with a Dekton top beside an oval RAK ceramic tiled wash hand basin, large walk-in shower with glazed screen and rainwater head, tiled flooring, majority tiling to walls with chrome edging, fitted radiator and independently controlled electric "smart" underfloor heating, inset ceiling spotlights, plumbing for an automatic washing machine and dryer and a large built-in boiler cupboard with gas central boiler and cylinder tank.





Conservatory

Measures approx. 3.45m x 6m (11' 4" x 19' 8"). With dwarf walling, surrounding uPVC double glazed windows, side French doors leads to the courtyard garden, polycarbonate pitched and hipped roof, two single wall light points and TV point.

Impressive Open Plan Living/Dining Kitchen

Measures approx. 6.8m x 5.2m (22' 4" x 17' 1"). Enjoying front and side uPVC double glazed windows creating a dual aspect. The kitchen enjoys a quality fitted kitchen finished in a matte slate being of a handleless effect enjoying integral appliances consisting of a fridge freezer, dishwasher, two eye level Neff ovens, matching electric hob with overhead extractor, corner fitted larder and a tetchridge style worktop continuing to create a breakfasting island and incorporates a sink unit with block mixer tap and drainer to the side, tiled flooring, inset ceiling spotlights, TV point, independently controlled electric "smart" underfloor heating and a rear composite stable style entrance door.



Impressive Central Galleried Landing

Measures approx. 4m x 5.26m (13' 1" x 17' 3"). Benefitting from a dual aspect with front and rear uPVC double glazed windows and continuation of open spell balustrading with views down to the reception hallway.

Master Bedroom 1

Measures approx. 4.57m x 5.26m (15' x 17' 3"). Enjoying a dual aspect with front and rear uPVC double glazed windows, inset ceiling spotlights and TV input.



Front Double Bedroom 2

Measures approx. 3.53m x 5.18m (11' 7" x 17'). Benefitting from a dual aspect with front and side uPVC double glazed windows, TV point and inset ceiling spotlights.

Front Double Bedroom 3

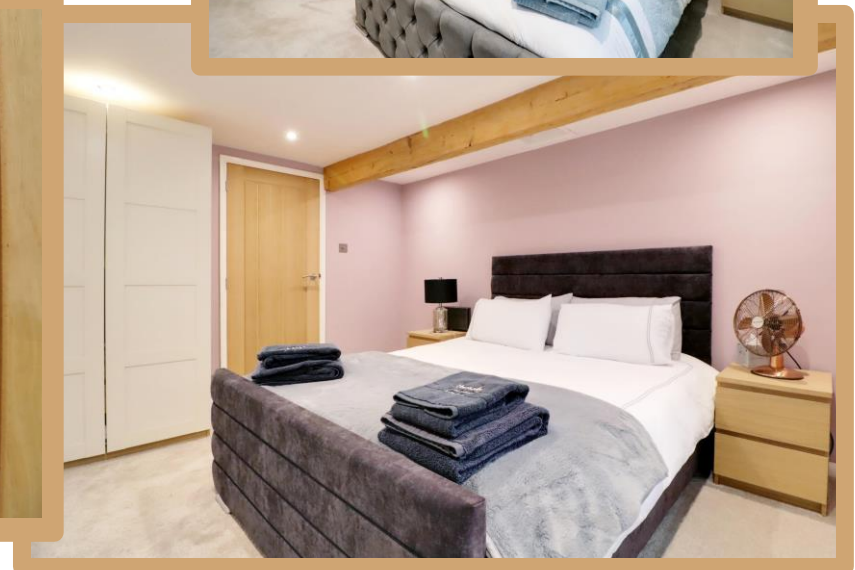
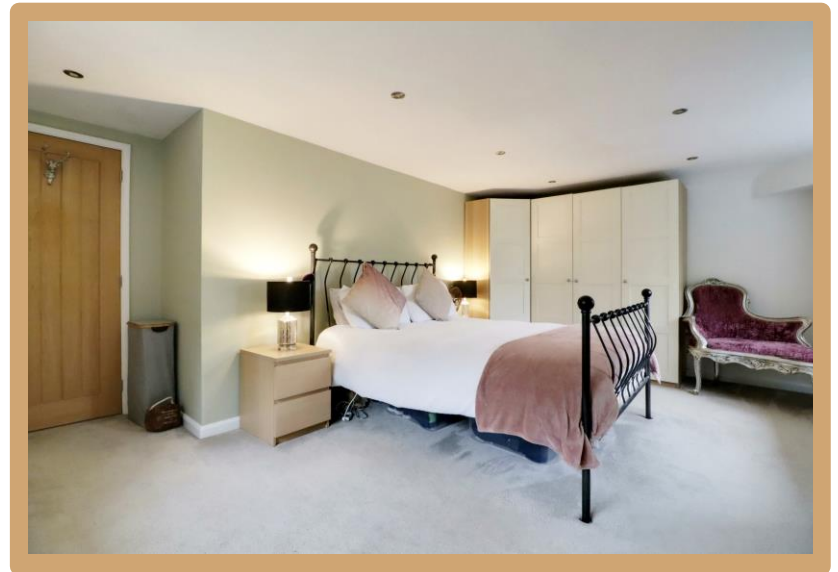
Measures approx. 3.18m x 3.76m (10' 5" x 12' 4"). Front uPVC double glazed window and inset ceiling spotlights.

Rear Double Bedroom 4

Measures approx. 3m x 3.84m (9' 10" x 12' 7"). Rear uPVC double glazed window, exposed ceiling joists, inset ceiling spotlights and loft access.

Stylish Family Bathroom

Measures approx. 2.06m x 3.8m (6' 9" x 12' 6"). Broad rear uPVC double glazed window with inset patterned glazing, providing a quality five piece suite in white comprising a free standing double ended bath with wall mounted chrome mixer tap, low flush WC, twin his and hers oval RAK ceramic tiled wash hand basins set within a Dekton style top with gloss storage cabinets beneath, wall mounted chrome mixer tap, eye level LED mirror, walk-in double shower cubicle, stylish radiator, tiled flooring, tiling to walls and inset ceiling spotlights.



Grounds

Stable Cottage is situated within the most picturesque site of Redbourne Hall offering an extremely rare opportunity to live discreetly and having an impressive drive down through the stone arches and the gravelled driveway which sweeps around the main hall and leads to the property itself.

Gardens to the front offer newly turfed gardens with accompanying shrub and planted borders with bark fill and with an original cobbled adjoining pathway to the front entrance door.

Across the road there is a mature woodland scene garden with picturesque pathway leading to a handsome bridge and further lawned area that could be utilised as picnic area.

Between the house and the garages there is a beautiful bricked archway with decorative wrought iron gate onto a substantial hard laid driveway with central raised border with parking available for a number of vehicles and with access to the garages and further outbuildings. To the rear elevation is a flagged raised sitting area.

The gardens then continue through a potting shed with secured gated access leading to a most impressive private enclosed rear garden which has the feel of a country park being principally lawned with large impressive brick boundary wall with coping top having an abundance of mature trees and shrubs, pebbled seating area and intricate pathways and features a stone well with grating top.





Outbuildings

The property enjoys a fantastic range of outbuildings that surround the courtyard parking area and are as follows:

Open Fronted Garage 1

Measures approx. 3.89m x 5.23m (12' 9" x 17' 2"). With internal power and lighting.

Open Fronted Garage 2

Measures approx. 4.04m x 5.23m (13' 3" x 17' 2"). With internal power and lighting.

Closed Garage

Measures approx. 3.25m x 5.23m (10' 8" x 17' 2"). With twin opening front doors and internal power and lighting.

Stable 1

Measures approx. 3.3m x 5.84m (10' 10" x 19' 2"). With front stable door and internal power and lighting.

Stable 2

Measures approx. 3.3m x 5.84m (10' 10" x 19' 2"). With front stable door and internal power and lighting.

Dog Run/Piggery

Measures approx. 3m x 4m (9' 10" x 13' 1"). With individual entrance doors and having an enclosed courtyard style run.

Brick and Stone Built Barn

Measures approx. 5.9m x 5.28m (19' 4" x 17' 4"). With double opening front timber gates, mezzanine flooring and internal power and lighting.

Potting Shed

Measures approx. 4.93m x 5.84m (16' 2" x 19' 2"). Front and rear entrance door, broad front window and internal power and lighting.

Garden Store

Measures approx. 3.15m x 5.84m (10' 4" x 19' 2"). With front stable style entrance door with adjoining window, internal power and lighting and rear doors through to the main garden being wide enough for a ride on mower.

Double Glazing

The property has full uPVC double glazed windows.

Central Heating

Modern central heating system to radiators and independently controlled electric "smart" underfloor heating to the Reception Hall, Dining Kitchen & Shower Room.



REDBOURNE
HALL

PRIVATE DRIVE
NO UNAUTHORISED ACCESS

FLOORPLAN AND EPC

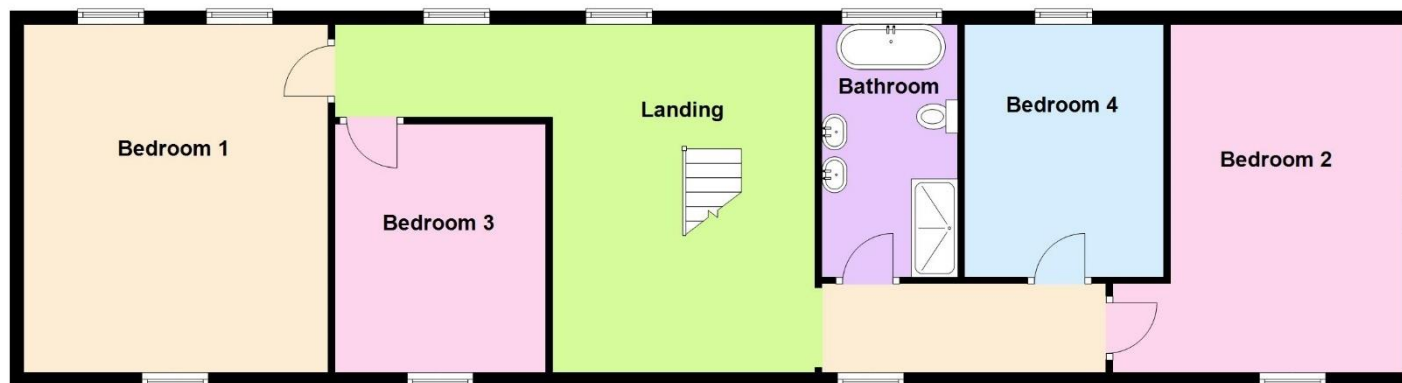
Ground Floor

Approx. 144.2 sq. metres (1552.4 sq. feet)



First Floor

Approx. 109.3 sq. metres (1176.7 sq. feet)







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**