



Hill Farm, Killingholme Road, Habrough, Lincolnshire, DN40 3BA

Offers in excess of: £500,000

EPC: To be confirmed (0)
Council Tax -

Accommodation Summary:

- A PERIOD DETACHED FAMILY HOME
- PRIVATE ENCLOSED GROUNDS APPROACHING 4 ACRES
- EXCELLENT RANGE OF OUTBUILDINGS
 - GENERAL PURPOSE BARN
 - FORMER GRAIN STORE
- 4 RECEPTION ROOMS & SIDE CONSERVATORY
 - 4 BEDROOMS
 - 3 BATHROOMS
- SURROUNDING OPEN COUNTRYSIDE



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**

Description:

'Hill Farm' offers an extremely rare opportunity to purchase a substantial detached house accompanied by an excellent range of outbuildings and sat within a private enclosed plot that approaches 4 acres. The spacious accommodation comprises, front entrance hall leading to a sitting room and formal dining room, central inner hallway, ground floor shower room, study, large rear living room, attractive oak fitted kitchen and a pleasant side conservatory. The first floor provides a main family bathroom and 4 bedrooms with a master en-suite shower room. Electric remote operated gates lead onto a substantial block paved driveway allowing extensive parking with direct access to all outbuildings. Formal gardens are lawned and surround the house. The remaining paddock areas are laid to lawn with mature hedged boundaries that have quality discreet fencing behind and enjoy a manageable corner positioned pond.

Rooms:

Entrance Hallway

With uPVC double glazed entrance with patterned glazing, straight flight staircase leads to the first floor accommodation with grabrail, attractive slate tiled flooring and door leads through to;

Sitting Room

12' x 12' (3.66m x 3.66m). Front uPVC double glazed window, laminate flooring, wall to ceiling coving and double wall lights.

Formal Dining Room

12' x 12' (3.66m x 3.66m). Front uPVC double glazed window, slate tiled flooring and door leads through to;

Inner Hallway

12'4" x 6'11" (3.76m x 2.1m). With understairs storage cupboard, continuation of slate tiled flooring and allows access to the main living room, kitchen, study and ground floor shower room.

Large Main Living Room

15'2" x 19'7" (4.62m x 5.97m). With rear uPVC double glazed French doors and adjoining window, slate tiled flooring, TV point and wall to ceiling coving.

Study

6'7" x 6'7" (2m x 2m). Side uPVC double glazed window which looks through to the conservatory and slate tiled flooring.



Ground Floor Shower Room

8'5" x 6'10" (2.57m x 2.08m). Side uPVC double glazed window, enjoying a three piece suite in white comprising a low flush WC, wash hand basin set within a polished wooden top with storage beneath and LED mirrored backing, large walk-in shower cubicle with overhead mains shower, tiled flooring, fully tiled walls and corner fitted storage cupboard.

Kitchen

16'2" x 11' (4.93m x 3.35m). Benefits from a dual aspect with rear and side uPVC double glazed windows. The kitchen enjoys an extensive range of shaker style furniture with two wall units with glazed fronts, enjoying a complementary patterned top with tiled splash backs, incorporating a single sink unit with drainer to the side and block mixer tap, space for a Range cooker with broad overhead canopied extractor, plumbing and space for appliances, tiled flooring and internal uPVC double glazed door leads through to;

Conservatory

11'4" x 9'3" (3.45m x 2.82m). With surrounding uPVC double glazed windows, rear uPVC double glazed entrance door and polycarbonate sloped ceiling and tiled flooring.

First Floor Landing

Allows access to four bedrooms and bathroom.

Master Bedroom 1

15'4" x 15'5" (4.67m x 4.7m). With side uPVC double glazed French doors with side light, rear uPVC double glazed window, quality range of fitted bedroom furniture with door leading through to;

Stylish En-Suite Shower Room

11'2" x 3'11" (3.4m x 1.2m). Large Velux double glazed roof light, providing a stylish suite comprising a close couple low flush WC, matching broad vanity wash hand basin and large shower cubicle with glazed screen and mains shower, slate tiled flooring, fitted chrome towel rail and PVC clad to walls.



Front Double Bedroom 2

12'2" x 12' (3.7m x 3.66m). Front uPVC double glazed window, laminate flooring and over stairs storage.

Front Double Bedroom 3

12' x 12' (3.66m x 3.66m). Front uPVC double glazed window.

Bedroom 4

12'7" x 6'7" (3.84m x 2m). Side uPVC double glazed window.

Main Family Bathroom

10'10" x 6'11" (3.3m x 2.1m). Side uPVC double glazed window providing a suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath with electric shower over and glazed screen, cushioned flooring, tiling to walls and fitted towel rail.

Grounds

The property sits within a total plot of approximately 4 acres with private metal fenced and mature tree lined borders providing excellent privacy and security with the main area being grass laid and with designated formal gardens. There is a corner manageable pond being stocked. Entry from the road is via electrical remote operated sliding gates onto a substantial, block paved driveway/parking area that leads to a timber framed car port and allows access to the large workshop and grain store.

General Purpose Barn

59'5" x 63'6" (18.1m x 19.35m). Being of a block construction with vehicular entrance doors and side personal doors, benefitting from internal power, lighting and water and has an internal workshop.

Former Grain Store

22'6" x 88'1" (6.86m x 26.85m).

Double Glazing

The property enjoys uPVC double glazed windows and doors.

Central Heating

There is an oil fired central heating system to radiators.

