



**Mayfield House, Brigg
Road, Wrawby, Brigg,
Lincolnshire, DN20 8RH**

Asking Price: £495,000

EPC: To be confirmed (0)

Council Tax - E

To be advised



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

Accommodation Summary:

- A SUBSTANTIAL INDIVIDUAL MODERN FARMHOUSE
 - PRIVATE VILLAGE POSITION
- EXTREMELY VERSATILE ACCOMMODATION WITH SELF CONTAINED ANNEX
 - 4 RECEPTION ROOMS
 - 6 BEDROOMS
 - 4 BATHROOMS
 - PRIVATE REAR LAWNED GARDEN
 - AMPLE PARKING

Description:

'Mayfield House' offers an extremely rare opportunity to purchase a substantial modern detached farmhouse enjoying an extremely private position in the highly sort after village of Wrawby. The spacious and highly versatile accommodation boasts an attached self-contained annex and is thought ideal for a growing/extended family. The ground floor briefly comprises, main reception hallway with cloakroom and under stairs storage cupboard, front study/office, generously sized living room with feature inglenook fireplace and multi fuel stove, attractive farmhouse breakfast kitchen with multi fuel stove and AGA range cooker. Internal doors lead from the kitchen to a formal dining room and a utility room and separate washroom. The rear entrance to the house leads into a sizeable boot room which in turn leads into the downstairs shower room. The attached self-contained annex provides a flexible open plan living room with a kitchen/dining area and staircase to a first-floor bedroom served by a three-piece shower room suite. The second floor to the main house provides a central landing leading off to five versatile bedrooms with both master en-suite and main family bathroom. Externally the property is built with an attractive Rydale heritage brick and benefits from double glazing throughout. The house is approached down a gated driveway with ample off-road parking to the front and side of the property. The house boasts a generously sized mature garden with stocked borders to the front and rear and a raised patio area.



Rooms:

Main Reception Hallway

Front hardwood entrance door and adjoining side light with frosted glazing, oak style laminate flooring, a u-shaped staircase leads to the first floor accommodation with open spell balustrading with matching newel post and under the stairs storage cupboard and a further built-in storage cupboard, wall to ceiling coving, wall mounted electronic thermostatic control and internal doors allowing access off to;



Study/Office

6'11" x 7'5" (2.1m x 2.26m). With a front hardwood double glazed window and wall to ceiling coving.



Spacious Main Living Room

15'1" x 19'3" (4.6m x 5.87m). With front twin hardwood glazed doors allowing access to the patio area and two side hardwood double glazed windows, a feature open bricked Inglenook fireplace with multi burning stove with slate style hearth and oak mantel, wall to ceiling coving and TV input.



Breakfast Kitchen

19'8" x 14'9" (6m x 4.5m). With a front hardwood double glazed. The kitchen includes a range of country style shaker low level units, drawer units and wall units with decorative pull handles with solid wood working top surfaces incorporating a twin inset Belfast sink unit with block mixer tap and drainer to the side, space for a free standing Range Master Aga cooker with overhead integrated extractor fan with splash back, space for a tall fridge freezer, tiled flooring, wall to ceiling coving, a floor standing multi burning stove feature with tiled splash back and a further internal door allows access off to;



Utility Room

8'10" x 7'10" (2.7m x 2.4m). Has a rear hardwood glazed double window, matching units to the kitchen with Olive coloured fronts and brushed aluminium style pull handles with a solid working top surface incorporating a twin inset Belfast sink unit with block mixer tap and drainer to the side with tiled splash backs, tiled flooring, a wall mounted Ideal Classic gas boiler, loft access, wall to ceiling coving and further internal doors allowing access off to;



Boot Room

8'10" x 6'4" (2.7m x 1.93m). With a side hardwood double glazed window with frosted glazing, working top surface with plumbing for a washing machine, space for an under the counter fridge, tiled flooring, wall to ceiling coving, extractor fan.



Rear Lobby

Has a barn style hardwood double glazed door with adjoining window, tiled flooring, wall to ceiling coving and internal doors allowing access off to;

Ground Floor Shower Room

6'11" x 8'2" (2.1m x 2.5m). With a rear hardwood glazed window with frosted glazing providing a three piece suite comprising a low flush WC, a pedestal wash hand basin and a double walk-in shower cubicle with overhead chrome mains shower with tiled splash back, tiled flooring, wall mounted towel heater and wall to ceiling coving.



Formal Dining Room

16'9" x 10'2" (5.1m x 3.1m). With a front double glazed hardwood window and oak style strip flooring.

First Floor Landing

Has loft access, oak laminate flooring, a wall mounted alarmed keypad and doors off to;



Master Bedroom 1

19'2" x 14'7" (5.84m x 4.45m). With a dual aspect having front and side hardwood double glazed windows, laminate flooring, storage in the eaves and an internal door allowing access off to;

En-Suite Shower Room

6'11" x 5'7" (2.1m x 1.7m). With a rear Velux skylight providing a three piece suite comprising a double walk-in shower cubicle with overhead shower and sliding glazed door with tiled splash backs and raised tray, pedestal wash hand basin, low flush WC, oak style laminate flooring and extractor fan.

Front Double Bedroom 2

9'11" x 11'6" (3.02m x 3.5m). With a front hardwood double glazed window, oak style laminate flooring, storage in the eaves and TV input.

Front Double Bedroom 3

11'10" x 8'2" (3.6m x 2.5m). With a front double glazed hardwood window, laminate oak style flooring, TV input and built-in storage cupboard.

Rear Bedroom 4

9'11" x 6'11" (3.02m x 2.1m). With a rear hardwood double glazed window, oak style laminate flooring, TV input and an opening which leads through to;

Dressing Area

7'9" x 7' (2.36m x 2.13m). With a rear Velux skylight and laminate flooring.

Front Bedroom 5

5 9'2" x 8'2" (2.8m x 2.5m). With a front double glazed hardwood window and laminate flooring.

Main Family Bathroom

6'7" x 7' (2m x 2.13m). With a rear Velux skylight providing a three piece suite in white comprising a panelled bath, a low flush WC and a pedestal wash hand basin with partly tiled walls, laminate flooring and extractor fan.



Annex Open Plan Kitchen/ Living Room
 28'7" x 10'2" (8.7m x 3.1m). With a multi aspect including front and side uPVC double glazed windows, wall to ceiling coving and TV input. The kitchen enjoys a patterned working top surface with oak style low level units, drawer units and wall units with glazed fronts and a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side with tiled splash backs, space for an undercounter fridge, oak style vinyl flooring, further side barn style hardwood double glazed door allowing access to the driveway, loft access and a log legged staircase leads to the first floor off the annex.



First Floor Landing

With side hardwood double glazed window, open spell balustrading, wall to ceiling coving and leads to;

Annex Bedroom

8'10" x 9'10" (2.7m x 3m). With a front hardwood double glazed window, space in the eaves, built-in wardrobes and loft access.



Annex Shower Room

10'2" x 6'11" (3.1m x 2.1m). With a Velux skylight, a three piece suite comprising a single walk-in shower cubicle with overhead chrome mains shower, tiled splash backs, a low flush WC and a pedestal wash hand basin with further partly tiled walls, wall mounted chrome towel heater, extractor fan and a built-in storage cupboard.



Grounds

The property is privately positioned on a mature plot with a rear principally lawned garden with planted borders, surrounding secure fencing. To the front provides a raised block laid patio terrace with dwarf bricked walling and further fully stocked borders with boundary picket style fencing, a pathway leads to the front entrance and a hardstanding driveway to the side allowing for extensive parking.

