



5 Manor House Convent Bigby Street, Brigg

£250,000 Freehold

GRADE II LISTED FORMER HOUSE & CONVENT • WALKING DISTANCE TO THE TOWN CENTRE • NO UPWARD CHAIN • 4 BEDROOMS • 2 RECEPTION ROOMS • FITTED DINING KITCHEN & REAR LEAN-TO PORCH • MAIN FAMILY BATHROOM & MASTER EN-SUITE • PRIVATE ENCLOSED SOUTH FACING GARDEN • REAR DRIVEWAY & GARAGING • VIEW VIA OUR BRIGG OFFICE



ONE OF BRIGG'S MOST HISTORICALLY SIGNIFICANT RESIDENCES | GRADE II LISTED FORMER GEORGE III MANOR HOUSE & LATER CONVENT | EXCEPTIONAL PERIOD CHARACTER | FOUR BEDROOMS | PRIVATE PARKING & GARAGE | EXCITING RESTORATION OPPORTUNITY

Paul Fox Estate Agents are delighted to offer for sale one of the most historically significant and architecturally distinctive properties in the heart of the traditional market town of Brigg.

This impressive and superbly proportioned Grade II Listed residence enjoys a fascinating history, having originally formed part of a former George III manor house and subsequently been used as a convent. Today, the property offers a rare opportunity to acquire a home of genuine character and distinction, retaining a wealth of original period features alongside generous and versatile accommodation.

Requiring a scheme of sympathetic improvement and modernisation, many of the property's original features remain in place, including period fireplaces, traditional flooring and decorative ceiling mouldings. The substantial accommodation provides an exciting opportunity for purchasers with vision to restore and enhance this remarkable building, creating a truly spectacular and individual home.

The spacious interior includes an impressive large reception room, a fitted kitchen with range-style cooker, four well-proportioned bedrooms and two modern bathrooms. The scale and character of the accommodation offer tremendous scope to sensitively combine the property's historic charm with the requirements of modern-day living.

A particularly rare advantage for such a centrally located period property is the provision of private off-street parking together with a garage.

Perfectly positioned within the heart of Brigg, the property is ideally placed for the town's excellent range of independent shops, cafés, restaurants and everyday amenities.

This is an exceptional opportunity for those seeking a substantial period residence with a remarkable history, outstanding character and exciting potential, all within one of Brigg's most convenient and desirable central locations.

Early viewing is strongly recommended to fully appreciate.

View via our Brigg office

EPC Rating: D

Council Tax Band: D

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Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Lounge

21' 10" x 15' 9" (6.65m x 4.80m)

Kitchen Diner

13' 1" x 14' 5" (4.00m x 4.40m)

Dining Room

12' 2" x 12' 6" (3.70m x 3.80m)

WC

3' 7" x 4' 11" (1.10m x 1.50m)

Bedroom 1

14' 5" x 12' 11" (4.40m x 3.93m)

En-Suite

6' 7" x 7' 3" (2.00m x 2.20m)

Bedroom 2

8' 7" x 15' 9" (2.62m x 4.80m)

Bedroom 3

11' 10" x 7' 7" (3.60m x 2.30m)

Bedroom 4

6' 7" x 10' 2" (2.00m x 3.10m)

Bathroom

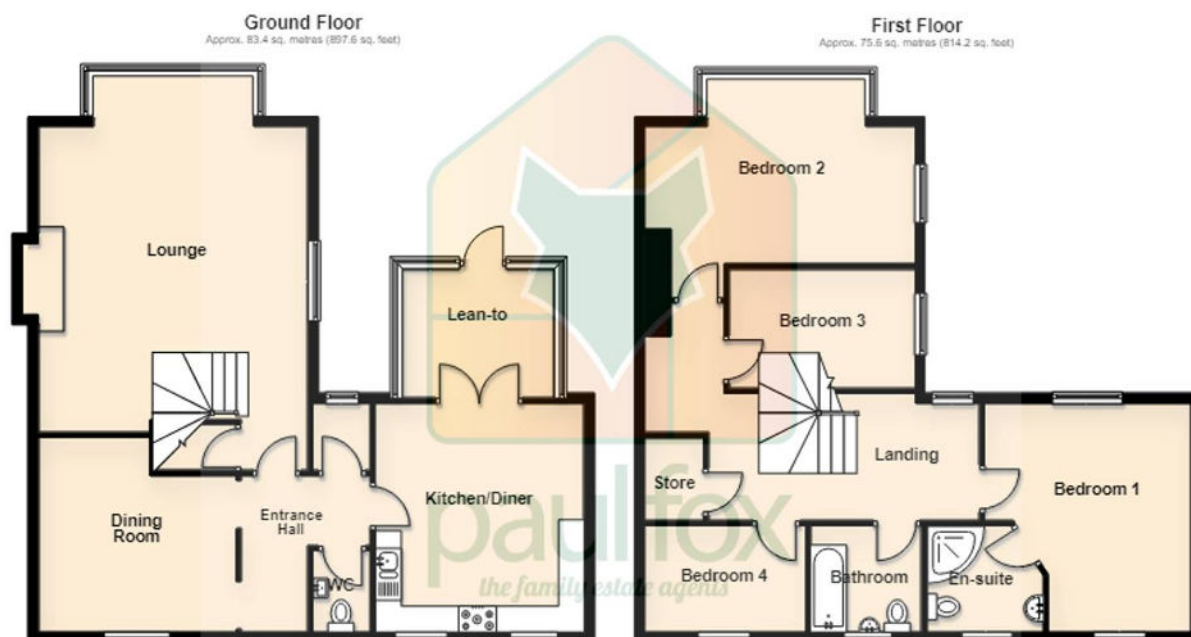
6' 11" x 7' 0" (2.10m x 2.13m)

En-Suite

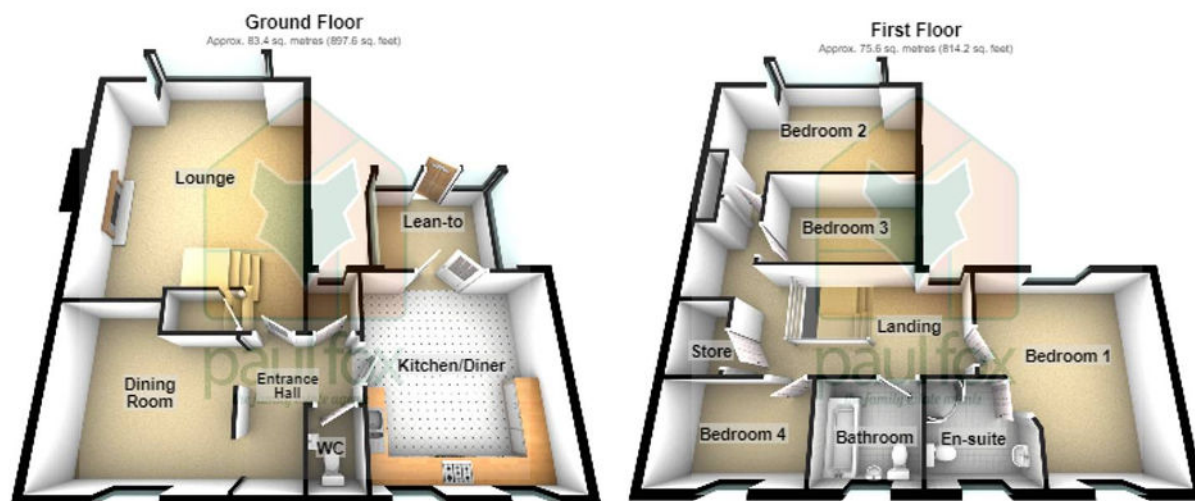
7' 3" x 6' 7" (2.20m x 2.00m)







Total area: approx. 159.0 sq. metres (1711.7 sq. feet)



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Paul Fox Estate Agents

Paul Fox Estate Agent, 10 Market Place - DN20 8ES

01652 651777

brigg@paul-fox.com

www.paul-fox.com/



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