



The Willows

Barton Street | Laceby | North East Lincolnshire | DN37 7LD

FINE & COUNTRY

# The Willows

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Imagine the sun rising over your own lake whilst drinking your morning coffee or relaxing with a game of snooker on your 1944 vintage table in a 33' games room. Then imagine living in an extended 1862 four bedroom cottage whilst you welcome guests to your own 30 pitch touring caravan site. Welcome to The Willows.

There is so much on offer at The Willows that it has the potential to change your life. The house itself has been extended over time yet retains an intimate charm ideal for easy living and informal socialising. The traditionally appointed kitchen with its electric Aga and conservatory off offers a warm welcome and the adjoining triple aspect 30' lounge easily accommodates family and guests alike. There is privacy too in the separate snug and the dining room caters for more formal family celebrations. The ground floor is completed by a 33' games room which is connected to the family gardens to ensure that house and grounds are a single space.

To the first floor there are four generous bedrooms together with a shower room which supplements the ground floor bathroom. The approximately 13 acre grounds help define The Willows and afford the opportunity to redefine your life. To one side of the house there is a superb fishing lake bounded by native trees which is a popular day ticket venue. The second field is a 30 pitch touring caravan site with showers and toilets housed in a former stable block which ensures regular, repeat visits. In addition there is a vegetable garden, useful two storey work shop and additional two storey barn with tractor shed beyond.

The Willows is only limited by your imagination, it is a home which re-creates your lifestyle: The Willows – a dream of a home.





# Step inside

## The Willows

### ACCOMMODATION

Front uPVC entrance door to:

**RECEPTION HALL** - Rustic plasterwork and painted beam work to the ceilings and walls and multi pane door to the kitchen.

**INNER HALL** - Radiator and spindle balustraded return staircase with cupboard under.

**SNUG** 13'10 x 12'10 - An intimate and private retreat with double glazed window to the front aspect, radiator, beamed ceiling, uPVC porthole window to the side aspect and reconstituted stone fireplace with flagged hearth.

**DINING ROOM** 13'1 x 13' - Ideal for more formal family celebrations with its western facing window, oak flooring, coving, ceiling rose, radiator and part brick wall with arched multi pane door to:

**LOUNGE** 30' x 16'8 - A centrally situated triple aspect room with French doors opening to the rear garden and bow window to the front, beamed ceiling, exposed brickwork and stonework to one wall with curving TV plinth and inset cast iron multi fuel stove on flagged hearth and twin multi pane doors to both the kitchen and to the games room.

**BATHROOM** 9'9 x 5'7 - Modern suite in white to include double ended bath with side telephone style mixer shower attachment, contrasting granite style panelling to the walls with matching tiling to the floor; wide wash hand basin in tiled recess, close coupled wc, towel radiator and inset ceiling spot lights.

**KITCHEN** 23' x 10'1 - The undoubted social heart of the home with its traditionally styled light sage range of high and low storage units with granite style work surfacing including inset one and a half bowl vinyl sink unit with mixer tap and cupboards under; plumbing and housing for an American style refrigerator; decorative corner housing and electric Aga, part sloping ceiling with exposed truss work and four Velux style windows, contemporary cast iron stove and twin French doors to:

**CONSERVATORY** 11'9 x 12' - Enjoying views over the family, formal garden with oak flooring, uPVC double glazed panels over brick plinths with hip and pitch translucent roof and French doors to the side.

**UTILITY** 7'10 x 10'2 - Additional range of matching high and low storage units with granite style back and tops and featuring inset Belfast deep glazed sink unit, space and plumbing for washing machine and dishwasher; tiled floor; rear entrance door; radiator and tiling to full height.

**GAMES ROOM** 32'11 x 19'6 - A stunning social room bathed in light with seven uPVC double glazed windows to three aspects together with six automatically operated Velux windows and French doors to the rear garden. There is a raked ceiling with inset spot lights together with two air con units, TV aerial point, light oak effect bar with light marbled work surfacing and 1944 Riley oak snooker table.

### FIRST FLOOR

A return staircase leads to a split landing and allows access to the bedrooms

**BEDROOM 1** 14'9 max. to the wardrobe fronts x 15' - Bow window with views towards the Lincolnshire Wolds, radiator and a range of fitted wardrobes to one wall with matching bedside cabinets and lit bedhead canopy.

**BEDROOM 2** 17'2 x 11'4 - Window to the rear aspect enjoying the morning sun with part sloping ceiling, distinctive fitted storage cupboards with arched bookshelves over and concealed walk in wardrobe with shelves and hanging rails.

**MAIN LANDING** - Turned spindle balustrade, radiator and decorative painted timber work to the walls and ceiling, linen cupboard and access to the roof space.

**BEDROOM 3** 13'1 x 10'10 to wardrobes  
A further forward facing room with fitted wardrobes to - one wall.







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**BEDROOM 4** 17'4 x 13'2 - An excellent forward facing guest room with radiator; coving, dado rail and TV aerial point.

**SHOWER ROOM** 11' x 7'10 - With suite in white to include close coupled wc, bidet, vanity wash hand basin with cupboards over and under and lit mirror; double walk in glazed and tiled shower enclosure, coving, towel radiator and contrasting powder blue floor tiles.

### OUTSIDE

A long tarmacadam driveway leads via a five bar gate to an extensive gravelled reception area allowing for extensive off road parking together with a two storey colour washed barn with attached single garage. A wrought iron gate leads to the rear formal family gardens which feature broad lawns which are best viewed from a raised flagged seating area with ornamental pond. The garden is well secluded by mature ornamental shrubs and evergreen plants and there are four mature pine trees together with a side orchard. Twin wrought iron gates allow access to the side lake field which is bounded to three sides by native trees. The lake itself gently slopes to a maximum depth of approximately 12 feet and there is a central island with willow trees.

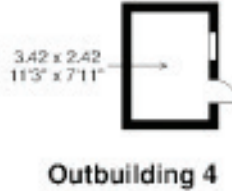
From the main reception area a gate allows access to the side of the property where there is a single storey stable block which houses his and her showers and toilets together with two serviced loose boxes. To the rear of the two storey barn there is a well screened amenity area with two bay tractor store. The driveway continues past a two storey block workshop (28' x 28') with two open bays to the front and stairs to the first floor. Beyond this there is a large gravelled hardstanding area which in turn opens to the second field which is utilised as a 30 pitch caravan site. There is also a timber chemical waste and drinking water unit together with a two bedroom static mobile home with balustraded deck. The driveway continues into the lake field and allows for a separate vehicle access.

### NOTES

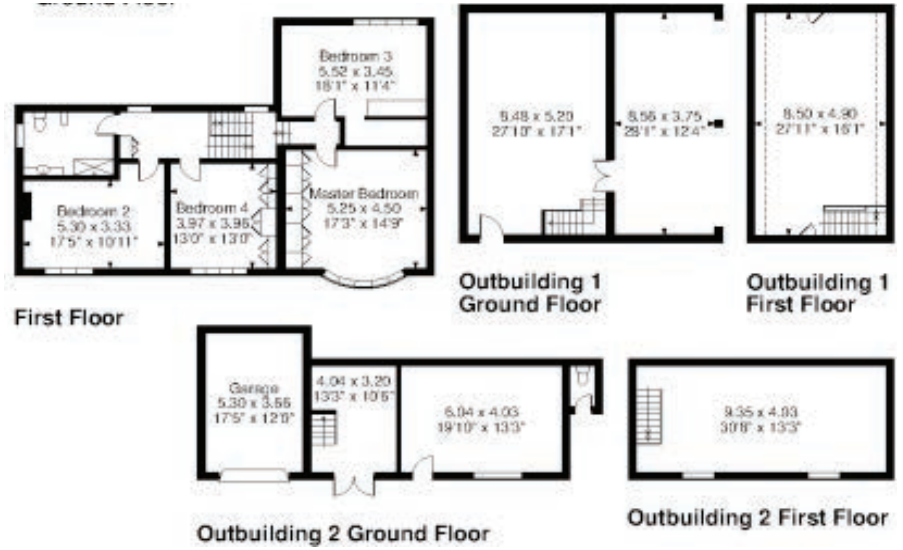
Heating and hot water to the cottage are provided by an oil fired central heating system and drainage is to a modern effluent tank/septic tank. There are 11 electric points to the caravan field which has a separate drainage collection system. The fishing lake is open to the general public and a day ticket currently costs in the region of £5. The vendors inform us that the front section of the long entrance drive forms a bride way which diverts across the bridge to the adjoining golf club.



Gross internal area (approx.)  
 Total = 605 sq m (6533 sq ft)  
 Main House = 321 sq m (3464 sq ft)  
 Garage = 19 sq m (209 sq ft)  
 Outbuildings = 260 sq m (2804 sq ft)  
 Boiler Room = 5 sq m (56 sq ft)  
 Quoted Area Excludes 'External W.C.'  
 For identification purpose only. Not to scale.  
 © ehouse. Drawing ref. dip/8142600/MSS  
 □ □ □ Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81 - 91)	<b>B</b>		
(69 - 80)	<b>C</b>		
(55 - 68)	<b>D</b>		
(39 - 54)	<b>E</b>	<b>56</b>	<b>61</b>
(21 - 38)	<b>F</b>		
(1 - 20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2016 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 3844565 Registered Office: 46 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PQ. Printed





Fine & Country Northern Lincolnshire

Tel: +44 (0)1472 867 880

[northlincs@fineandcountry.com](mailto:northlincs@fineandcountry.com)

Osborne Chambers, 25 Osborne Street, Grimsby, Lincolnshire DN31 1EY



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