



Mill Barn, Ferry Road, Barrow Haven, Barrow-Upon-Humber, Lincolnshire, DN19 7EY **FINE & COUNTRY**

CHARMING WATERSIDE BARN CONVERSION WITH SPACIOUS FAMILY LIVING



This beautifully finished barn conversion offers a warm and welcoming home in a peaceful waterside setting. Reached via a long private road with electric gates, the property opens into a generous parking area and a three-bay open garage. Inside, the home blends character features with modern comfort, including oak finishes throughout and a striking living/dining room with an Inglenook fireplace and reclaimed Medieval stonework. With four bedrooms, three bathrooms, and flexible spaces for work or family life, this is a wonderful place to settle and enjoy nature all year round.

From the Agent's Perspective

The location is a real highlight, peaceful and set beside the water, giving a lovely outlook whatever the season.

The barn has been converted to a very high standard, with thoughtful detailing and a layout that suits a wide range of needs. The ground floor bedroom with adjoining shower room is ideal for guests or multi-generational living. The main living/dining area is a standout feature, especially with its large south-facing window and open plan flow into the breakfast kitchen. A study, utility room, three first-floor bedrooms and two further bathrooms, including a master en-suite, add to the practicality of the home.

Outside, there is potential to create a small paddock thanks to the existing field shelter. The property offers a wonderful lifestyle while still being only about ten minutes from the Humber Bridge, with village amenities in Barrow-upon-Humber and wider services in Barton-upon-Humber.





Location

Barrow Haven is a hamlet and small port in North Lincolnshire, England. It was the site of a former ferry crossing that spanned from the Humber estuary to Hull, serving as a place for ships and boats crossing the Humber to moor away from the tidal flow. It is also home to The Haven Inn a fantastic public house. Barrow Haven is located approximately three miles east of Barton on Humber close to the south bank of the Humber. The A15 is located approximately 4 miles distant providing access to the north via the Humber Bridge to East Yorkshire and the City of Hull and to the south via the A18/M180 to Grimsby, Scunthorpe and the national motorway network. Humberside airport is approximately 9 miles away.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the North Lincolnshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*



Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

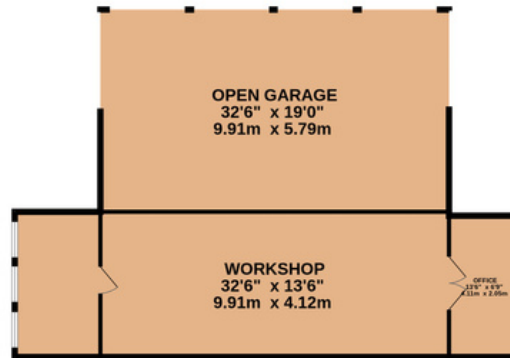
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

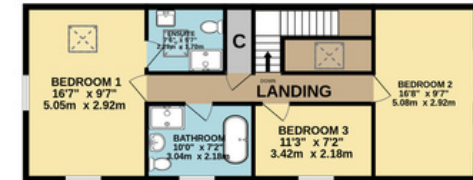
Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



GROUND FLOOR
2319 sq.ft. (215.5 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 2995 sq.ft. (278.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

