



**M A S O N S**  
EST. 1850

Holton Grange Court, Station Road  
Holton-le-clay, DN36 5HR

# Holton Grange Court, Station Road, Holton-le-clay, DN36 5HR

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A fabulous opportunity to acquire a six bedroom barn conversion set in beautiful grounds of 1.5 acres (STS), standing in an elevated position overlooking its own grounds and pond and open countryside, having recently been extensively renovated and extended to an exceptionally high standard providing superb modern ground floor living accommodation with a detached building providing office and gym or annex potential, together with a superb triple garage.



### Location

Holton Grange Court is located on Station Road on the outskirts of Tetney, a popular village which has a variety of amenities, including a school, shops and a public house. The village is approximately 6 miles from the main shopping and business areas of Grimsby and 9 miles from the market town of Louth with excellent road links and public transport facilities. The village is well positioned with both the Lincolnshire coastline and the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, close by.

### Directions

Travelling from Louth on the A16 continue past the village of North Thoresby and take the second right hand turning towards Tetney, into Station Road. Continue on this road for a mile and Holton Grange Court is located on the right hand side, identified by the brick wall frontage and metal gates.

### The Property

Holton Grange Court was originally farm buildings built in the early 1900's and was tastefully converted to living accommodation in the 1990's retaining original features including stairs and landing made from original timbers and a stone staircase. The majority of the accommodation is ideally all situated at ground floor level. Further to this, the property has been extensively renovated and extended to an ultra-high specification finish providing further bedrooms and en suites, extra living accommodation, a completely new detached triple garage together with extensions to the existing outbuilding to provide a WC and gardeners store.





Standing in an elevated position in grounds of 1.5 acres(STS), the property exudes contemporary modern living by way of the long entrance drive leading up past the paddock and pond and opening out to the magnificent six bedroom home, complete with the detached two-storey office and gym building and a further triple garage. All set well back from the road providing a private and tranquil setting. The property benefits from uPVC double glazing throughout with gas central heating boiler powered by an underground LPG storage tank with the heating provided by a mixture of radiators and underfloor heating. More recently the property has had Stock proof fencing to all perimeters installed along with post and rail fencing to create secure enclosed areas.

#### Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

#### Entrance Lobby

A large front entrance porch of painted grey wooden structure and tiled roof covering leads into the entrance lobby via a large solid oak door. Vaulted ceiling with window to the side, a range of grey-painted cupboards and drawers with window seat between. Attractive tiled flooring and feature cast iron radiator and alarm control panel.

### Reception Hallway

A light and airy hallway providing access to the main living area and being neutrally decorated with inset spotlights to ceiling, feature dado rail and attractive tiled flooring. Doorway leading to:

### Utility Room

A good size utility room having range of base and wall units with wooden finish doors and chrome handles, black stone-effect roll top laminated work surfaces and single bowl stainless steel sink unit with mono mixer tap and space for fridge. Window to the front, neutral decoration. Inset spotlights to ceiling and attractive tiled flooring.

### Boiler Room

A large room housing the four-year old LPG-fired Worcester central heating boiler together with the electric consumer units and alarm panels.

### Kitchen/Diner

An exceptional and modern kitchen designed by Sarah Anderson, having a large range of units being of solid wood construction and painted in an attractive grey finish with chrome handles and having marble-effect quartz worktops with matching central island and breakfast bar and a range of built-in Neff appliances including, large larder fridge, high-level double oven, plate warmer, coffee machine, microwave, dishwasher, four-ring induction hob, together with a two-ring separate gas hob and extractor over. Further to this is an inset stainless steel sink with Zip electric boiling tap with filtered water function, boiling water function and cold water. Matching quartz splashback with chrome-finish sockets with USB charging functions.

The room benefits from having vaulted ceilings with exposed wooden beams, attractive tiled flooring and neutral decoration and dual aspect fireplace with log burner, large wooden surround with slate hearth. An opening leads out to the recently-built sunroom/dining room, benefitting from fully glazed walls with the rear aspect having bi-fold doors which open completely to the side, giving access to the central courtyard area and benefitting from electrically operated blinds and attractive tiled flooring. The kitchen diner benefits from having zone controlled electric underfloor heating.







#### Day Room/Formal Dining Room

An exceptionally large living space with vaulted ceiling and exposed oak beams and having spotlights to ceiling and sliding doors leading out onto the patio area with electrically operated blinds, giving exceptional views of the front garden and down to the pond. Attractive wood-effect Amtico flooring with electric underfloor heating and attractive grey-painted wooden fire surround with slate hearth and dual-aspect log burner. A Solid oak front entrance door leads out to the front garden. The underfloor heating is supplemented by two attractive cast iron radiators, large windows to the rear overlooking the rear courtyard with fitted white painted wooden shutters. A solid oak door leads into the:

#### WC

Low-level WC, wash hand basin with vanity storage cupboards below, Amtico wood-effect flooring with electric underfloor heating. Fitted mirror with lighting, inset spotlights to ceiling and small window over the front aspect, neutral decoration. To the side of this room is a good size cupboard housing the satellite and networking connections.

#### Office

A large and light room having dual aspect windows, feature cast iron fireplace with tiled hearth, inset spotlights to ceiling, neutral decoration and carpeted flooring.



### Lounge

An exceptionally well-proportioned living space having vaulted ceilings with exposed roof beams and very large windows with sliding door leading out onto the south-facing terrace which benefits from having metal railings and electrically operated awning and steps down onto the rear lawn area with unobscured views of open countryside. These windows also benefit from electrically operated blinds. Large feature brick fireplace with inset multi-fuel burner, wiring and mounting for television. Newly installed high quality Wilton carpet. The rear windows are fitted with white painted wooden shutters and overlook the central courtyard.

A solid timber staircase and banister give access to the mezzanine landing area providing useful storage space and having carpeted flooring. A solid oak door off the mezzanine floor leads through to the:

### Bedroom 6

A good size double bedroom having window to the side and Velux skylight, together with eaves storage to both sides. Newly carpeted flooring, neutral decoration and spotlights to ceiling.

### Sports Lounge

A set of original stone stairs lead down off the lounge through a solid oak entrance door. A very generously sized lounge having feature beams to ceiling, windows to two aspects with fitted wooden shutters, neutral decoration and carpeted flooring.





#### Rear Hallway

A large and long hallway providing access to the bedrooms and bathroom, having carpeted flooring and spotlights to ceiling with neutral decoration. Door leading into the large airing cupboard housing the pressurised hot water cylinder together with controls for underfloor heating and other electrics.

#### Master Bedroom Suite

An excellently sized master bedroom with double-glazed window with fitted wooden shutters to the side overlooking the central courtyard and having newly carpeted flooring, solid oak entrance door, neutral decoration with oak door through to:

#### En Suite Shower Room

A well-proportioned en suite shower room with large walk-in shower having Mira thermostatic shower with remote electronic control unit, frosted glass window to the side, large wash hand basin with vanity unit storage below and low-level WC. Fully tiled walls and floors in attractive stone colours. Illuminated mirror, chrome central heating towel rail, extractor fan to wall, inset spotlights to ceiling.

#### Dressing Room

A door from the master bedroom leads into the very large walk-in dressing room, having vaulted ceiling with skylight operated electronically by



remote control. Newly installed bespoke fitted wardrobes to both sides with sliding doors. Newly carpeted and inset spotlights to ceiling with neutral decoration to walls and upright designer radiator.

#### Bedroom 2

A grand room having vaulted ceiling with two windows to the side, carpeted flooring, neutral decoration. A good size **walk in wardrobe** having spotlights to ceiling and carpeted flooring, newly fitted wardrobes and shelves.

#### En Suite Shower Room

A smart shower room having a large walk-in shower with remote controlled Mira shower unit with tiled wet room floor and fully tiled walls in attractive stone colours. Chrome central heating towel radiator, low-level corner WC vanity basin unit with cupboard below. Illuminated mirror unit, spotlights to ceiling, extractor fan and small window to side.

#### Bedroom 3

A large double bedroom with vaulted ceiling and window to side. Carpeted flooring and neutral decoration.

#### Bedroom 4

Another good size double bedroom having carpeted flooring, fitted wooden shutters to the window overlooking the central courtyard, wash hand basin to one corner, built-in wardrobes, carpeted flooring and neutral decoration. A loft hatch gives access to the loft space via a ladder



where the boarded and lighted space provides useful storage, together with the networking system where various wi-fi hubs are located throughout the loft space.

#### Bedroom 5

A good size double bedroom having window overlooking the courtyard with fitted wooden shutters and having carpeted flooring and neutral decoration.

#### Family Bathroom

A spacious family bathroom having four piece suite consisting of twin person jacuzzi bath with remote control unit, low-level WC, large wash hand basin on solid timber vanity unit with cupboards below, together with large walk-in shower having tiled wet room flooring with thermostatic shower unit with multiple jet outlets with rainfall shower head attachment and attractive grey tiling to walls. The floor is covered in attractive grey tiles with underfloor electric heating supplemented with a heated towel rail, fully tiled walls, spotlights to ceiling and extractor fan. Frosted glass window to the side and in addition, the bathroom benefits from having a good size television with remote control built into the wall and having a range of AV inputs available.



## Outside

The property is approached off Station Road with the front perimeter of mature hedging and having a brick entrance driveway with electrically operated wrought iron gates controlled via the intercom system or remotely by telephone and pre-wired for CCTV should it be required. The long gravel driveway leads up past the first paddock on the right hand side, laid mainly to lawn and having mature trees and hedging to boundary with outside lighting with the benefit of a mains water supply here giving rise to the possibility of using this separate lawned paddock for equestrian use. Also located here is the manhole for the underground LPG storage tank.

The gravel drive then sweeps up and around into the main frontage giving access to the property, together with the separate office and gym and triple garage. The large and impressive lawned area leads down to the woodland beyond where the large pond is located, having a bridge to a central island and benefitting from a pump filtration system. The large and open gardens provide beautiful views of the surrounding countryside, having hedged perimeters with a range of mature trees and shrubs with the perimeters around the boundary and pond area having external lighting. Leading slightly up hill from the pond to the property the area is laid to lawn and immediately in front of the property is a large grey stone patio area with brick dwarf perimeter wall giving space for al fresco dining and having access to the building via the front entrance doors.



### Rear Garden

To the south side of the property is the large brick-built terraced area with timber decking and metal railings accessed from the lounge via the sliding doors and having staircase giving access to the lawned area. Further around to the west of the building is the rear lawned area with hedge boundary and concrete path leading down the rear perimeter and giving access to the central courtyard via double timber gates. Outside lighting is provided and the path continues further around to the far side of the building where a small log store is provided, leading back around to the front of the property.

### Central Courtyard

A good size courtyard being west facing and therefore providing excellent outdoor space for dining and barbecues, laid to grey stone paving and having outside tap, stone water feature, brick perimeter wall with double timber gates giving access to the rear garden and access into the house via the large bi-fold doors into the kitchen diner.

### Triple Garage

A recently built triple garage of brick construction, space for three cars with remote electronic roller shutter doors, electric and lighting provided with alarm system.



### Office Block/Gym/Workshop

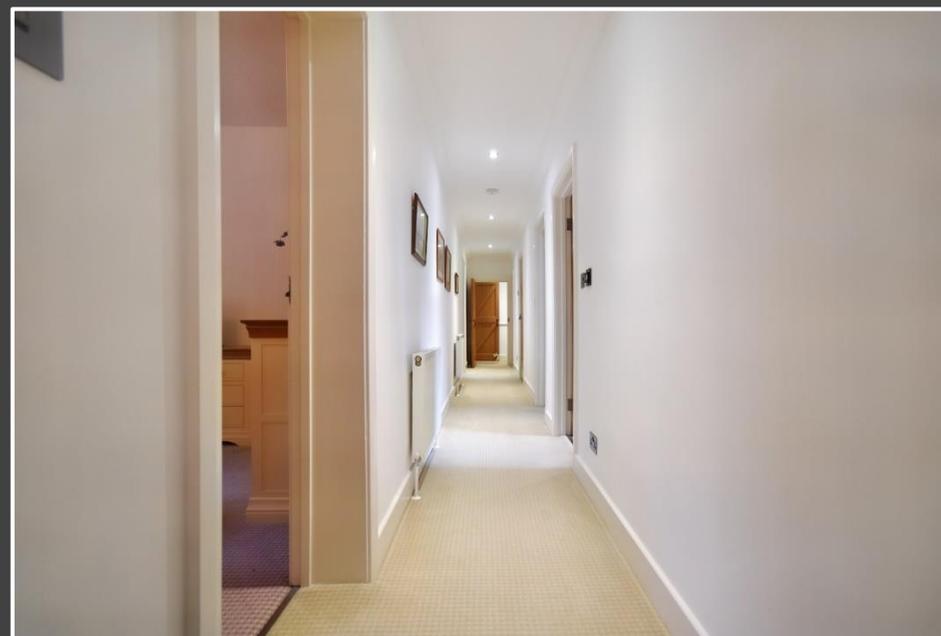
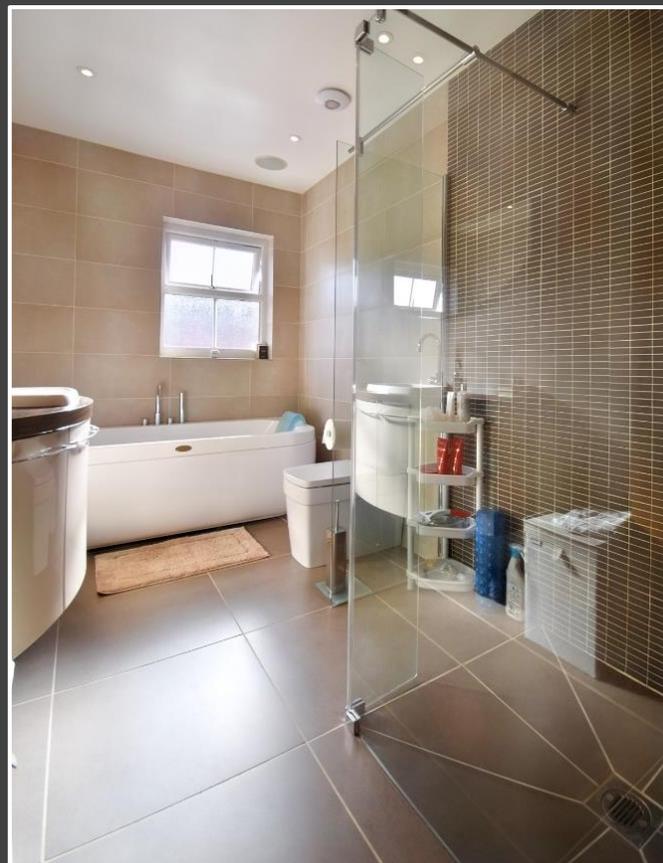
A detached office block having large workshop to one side with light and power provided with remote electric roller shutter doors, window to side elevation. The entrance porch provides shelter and to one side is the composite double-glazed door giving entrance to the downstairs office or gym room and having large windows to the front, together with under stairs storage with plumbing provided for washing machine. Light and power is provided.

Leading up from the foyer is the staircase giving access to the loft room and having skylights and windows to both aspects. Carpeted flooring, light and power is provided. This building lends itself to being converted for annexe or holiday cottage use, subject to the relevant building regulation and planning consent.

To the side of the entrance porch is another composite double-glazed door with security keypad giving access to the gardener's WC consisting of wash hand basin, electric water heater, low-level WC and frosted glass window. Around to the rear of the building is the gardener's store, also having remote electric roller shutter doors with light and power provided. This building is also fully alarmed, together with the main house.

### Viewing

Strictly by appointment through the selling agent.



### General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains water and electricity with a private drainage system and an LPG storage tank for heating. No utility searches have been carried out to confirm at this stage. The property is in Council Tax band F.









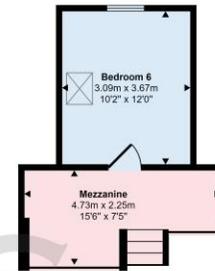
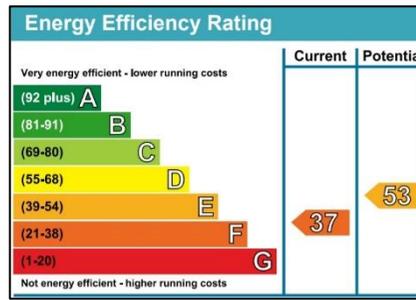


# Floor Plans, Location Plan and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request

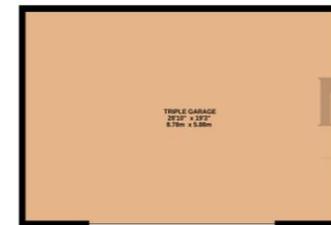


Approx Gross Internal Area  
308 sq m / 3311 sq ft

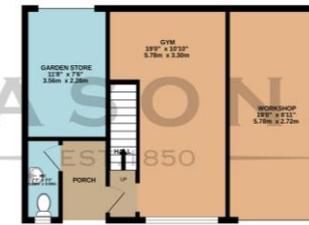


First Floor  
Approx 21 sq m / 230 sq ft

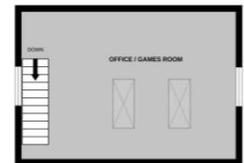
TRIPLE GARAGE  
556 sq ft (51.6 sq m) approx.



WORKSHOP / GYM / GARDENERS STORE  
516 sq ft (48.0 sq m) approx.



OFFICE / GAMES ROOM  
275 sq ft (25.5 sq m) approx.



TOTAL FLOOR AREA: 1347 sq ft (125.1 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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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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