



The Old Rectory Chapel Lane, Barnoldby Le Beck, DN37 0AZ
£1,000,000

Key Features:

- The Old Rectory, Circa 1860 (Not Listed)
- Stunning Private Setting With Established Surrounding Gardens
- Plot Approximately 1.26 Acres
- Highly Desirable Village Location
- Five Bedrooms, Two Bath/Shower Rooms
- Master Bedroom With En-Suite & Dressing Room
- Three Reception Rooms
- Kitchen/Breakfast Room
- Outbuildings/Garaging

A superb opportunity to acquire this imposing five bedroom Victorian property, The Old Rectory, dated 1860, located in the highly desirable village of Barnoldby Le Beck. Occupying a wonderful private position in total of 1.26 acres, with views of St. Helen's church and overlooking its own extensive lawned gardens and grounds, and countryside beyond. Offering characterful, versatile and well proportioned accommodation ideal for family living and entertaining. A truly unique sanctuary of a home!

Internally the house offers a wealth of period features including shuttered sash windows, fine marble fireplaces, hard wood floors, high ceilings, cornices, original bell system, and cast iron radiators.

Leading off the spacious Reception Hall is the elegant dual aspect Lounge and adjoining Dining Room - both featuring open marble fireplaces, the dining room opening out to the side garden. The third reception room, the rectory's Library has a further marble fireplace incorporating a wood burning stove, and deep front aspect bay window. To the rear the Kitchen/Breakfast Room features a large range of bespoke cabinetry, and includes granite worktops, a nine burner range cooker with hand painted tiled splashback, and brick fireplace incorporating a wood burning stove. Completing the ground floor is the Utility Room, Boiler Room and Two Cloakrooms - one of which has access to the Wine Cellar.

The first floor of the property opens from a central landing to the four generously sized bedrooms, a fifth bedroom which is currently used as a study, and a family bathroom. The master bedroom boasts a large range of fitted storage, with dressing area, and a traditional en-suite bathroom featuring a cast iron canopy shower bath.

The current owners have continually maintained the property to enjoy the living arrangements, however the property benefits from not being listed resulting in opportunities to extend and remodel the house subject to planning.



ACCOMMODATION

Entrance, Reception Hall, Library, Lounge, Dining Room, Cloakroom with access to the Cellar, Kitchen/Breakfast Room, and Rear Entrance Lobby leading to the Utility and further Cloakroom. To the first floor are Four Generous Sized Bedrooms including the Master Bedroom With En-Suite and Dressing Room, a Fifth Bedroom/Study, and a Family Bathroom.

ENTRANCE

Front entrance to the property with East African hard wood floor. Arch to:-

RECEPTION HALL

177" x 11'10" (5.36 x 3.62)

With continued hard wood floor, and half return staircase with spindle balustrade to the first floor.

LIBRARY

20'0" x 13'10" (6.10 x 4.24)

To front aspect with bay window, marble fireplace incorporating a wood burning stove, and fitted storage into alcoves.

LOUNGE

18'11" x 13'11" (5.77 x 4.25)

Of dual aspect having shuttered windows to the front and side. With open marble fireplace having a cast iron insert. Continued hard wood floor. Glazed pocket doors lead to:-

DINING ROOM

167" x 152" (5.06 x 4.64)

With shuttered French doors opening to side garden overlooking the church. Open marble fireplace having horse shoe cast iron insert and fitted storage into alcoves. Serving hatch from kitchen/breakfast room.

CLOAKROOM

82" x 3'9" (2.51 x 1.15)

Fitted with a wc and hand basin. Quarry tiled floor, and access leading down to the cellar.

CELLAR

With built-in wine storage.

KITCHEN

15'11" x 9'8" (4.86 x 2.97)

Fitted with a range of bespoke maple units and granite work tops with inset 2.5 ceramic sink. Range cooker with nine gas burners and double electric oven, extractor and hand painted splashback. Integrated dishwasher, and recess for a fridge/freezer. Side aspect window. Terracotta tiled floor. Open access to:-

BREAKFAST ROOM

13'11" x 13'11" (4.26 x 4.25)

Of dual aspect having windows to the side and rear. With feature brick fireplace incorporating a multi fuel stove. Fitted wall and base units/shelving, and continued tiled floor.

REAR ENTRANCE LOBBY

With continued terracotta tiled floor. Access to rear porch with boiler cupboard.

2ND CLOAKROOM

6'9" x 3'7" (2.06 x 1.10)

With wc and hand basin.

UTILITY

12'5" x 9'10" (3.79 x 3.01)

Providing fitted storage units, worktop inset with a stainless steel sink, and plumbing for a washing machine. Access to the attached garage, and rear courtyard/patio.

FIRST FLOOR LANDING

Galleried landing with continued spindle balustrade, and walk-in storage cupboard.

MASTER BEDROOM

17'1" x 12'0" (5.22 x 3.66)

To front aspect, with a large range of fitted wardrobes/dressing table.

DRESSING ROOM

7'7" x 7'7" (2.33 x 2.32)

With a further large range of fitted wardrobes. Further front aspect window.

EN SUITE BATHROOM

11'0" x 7'8" (3.36 x 2.36)

Featuring a freestanding cast iron canopy shower bath with claw feet. Pedestal basin and wc. Heated towel rail.

BEDROOM 2

17'8" x 14'7" (5.41 x 4.47)

Of dual aspect, with built-in storage cupboards/wardrobes.

BEDROOM 3

16'11" x 14'5" (5.18 x 4.41)

To side aspect, with built-in storage cupboards, and pedestal wash basin.

BEDROOM 4

14'7" x 13'11" (4.46 x 4.25)

To side aspect, with fitted storage cupboard, feature cast iron fireplace, and pedestal wash basin.

BEDROOM 5/STUDY

11'4" x 9'10" (3.46 x 3.00)

A versatile room to rear/side aspect. With views over neighbouring fields.

FAMILY BATHROOM

11'7" x 6'1" (3.55 x 1.87)

Fitted with a shower enclosure, panelled bath with shower attachment, pedestal basin and wc. Heated towel rail.

GROUNDS

Outside, the grounds are a particular feature of the property, set in approximately 1.26 acres. Approached via a gated gravelled driveway leading to the front of the house with ample parking space. Featuring spectacular lawned gardens mainly to the side and front of the property, and surrounded by mature trees, all of the garden space is totally private and not overlooked from any aspect. To the rear is a fabulous courtyard/patio with York stone paving, a well, and raised brickwork planters. Outbuildings include a large detached garage, a further garage adjoining the house, and summer house with log burner.

GARAGE 1

21'8" x 18'4" (6.61 x 5.60)

GARAGE 2

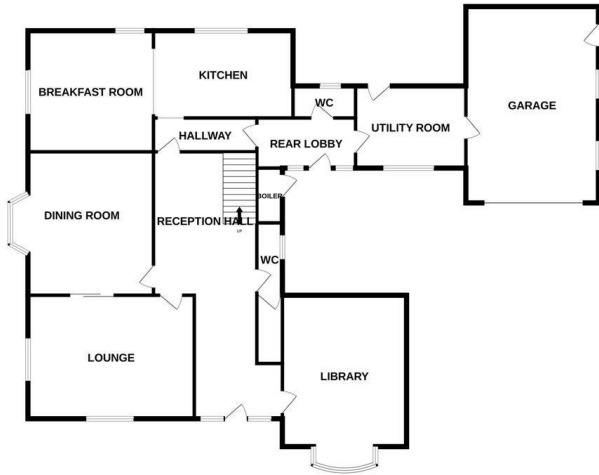
22'5" x 15'1" (6.84 x 4.60)

LOCATION

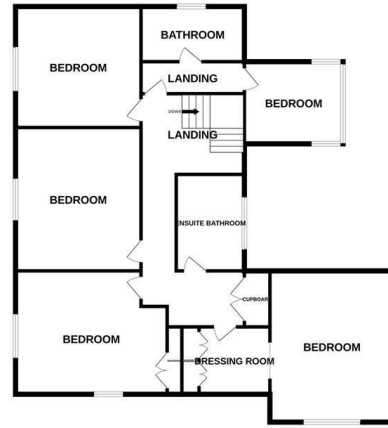
The property is located in what is locally regarded as one of the areas most highly sought after villages 'Barnoldby Le Beck', renowned for its fine houses, the Ship Inn, and ease of access to the Lincolnshire Wolds - an area of outstanding beauty. The adjacent village of Waltham offers a good selection of local amenities, and popular schools.



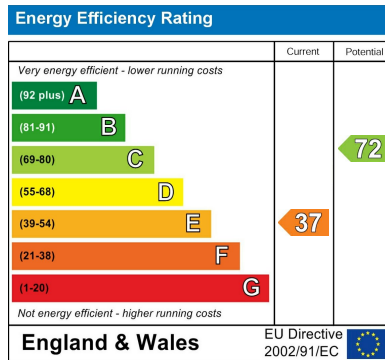
GROUND FLOOR



1ST FLOOR



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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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