



High Street, Barton upon Humber, North Lincolnshire
Starting Bid £285,000





KEY FEATURES

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- OFF STREET PARKING & GARAGE
- WORKSHOP / STORAGE ROOMS
- FOUR DOUBLE BEDROOMS
- DETACHED
- CLOSE TO SCHOOLS
- TRANSPORT LINKS
- LARGE RECEPTION ROOMS
- ENCLOSED COURTYARD / GARDEN
- EPC rating E



DESCRIPTION

A RARE OPPORTUNITY TO OWN THIS IMPRESSIVE RESIDENCE.

Being fully refurbished with a new lease of life, this fabulous property is on the market ready for new custodians to enjoy this period home. The beautiful wooden sash windows and allure of the patina covered bricks invite you to view this enchanting property.

Enter through the Victorian glazed door into a large hallway with cornice corbels and feature open staircase this grand hallway provides access to the large reception rooms, kitchen diner, pantry and sun room.

The dining room is the perfect setting for hosting dinner parties in style, filled with natural light from the dual aspect windows, a feature open fireplace and original features that captivate the eye.

The sitting room is bursting with light from the large shop window, whilst the oak-coloured plantation shutters provide privacy. A feature fireplace housing a large log burner provides the homely feel to this grand room. The original Lincrusta wall frieze, ceiling panels and ceiling roses draw your eye up to these high ceilings.

On the first floor you will find a generous landing with space for seating and furniture, four double bedrooms and a large family bathroom. Three of the double bedrooms to the front of the property, one benefiting from dual aspect windows, enjoy high ceilings, original features and large proportions.

Outside of the property there is a integral garage with remote powered sectional door, a two storey workshop, a secure storage and wine cellar. The large, enclosed south facing courtyard is currently laid to hardstanding but has the potential to be developed into a garden. Tucked away and secluded is a sun terrace with built in seating with views over the rooftops of old Barton.

(This property benefits from a solar powered system, comprising of fifteen large solar panels and five battery storage units, providing up to 10.2KW of storage.)

Viewing is highly recommended to fully appreciate this property and the potential it has to offer modern day living.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding



Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% i n VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



PARTICULARS OF SALE

ENTRANCE

Entered through a half glazed wooden door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

KITCHEN DINER

Range of wall and base units in a sage finish with tiled work surfaces and splash backs. Stainless steel sink and drainer with a mixer tap. Electric induction hob with an extraction canopy over and a built in double electric oven. Built in wine fridge and space for a tall fridge freezer.

Two windows to the side elevation.

PANTRY

Ample storage shelving, lighting and power for small appliances.

DINING ROOM

Spacious with a feature open grate Victorian style fireplace surround and decorative tile inserts, sitting on a tiled hearth. Adding sophistication to this room. A feature chandelier and matching wall sconces.

Dual aspect with windows to the front and side elevation.

SITTING ROOM

Decadent is one word to describe this room. Filled with detail and original period pieces and plaster work. Its a treat for the eyes. The columned grand fireplace houses a large cast iron burner, perfect for those cold winter evenings. Further on there are remnants from the history of this home as a decorators shop. Showcasing restored plaster and woodwork, emphasising the historic stature of this property. Not to mention the original shop window, still surviving till this day.

Finished with storage cupboards and a further window to the front elevation.

SUNROOM

Flooded with light and warmth with a polycarbonate roof with doors to the courtyard, utility room and the downstairs WC.

UTILITY ROOM

Plumbing for a washing machine, dishwasher and space for further appliances and a cleaners sink with a grate.

Storage shelving.

DOWNSTAIRS WC

Two piece suite incorporating a high level WC and a wall mounted wash hand basin.

FIRST FLOOR ACCOMMODATION:

This spacious landing provides access to bedrooms and bathroom.

BEDROOM ONE

Dual aspect with windows to the front and side elevation adorning this room with natural light. Tastefully decorated with a floral chandelier and matching floral wall sconces.

BEDROOM TWO

Window to the front elevation and a built-in storage cupboard. Decorated in a Provence inspired style the glass shell chandelier and mirrored wall sconces add to the sophistication and elegance.

BEDROOM THREE

Fitted bedroom furniture incorporating two wardrobes and storage cupboards also housing the water tanks. Window to the front elevation. Decorated with a modern and calming feel.

BEDROOM FOUR

A large double bedroom with generous proportions. Window to the side elevation and a secure door to the workshop's first floor.



SPLIT-LEVEL BATHROOM:

Five piece suite incorporating a low flush WC, bidet and a vanity sink on the upper level, with large window to the side elevation. Steps leading to the lower level which features corner bathtub and walk in power shower. Italian marble tiles and wood panelling throughout.

REAR COURTYARD

Fabulous space, fully enclosed and private. Offering ample off street parking for several vehicles. Great for outdoor entertaining guests and family or enjoying a moment to yourself. Access to the garage and the workshop. Finished with wooden gates for extra privacy.

WORKSHOP

A large multi-use workshop that has potential to be developed for the next buyers needs. Power and lighting.

STORAGE

A purpose built secure storage room, currently housing the control and battery storage for the solar panel system. Power, lighting and ventilation.

WINE CELLAR

Situated at the rear of the property, lighting.

LOFT STORAGE

Fully insulated and boarded loft space with power and lighting.

SUN TERRACE

Quaint and hidden space offering views over the rooftops of old Barton featuring built in seating, power and lighting.

INTEGRAL GARAGE

Electric garage door, power and lighting.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of North Lincolnshire Council 01724 297000

<https://www.northlincs.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

Personal Interest

The seller/vendor is an employee of Lovelle Estate Agency Cottingham

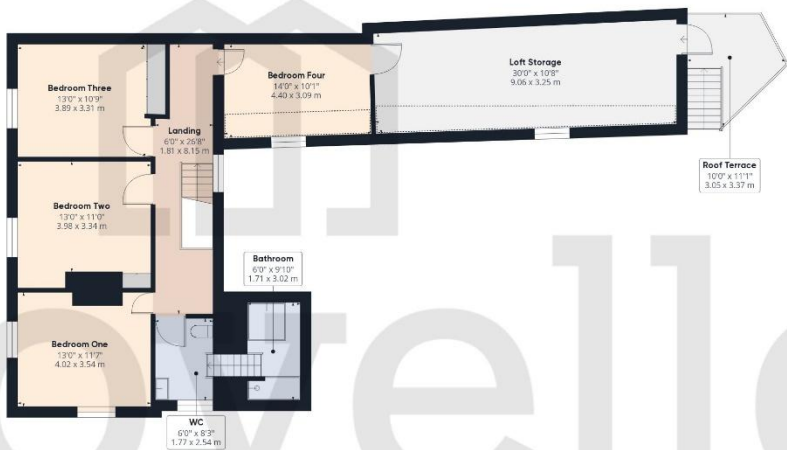


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

FLOOR PLANS



Ground Floor



Floor 1



Approximate total area⁽¹⁾

2653.95 ft²
246.56 m²

Reduced headroom

121.74 ft²
11.31 m²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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