



Old Farm House
Chapel Lane
Habrough
DN40 3AF

Offers in the Region Of
£325,000

Nestled in the picturesque village of Habrough, this unique three bedroom cottage offers a rare opportunity to own a beautifully preserved home full of character and charm. Blending timeless elegance with comfortable living, the property boasts a range of delightful period features that sets it apart. From the moment you arrive, the cottage captures the imagination with its attractive exterior and welcoming presence. Inside, you'll find spacious, light-filled rooms that retain original details such as exposed beams and traditional fireplaces, all thoughtfully maintained to honour the home's heritage. The cottage offers three well-proportioned bedrooms, each with its own unique charm, alongside generous living and dining areas ideal for family life or entertaining guests. The kitchen is both functional and full of personality that complement the property's traditional style. The cottage features attractive wooden double glazed windows. Outside, the home is complemented by a stunning private garden – perfect for relaxing or enjoying the tranquil village atmosphere.



Lounge

11' 10" x 14' 6" (3.60m x 4.42m)

The cosy lounge exudes warmth and character, featuring beautiful exposed wooden beams and a charming multi-fuel burner set within a traditional hearth and featuring old pine display units – the perfect setting for relaxing evenings and welcoming gatherings.

Dining Room

11' 10" x 16' 9" (3.60m x 5.10m)

The traditional dining room offers a warm and welcoming space, ideal for both everyday meals and special occasions. With elegant proportions, period detailing, and a timeless ambiance, it provides the perfect setting for gathering with family and friends in comfort and style.

Kitchen

7' 7" x 7' 11" (2.31m x 2.41m)

The well-proportioned kitchen-diner offers a perfect blend of practicality and comfort, featuring ample workspace, generous storage, and a spacious dining area ideal for family meals or entertaining. Light and airy, it's the true heart of the home.

Utility room

5' 10" x 7' 11" (1.78m x 2.41m)

This incorporates a built in shower, toilet and hand basin, gas boiler and plumbing for a washing machine.

Sun room

11' 1" x 13' 0" (3.38m x 3.96m)

Offering views out to the delightful garden, the garden room boasts carpeted flooring and a full insulated and tiled roof, enabling the room to be used all year round.

Bedroom 1

14' 2" x 14' 9" (4.31m x 4.49m)

This spacious master bedroom briefly comprises of dual aspect wooden framed windows, solid wood flooring, neutral decor and radiator.

Bedroom 2

11' 10" x 14' 4" (3.60m x 4.37m)

Bedroom two briefly comprises of solid wood flooring, neutral decor, radiator and with double glazed wooden framed window to the front elevation.

Bedroom 3

7' 2" x 7' 4" (2.18m x 2.23m)

Bedroom three briefly comprises of solid wood flooring, neutral decor, radiator and with double glazed wooden framed window to the rear elevation.

Bathroom

7' 2" x 8' 8" (2.18m x 2.64m)

The property features a traditional bathroom suite, complete with classic fittings that complement the home's period charm. With a freestanding roll-top bath, vintage-style fixtures, this inviting space offers both comfort and character in equal measure.

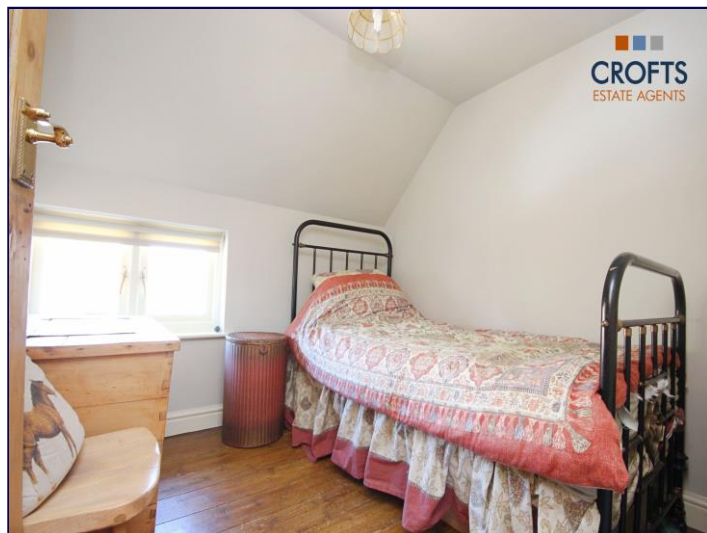
Externally

The cottage overlooks the beautifully manicured garden and is a true retreat, thoughtfully designed to offer both relaxation and functionality. The garden features multiple outdoor seating areas, a brick built folly with stained glass windows and a shaded private patio complete with a tranquil pond. The garden path leads you around the lawn and borders and into a secret garden which could be utilised for any number of applications. The gardens lend themselves to simply enjoying the numerous ornamental trees, shrubs and flowers and taking in the peaceful surroundings.

Office space / Garage

6' 3" x 10' 10" (1.90m x 3.30m)

Brick built garage with roller door. Attached to the garage is a fully equipped outdoor office (size?? please add), this space perfectly balances charm and convenience – ideal for working from home, or using as a hobby room.



OFFICE HOURS

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

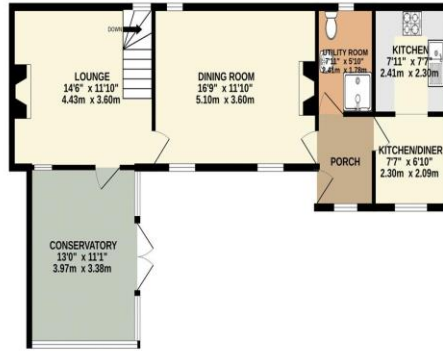




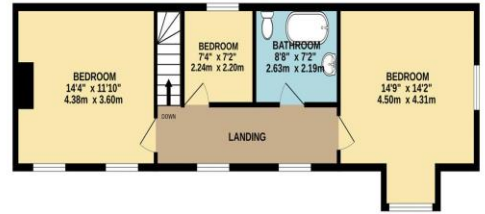
BASEMENT
236 sq.ft. (21.9 sq.m.) approx.



GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.6 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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