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**Chapel Lane
Habrough
Immingham
DN40 3AF**

**Offers in the Region Of
£345,000**

Brimming with character and charm, is this unique three bedroom barn conversion. Hidden away in the picturesque village of Habrough, this extensively spacious home, thoughtfully converted by the current owner, boasts high ceilings, exposed beams and its own generously proportioned country cottage courtyard. The spacious Entrance Hallway welcomes you into the property, inviting you to explore the impressive dual Hallways. The barn offers three well-proportioned bedrooms, one with ensuite and each with its own unique charm. The well-appointed Kitchen/Dining Room and further reception rooms, all light and airy and with views or access to the picturesque courtyard, provide generous living and dining areas, ideal for family life or entertaining guests. To the exterior, the home is complemented by a substantial area equipped for vegetable patches, greenhouses and a well-proportioned potting shed. stunning private gardens. including a large

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Entrance Hallway

Entering the impressively spacious Entrance Hallway you are welcomed with luxury stone flooring, neutral decor, radiator, dual aspect wooden framed double-glazed windows providing views to the front and side elevations, double-glazed door to the front elevation, a lockable wall cupboard housing the fuse box, solar inverter and access to the dual aspect Hallways.

Hallway

Light, airy and generously proportioned, the Hallway benefits from luxury stone flooring continued from the Entrance Hallway, neutral decor, wall lights for added ambience, two radiators and six well-spaced large wooden-framed double-glazed windows providing sunshine and stunning views of the Courtyard.

Hallway Two

Hallway Two benefits from the luxury stone flooring continued from the Entrance Hallway, neutral decor, wooden framed double-glazed windows providing delightful views of the Courtyard and wall lights providing an added ambience.

Living Room

21' 7" x 13' 3" (6.57m x 4.04m)

Generously proportioned and complemented by high ceilings, exposed wooden beams and large wooden-framed double-glazed windows providing plenty of light and stunning views of the Courtyard, the large Living Room delights with its ambience, character and charm. With a feature tiled fireplace for housing a multi fuel burning stove, having a deep alcove on either side of the chimney breast, luxury carpeted flooring, wall and spotlights, neutral decor, two radiators and further dual-aspect windows, the Living Room provides the perfect setting for relaxing evenings and gatherings with family and friends in comfort and style.

Family Room

10' 4" x 9' 2" (3.15m x 2.79m)

Just off from the Kitchen/Dining Room and providing access to the beautiful Courtyard and formal Living Room, the versatile space creates an ideal office.

Kitchen/Dining Room

18' 7" x 14' 0" (5.66m x 4.26m)

The Kitchen/Dining Room is well-appointed, providing ample workspace, kitchen worktops with moulded sink, generous storage, and a spacious dining area, ideal for family meals or entertaining. With light and airy decor, views of the garden, exposed beams, high ceilings and modern, luxury worktops this is truly the heart of this impressive, charming home.

Utility Room

4' 9" x 4' 6" (1.45m x 1.37m)

The practical Utility Room provides a versatile space, housing a gas combi boiler and benefitting from neutral decor, built-in shelves and room for a washer dryer.

Conservatory/rear porch

9' 6" x 5' 4" (2.89m x 1.62m)

Light and airy, with a uPVC double-glazed sliding door providing access to the well maintained lawn, the Conservatory provides a tranquil space for relaxing and from which to enjoy the extensive ornamental gardens.

Master bedroom

16' 5" x 14' 0" (5.00m x 4.26m)

Successfully combining original features with modern additions, the impressively spacious Master Bedroom bursts with character. Briefly comprising of carpeted flooring, exposed wooden beams, double-glazed skylights to the front elevation, fireplace with electric fire, neutral decor, radiator and double-glazed windows, the double-glazed door providing views and access to the Courtyard is one of the many highlights of this light and airy room. The room also has a Virgin media cable point and access to a fully boarded out loft.

Bedroom 2

14' 0" x 12' 4" (4.26m x 3.76m)

Generously proportioned, bright and airy Bedroom 2 benefits from neutral decor with feature wall, luxury carpeted flooring, exposed wooden beams, radiator, internal glazed window providing views through to the Courtyard, dual aspect double-glazed windows to the side and front elevations and Ensuite with underfloor heating.

Bedroom 2 Ensuite

9' 2" x 4' 6" (2.79m x 1.37m)

The Ensuite briefly comprises of neutral decor, tiled flooring, W.C., basin with mixer tap set in a built-in vanity unit with splashback tiles, built-in wall cupboard, heated towel rail, partial wall tiling, double shower with wall tiling, extractor fan, spotlights and underfloor heating.

Bedroom 3

14' 0" x 10' 1" (4.26m x 3.07m)

Currently used as a study/office, it benefits from neutral decor, carpeted flooring, exposed wooden beams, large double-glazed skylight, radiator, access to the Utility Room and wooden framed

double-glazed window providing views of the garden. There is also access to a small boarded out loft and utility room.

Family Bathroom

9' 3" x 9' 1" (2.82m x 2.77m)

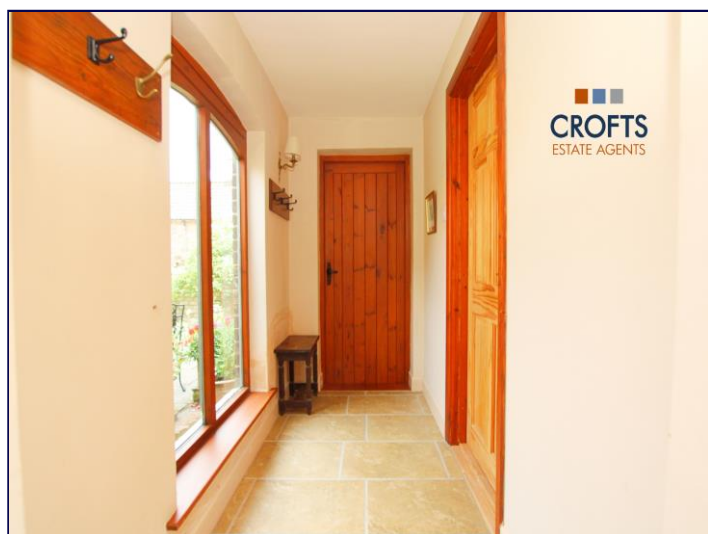
The generously proportioned Family Bathroom briefly comprises of floor and wall tiling with feature tiled border, spotlight lighting, W.C., bath with electric shower, mixer tap and shower screen, heated towel rail, basin with mixer tap set in built-in vanity units, extractor fan, uPVC double-glazed window and built-in cupboard providing ample storage.

Courtyard

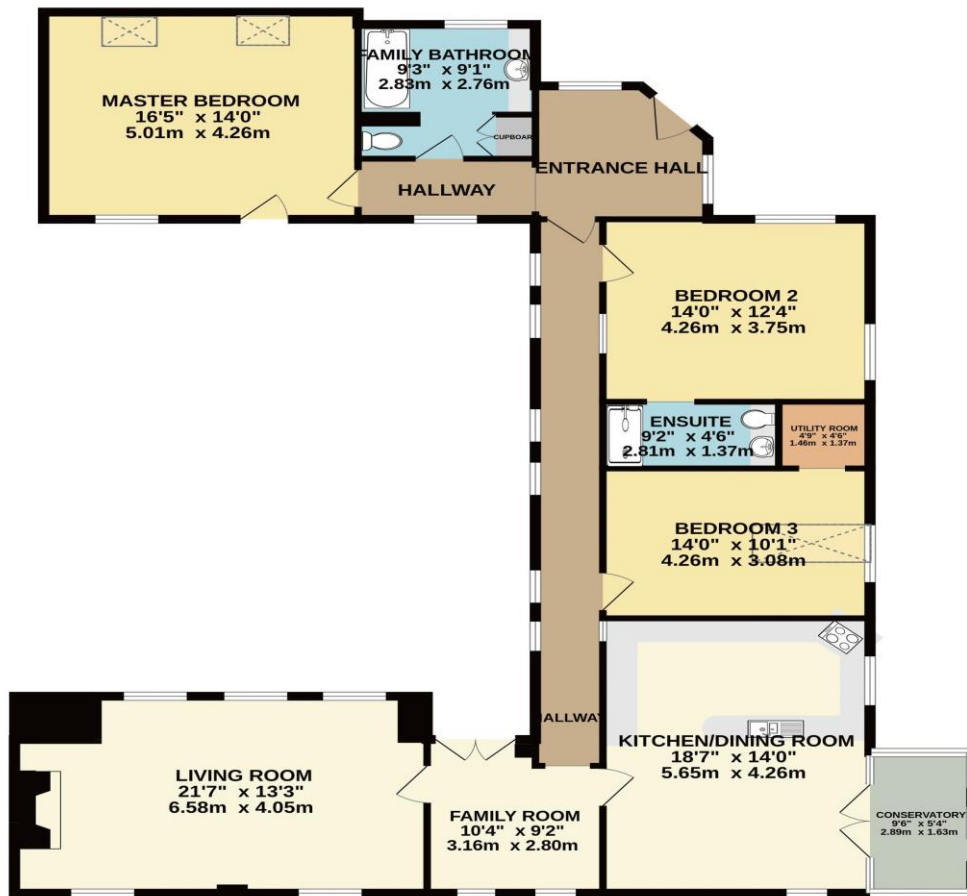
The jewel in the crown of this spacious and characterful home, this beautiful, secluded Courtyard is enveloped to three sides by the property itself, with the fourth elevation enclosed by a brick wall, including gated access to the side. Briefly comprising of an extensive patio with steps leading to the gated access, mature shrubs and an impressive pond, the Courtyard is accessible from the property including from the Family Room, an ideal space for relaxing and large family gatherings.

Exterior

The extensive exterior briefly comprises of a block paved double driveway to the front, providing ample parking, gated access to the side elevation where an idyllic summerhouse area leads to delightfully unexpected ornamental gardens. Meandering through the ornamental gardens you will find a substantially-sized well-manicured lawn with feature pond, opening to the patio with access to the conservatory. Following the path from the patio around the property, you will find tucked away a generously sized area of vegetable patches with space for a greenhouse, garden shed and a wood/potting shed. There is also Solar panels on a south facing roof, summerhouse and sheds which has electric power points and lighting.



GROUND FLOOR
1585 sq.ft. (147.3 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq.ft. (147.3 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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