

GRANGE  
HOUSE



# GRANGE HOUSE

Grange House is a beautiful home in the quiet and picturesque village of Adlingfleet, in the southern reaches of East Yorkshire, within easy reach of Goole and good local amenities.

The house is an excellent example of a Grade II Listed building where the best of the original 18th century features have been maintained, while still including modern design and creature comforts. The house was extended in the 19th century, and all windows have been replaced with slimlite double insulated heritage glass. Other details are the spiral staircase, split floors, high ceilings and a cellar. There is even a chute that runs from the first floor to the kitchen, although that has been closed off.







## WELCOME

As you arrive you'll notice the striking front door, but more than that, the care that's been given to the house, a theme that runs throughout the property. Entry to the house is through the front door or at the rear, via the raised terrace and then to the utility room, which in turn leads to the kitchen.

Once in the hallway, the stairs take a central position, typical of houses of this age. To your right is the lounge, and to your left the dining room.



## LIGHT-FILLED LIVING

A light east-facing room, the Lounge retains original features such as cornicing, ceiling moulding and an open, working fireplace with marble surround and mantelpiece. The room has a delightful sense of what it might have been like in years gone by, combined with a genuine cosiness and, in the words of at least one visitor, the "feeling of a hug" as you step into its natural warmth - in fact, the rest of the house has this feeling too.

The mirror image of the Lounge, the Dining Room also faces east. There is white painted half panelling, and a fireplace with a carved wooden surround and mantelpiece. Wallpaper has been carefully chosen to match the slightly more formal feel of this room. The fireplace which houses an enclosed woodburning stove. At the back (west side) of the room, a doorway leads through to the Sitting Room.







## VERSATILE SPACES

A lovely light room, which sits beautifully between the dining room and kitchen and is the perfect entertaining space. With one window facing south, and west-facing French windows opening to the terrace and the stunning views to the garden. Light flows through this room effortlessly and holds a sense of relaxation as you step in! (emphasis on the breathtaking view of the gardens!) From the sitting room, turn right and enter the kitchen.





## THE KITCHEN

The phrase, "heart of the home" can be overused, but here it rings true. In the centre of the house, the Kitchen links with the Sitting Room to one side and the Utility Room and back door at the other. The room is a modern take on the classic country kitchen. There's plenty of storage and spacious work surfaces, a Belling range oven and hob, built in bean to cup coffee machine and a large Belfast kitchen sink. Materials are of the highest quality, with flagged flooring extending to the Utility Room. To one side, there is a traditional larder and, off the Utility Room, a separate W.C.







## AND SO TO BED...

Return to the hallway and ascend the stairs. The stairs are a notable feature which oozes craftsmanship and class.

At the top of the first flight is the Study. A small room, which is very literally at the centre of the house, this has space for a desk and chair.

Ideal as a study, it could also be used as a gaming room or small tv snug. An internal window provides light from the first landing.

Continue up until the second landing where you'll find an east facing window. To your left is Bedroom 4, and to your right, Bedroom 3.

Above the Lounge and Dining Room respectively, these bedrooms are of similar size, and both are comfortable double bedrooms.

Bedroom 4 has an open fireplace with a black marble surround and an elegant wooden mantelpiece. Bedroom 3 has built-in wardrobes either side of the chimney breast.

Back on the second landing, continue up a short flight of steps which open out to the main landing. Take three more steps up and you're in a short corridor, off which are the Main Bedroom, Bedroom 2, and the Bathroom.





## REST & REFRESH

This is another beautifully appointed room, with built-in wardrobes. Windows facing west, with lovely views over the garden and neighbouring fields.

Elegant and simple and, like the rest of the house, finished to a high standard, the bathroom has a modern 4 piece bathroom setting in a style that suits the house perfectly: freestanding roll-top bath, large pedestal wash basin, W.C, and walk-in shower. Walls are half tiled.

A very comfortable double bedroom, with built-in wardrobes and windows to both west and north.

Return downstairs and go outside.







## GARDEN

Step across the courtyard to the gardens. This is a truly remarkable space. Laid mainly to grass, they stretch some 50m east to west towards a stand of trees at the far boundary. However, the vista is carefully conceived, with trees and shrubs planted about a quarter of the way into the lawn, creating a partial screen. Behind that is a south-facing summer house. The north side of the garden is bounded by a laurel hedge (part way along is a gate to Pinfold Lane) and on the south side there is a brick wall, then fencing and several mature trees.





## COURTYARD & OUTBUILDINGS

You will already have seen the gravelled courtyard, two separate outbuildings, and a well, which is no longer in use. There is plenty of space for parking.

The larger outbuilding, the Coach House, is at the front of the property. Its ground floor is split into two separate spaces, each with their own entrance. The larger of the two has double doors and could be used as a garage.

Outside, steps lead up to a single first floor room. This building would benefit from refurbishment.

The smaller outbuilding is the current garage; internal stairs lead to a single loft room above. As part of the garage building, there is an additional gate lodge style single room, with its own entrance with a fireplace to the ground and first floor. Measuring approximately 12ft by 12ft, this could be an office space, gym, or additional living space/annex. Historically, the home belonged to the co-op and was used as an office space to pay wages!







## OUT & ABOUT

The village of Adlingfleet is almost equidistant from Goole and Scunthorpe. It's a delightful rural location, with a medieval church and a long history stretching back to before the Domesday Book. The surrounding district includes several areas of significance for wildlife, such as RSPB Blacktoft Sands. By road, Goole is a 9 mile / 20 minute drive away. There you can find a good selection of shops, supermarkets and restaurants. Scunthorpe is just over 12 miles away, and approximately 35 minutes by road via the bridge over the River Trent at Keadby, and Scunthorpe is also well-served with local amenities. The nearest railway station is Goole, from where you can connect to mainline services at Doncaster, or travel east to Hull. The closest motorway access is also at Goole, with the M62 and thence the rest of the motorway network. Doncaster is about 45 minutes' drive away by car, and Hull and Lincoln are both about an hour. Humberside international airport is near Kirmington, 30 miles away by road.





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Approximate Gross Internal Area = 205.6 sq m / 2213 sq ft  
 Outbuildings = 107.3 sq m / 1155 sq ft  
 Total = 312.9 sq m / 3368 sq ft

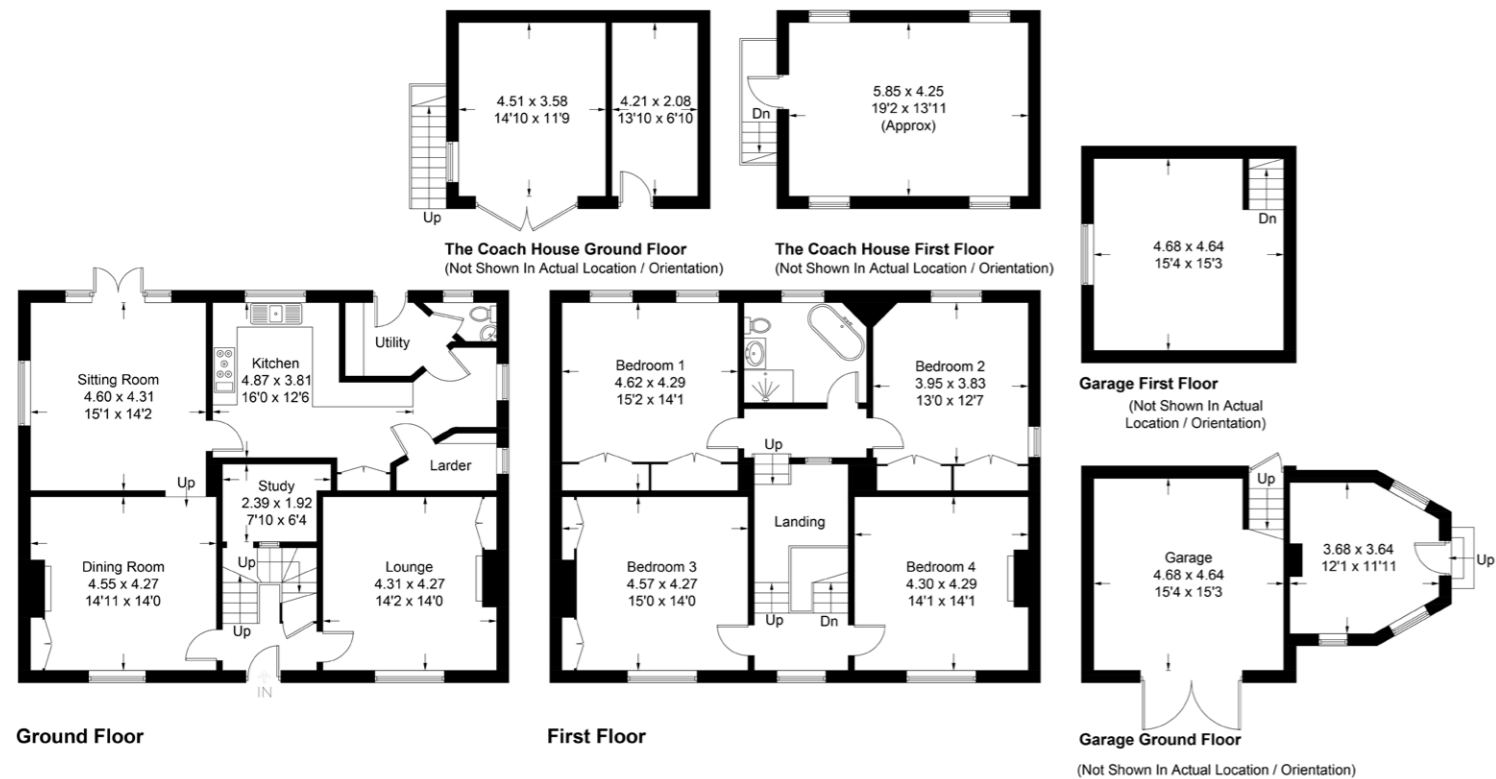


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# GRANGE HOUSE

A silver-colored lion's head logo with a ring through its mouth, positioned between the words 'GRANGE' and 'HOUSE'.

*Presented by*



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