



Pheasant Barff, Main Road, Beelsby, Grimsby, DN37 0TN



Book a Viewing!

£550,000

Pheasant Barff is a unique architect designed house by Rex Critchlow who was inspired by the America architect Frank Lloyd Wright and the Finnish architect Alvar Aalto. He utilised geometric layouts and cantilevered overhangs with large angled windows allowing an abundance of daylight. This exceptional property is set in the picturesque Lincolnshire Wolds village of Beelsby, occupying a private elevated position shielded from the road by mature trees. The village offers good access to Grimsby, Louth, Market Rasen and Caistor, which is home to a well-regarded Grammar School.

The Living Rooms are located on the First Floor featuring large windows that offer stunning views through the treetops and a door that leads onto a bridge seamlessly connecting the living space to the beautifully landscaped gardens. On the Ground Floor the Entrance Hall leads to a double Bedroom with an En-suite Shower Room. Stairs lead to the First Floor comprising of a Dining Room with a large window overlooking the front, Lounge with a log burner, a high specification fitted Kitchen, equipped with a range of integrated appliances and an impressive Garden Room featuring a vaulted ceiling and two sets of Bi-fold doors that open into the garden. Additionally, there is a WC to this floor. The Second Floor includes a Mezzanine Landing overlooking the Dining Area and leads to the main Bedroom with walk-in wardrobe and a glass door opens to a luxury En-suite Bathroom with views over the rear gardens. There is also a further double Bedroom, an additional Bedroom/Office and a Shower Room.

Outside the property boasts a large driveway leading to a double integral garage. The stunning landscaped garden climbs up the hill, featuring various seating areas, a garden pond, a large decking area and mature trees and shrubs. Additionally, there is a Summer House with storage, a Hot Tub and Sauna. Viewing of this property is essential to appreciate the accommodation on offer and the position it sits within this Lincolnshire Wolds location.





SERVICES

Mains electricity, water and drainage.
Oil fired central heating.

EPC RATING – D.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - North East Lincolnshire Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Beelsby is a small rural village in the north east of Lincolnshire within the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The village is located approximately 9 miles from the Town of Grimsby, approximately 11 miles from the Market Town of Market Rasen, approximately 15 miles from the Market Town of Louth and approximately 6 miles from Caistor. The village is well-located and is within easy access via Brigg to the M180 and the Cathedral City of Lincoln is within an hours drive. The Lincolnshire Coastline is also a short drive away within 30 minutes.



ACCOMMODATION

ENTRANCE HALL

With timber door and windows, stone flooring, radiator, discrete under stairs storage area and hidden utility space with plumbing and spaces for washing machine and tumble dryer.

BEDROOM 2

13' 11" x 10' 10" (4.24m x 3.3m), with timber double doors, radiator, spotlighting, walk-in wardrobe/store and en-suite.

EN-SUITE

7' 7" x 5' 1" (2.31m x 1.55m), with fully tiled walls, wet room flooring drain, mains shower, low level WC, wash hand basin with cupboard space below, spotlighting and extractor fan.

WALK IN WARDROBE/STORE

6' 2" x 4' 11" (1.88m x 1.5m)

DINING ROOM

24' 6" x 18' 7" (7.47m x 5.66m), with stairs to the second floor, wooden flooring, feature timber bay window, vaulted ceiling and mezzanine landing above, spotlighting, radiator, opening to lounge and access to the UPVC double glazed door leading to the bridge and gardens.

LOUNGE

19' 6" x 19' 10" (5.94m x 6.05m), with two timber windows and two timber feature bay windows, freestanding log burner with marble hearth and two radiators.

KITCHEN

15' 1" x 13' 7" (4.6m x 4.14m), with four timber windows, tiled flooring, fitted with a range of wall, base units and drawers with quartz work surfaces over, stainless steel sink with glass drainer, two integral ovens, integral microwave, integral coffee machine, ceramic hob, integral dishwasher, space for an American style fridge freezer, vertical radiator and spotlighting.

WC

With timber window, vinyl flooring, fully tiled walls, low level WC, wash hand basin with cupboard space below, radiator, spotlighting and extractor fan.

GARDEN ROOM

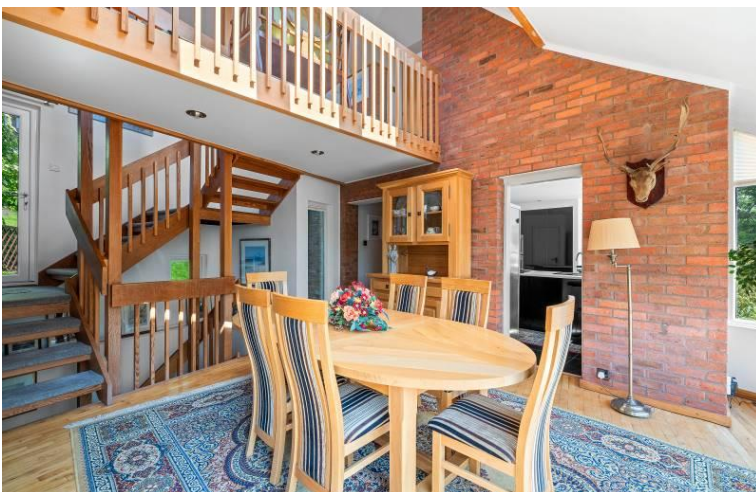
15' 0" x 13' 0" (4.57m x 3.96m), with vaulted ceiling, four Velux windows, timber feature bay window, two sets of Bi-fold doors with circular window above, tiled flooring with underfloor heating, vertical radiator, spotlighting and projector with a cinema screen.

MEZZANINE LANDING

With vaulted ceiling, three Velux windows, banister rail and two timber windows.

MASTER BEDROOM

19' 2" x 14' 10" (5.84m x 4.51m), with feature UPVC double glazed Diamond window, two UPVC windows, vaulted ceiling, built-in wardrobes, walk-in wardrobe with sliding mirror door and a glass door leading to the en-suite.





WALK IN WARDROBE
6' 9" x 4' 9" (2.06m x 1.45 m)

EN-SUITE
11' 2" x 7' 5" (3.4m x 2.26 m), with tiled flooring, fully tiled walls, luxury bathroom suite incorporating a low level WC, wash hand basin with surface to the side and drawers below, walk-in shower and freestanding bath, heated towel rail and spotlighting.

BEDROOM 3
14' 9" x 9' 3" (4.5m x 2.82 m), with feature circular timber window, two further timber windows and electric plug-in heater.

BEDROOM 4 / STUDY
9' 11" x 6' 7" (3.02m x 2.01 m), with two timber windows and electric plug-in heater.

SHOWER ROOM
7' 10" x 4' 7" (2.39m x 1.4 m), with timber window, vinyl flooring, low level WC, wash hand basin, walk-in shower, electric heated towel rail and spotlighting.

OUTSIDE
The rear garden can either be accessed by the garden room or the bridge from the dining room and leads to beautifully landscaped gardens, which climb up the hill with various areas including lawned gardens, decorative rockeries and gravelled areas, a garden pond, various private seating areas, a large decking seating area, a vast variety of mature plants, shrubs and trees, summer house and store room with power, lighting, outside lighting and water supply, Hot Tub and Scandinavian style Sauna. To the front of the property there is a blocked paved driveway providing ample off road parking which also gives access to the double garage. To the side of the driveway there is a wide variety of mature shrubs and trees and decorative gravelled area.



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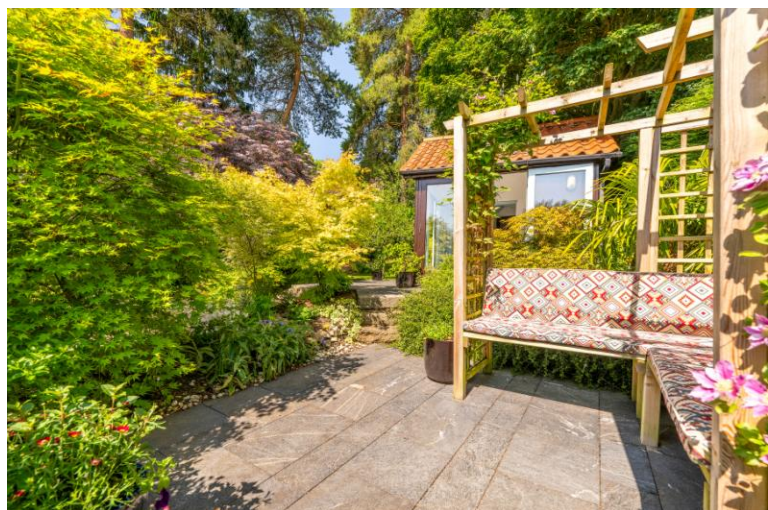
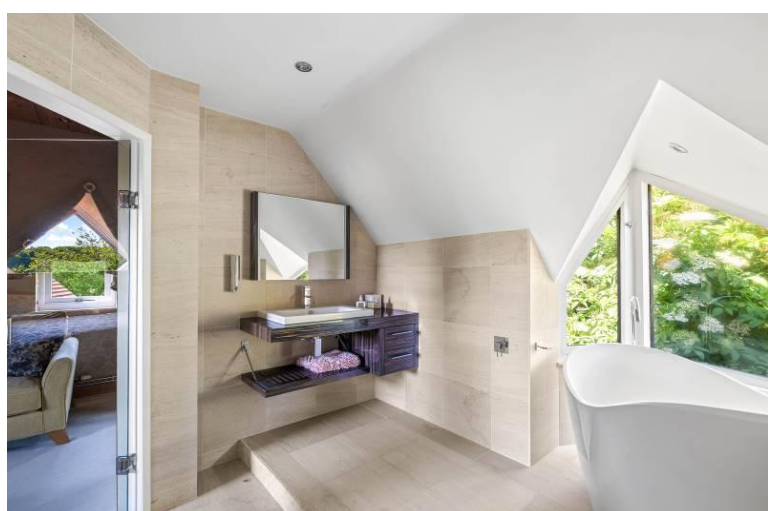
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NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

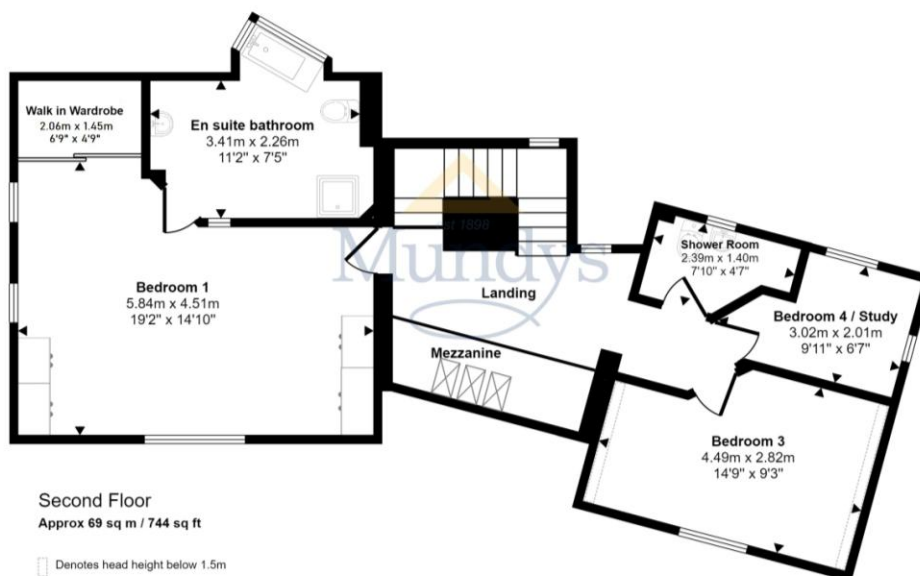
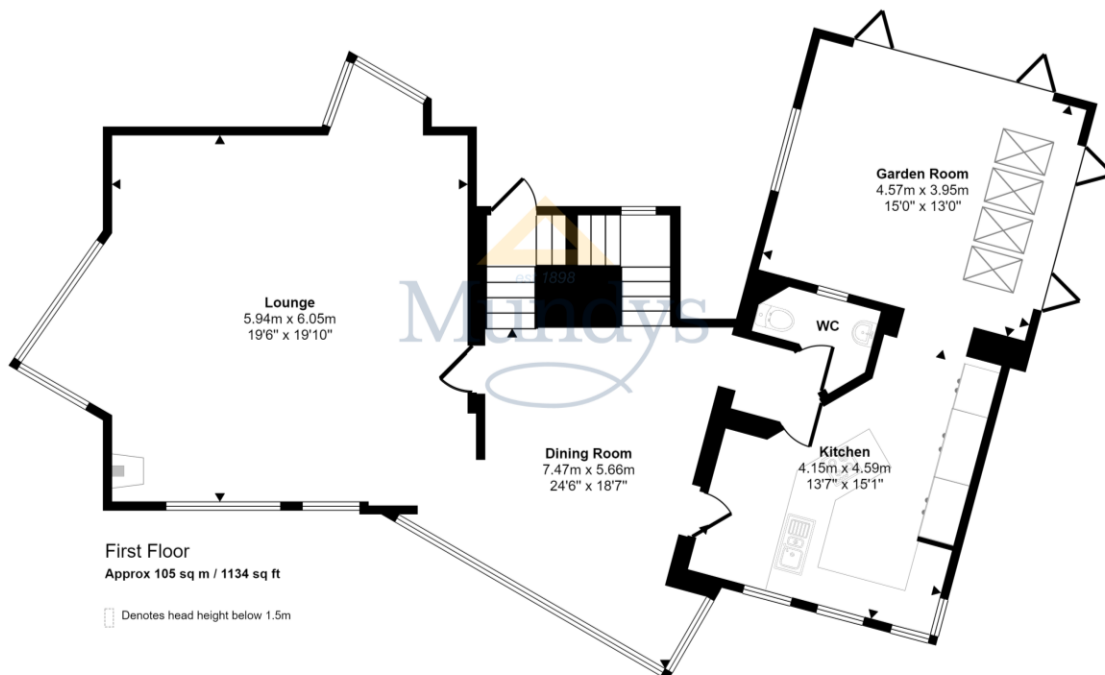
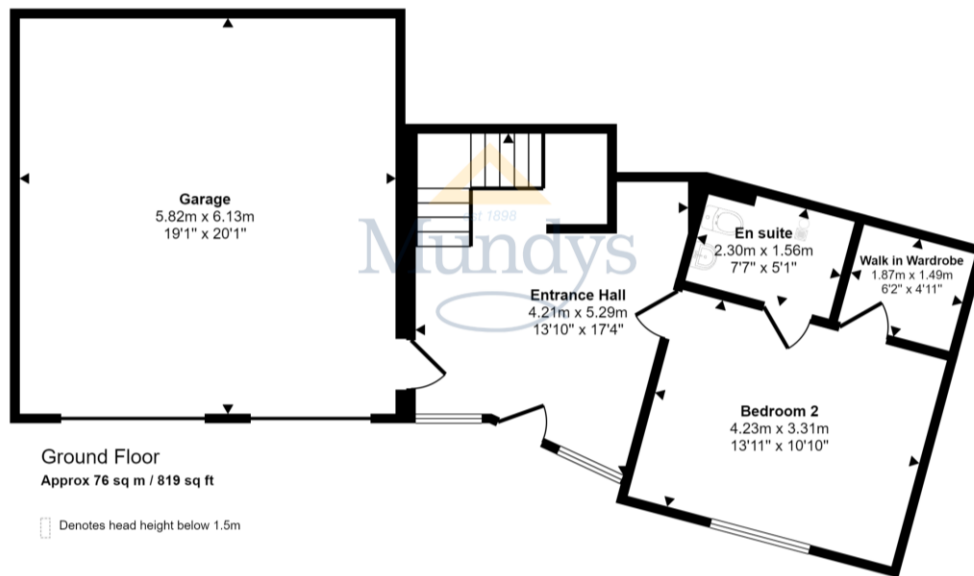
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