



Bourne Villa, 33 Cross Street, Scunthorpe, DN17 4LH

£625,000

This stunning Georgian property is arranged over three floors, offering flexible living for a large family. The property consists of five bedrooms, with a further two/three bedrooms situated in the attached two storey annex. In 2016, the current owners carried out an extensive programme of renovation to produce a truly impressive and elegant home. Tastefully decorated, the owners have taken care to be sympathetic to the period building whilst embracing modern styling resulting in a relaxed and sophisticated living space throughout.

The property, built in circa 1780, is steeped in local history - having originally been a Flax Mill then later a Manse to the village Methodist Church. Its current incarnation was completed in around 1965.

The external façade typifies Georgian styling with a centrally located gate to the formal entrance of the house, with parking to both sides of the property.

Viewings arrangements can be via our office on a strictly by appointment basis. Please contact us to book.

Description

Step Inside

Upon entering the entrance hall there are two superb south facing reception rooms, a large cloakroom and spindled staircase. The comfortable sitting room is a perfect space to relax in at the end of a busy day, with an open fireplace currently containing a log burning stove. The second reception room is a formal dining room, with a chimney breast flanked by display cabinets, ideal for entertaining. Both rooms benefit from large, sash bay windows, high ceiling profiles and ornate coverings.

The hall leads to a fantastic open plan kitchen breakfast room, with sitting area set around an exposed brickwork Inglenook fireplace with multi fuel burning stove. A set of French doors opens onto the side enclosed courtyard garden, which is the perfect setting for alfresco dining. The kitchen is fitted with a range of Shaker style wooden cabinets, of which the lower units are painted in taupe, the wall units in soft cream. The white quartz working surfaces, includes a breakfast bar with space for four stools.

The kitchen opens into an inner hall, which leads to a large utility room. The utility is fitted with wood painted cabinets with block oak working surface, a Belfast sink and space for a washer and dryer. Within the utility is a boiler room, which houses the underfloor heating system covering the whole ground floor of the property.

The inner hall has two exterior doors to the two side aspects. The staircase leads to a landing with a door into what is currently used as a playroom, with a further storage room/bedroom adjoining it. Additionally, from the landing there is a bathroom, home office, living room and bedroom. If required, this area of the house could be converted into a self-contained annex.

Returning to the main entrance hall, the principal staircase leads to two bedrooms, one of which has an exposed brick fireplace. The main family bathroom, with a cast iron ball and claw footed bath and a separate large shower enclosure, serves the bedrooms.

The principal staircase continues to the second floor where there are three further bedrooms and a wet room with w.c. and separate vanity area.

Step Outside

The property has a wrought iron, centrally located pedestrian gate which opens onto a pathway to the formal entrance door. Gravel and paved infilled beds are flanked by two spacious gravel parking areas. To the right side, a high wall to the parking area has a tall timber privacy gate into the courtyard garden, with paved walkways and raised patio area with ornamental beds and a built-in barbeque. A set of French doors open into the sitting area of the kitchen and a door leads into the inner hall.

To the left aspect, the side family garden is enclosed with a wall and

fenced boundary with timber pedestrian gated access onto a paved path. The lawned garden benefits from a designated children's play area as well as a timber decked patio. Accessed from the garden, is a room with bi-folding doors - currently used as a home gymnasium and music room. Attached is a former garage with electric roller shutter door which now provides a large storage outbuilding.

Entrance



Sitting Room 14'11" x 12'2" (4.55 x 3.71)



Dining Room 15'3" x 12'3" (4.66 x 3.74)



W.C. 12'3" x 5'11" (3.74 x 1.81)

Kitchen / Breakfast room 14'0" x 13'3" (4.27 x 4.06)



Annexe Bedroom Three 13'9" x 12'6" (4.21 x 3.82)

Office 11'1" x 9'9" (3.39 x 2.99)



Lounge 15'11" x 13'3" (4.86 x 4.06)



Utility Room 10'10" x 9'8" (3.32 x 2.95)

Boiler Room

Garden Room/Gym 15'6" x 11'5" (4.73 x 3.48)

Garage 15'6" x 12'8" (4.73 x 3.87)

First Floor Landing

Bedroom One 16'10" x 13'5" (5.15 x 4.10)



Annexe Lounge 14'11" x 12'1" (4.55 x 3.69)



Bedroom Two/Dressing Room 10'9" x 9'7" (3.29 x 2.93)



Annexe Bedroom One 14'6" x 10'8" (4.44 x 3.27)

Bedroom Three 14'11" x 9'10" (4.55 x 3.02)



Bathroom



Playroom/Annex Bedroom Two 16'6" x 12'6" (5.04 x 3.82)

Bedroom Four 14'7" x 9'11" (4.45 x 3.04)



Bedroom Five 14'0" x 9'10" (4.27 x 3.02)

Shower Room



Garden

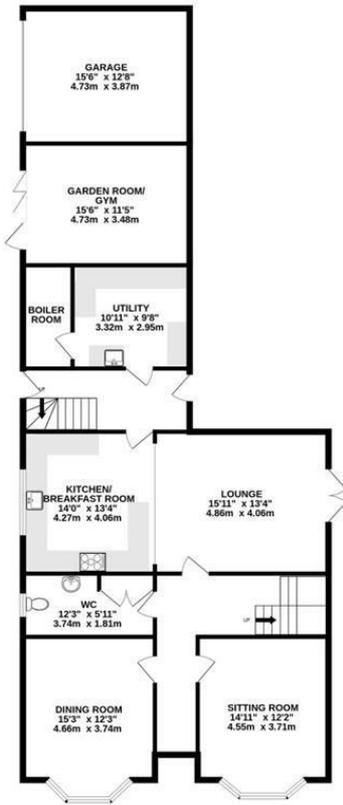


Courtyard



Floor Plan

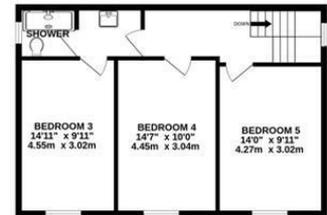
GROUND FLOOR
1556 sq.ft. (144.6 sq.m.) approx.



1ST FLOOR
1546 sq.ft. (143.6 sq.m.) approx.



2ND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 3653 sq.ft. (339.4 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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Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (81-91) A | | |
| (69-80) B | | |
| (55-68) C | | |
| (39-54) D | | |
| (21-38) E | | |
| (1-20) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |

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