



1 High Street, Scunthorpe, DN15 9BP

£475,000

Welcome to Church Farm House.

Sit on a fantastic private plot, in the heart of the rural village of Burton upon Stather, opportunities to purchase a unique period property like this are very rare. The home itself has a lovely blend of traditional features, character and fantastic family spaces. The ground floor of the property is made up of an entrance, cosy snug with beautiful fireplace and a fantastic size lounge with log burner. There is also a bright, contemporary and open plan kitchen dining area with separate utility room and with access to the rear garden, perfect for entertaining family and friends. From the ground floor there is also a modern lower level bathroom. The first floor of the property comprises of four good size double bedrooms, two at the front of the property and two towards the rear, with an incredible central family bathroom, with a vaulted ceiling and gorgeous freestanding bath. The principle bedroom also benefits from an En suite. There is also a second floor with a landing and a two further rooms that could easily be made to bedrooms if required. Outside there is a completely private, walled lawned garden with graveled seating area, a detached single garage and off road parking to the front for a couple of vehicles. One of North Lincolnshire's prettiest homes currently on the market and with countryside walks and local amenities on your doorstep, this is one not to miss. Available for viewings now, please call the office to make your appointment.

Entrance

Living room 29'10" x 15'10" (9.10 x 4.85)



Snug 15'10" x 14'7" (4.85 x 4.45)



Bathroom 20'10" x 5'9" (6.36 x 1.76)



Kitchen diner 24'3" x 15'3" (7.40 x 4.65)



Utility room 13'7" x 5'8" (4.15 x 1.75)

First floor landing

Bedroom one 15'10" x 14'7" (4.85 x 4.45)



En suite 11'5" x 7'0" (3.50 x 2.15)



Bedroom two 15'10" x 14'7" (4.85 x 4.45)



Ground floor bathroom 15'8" x 15'3" (4.80 x 4.65)



Bedroom three 11'9" x 11'7" (3.60 x 3.55)



Bedroom four 11'11" x 11'9" (3.65 x 3.60)



Loft room 14'7" x 12'11" (4.45 x 3.95)

Loft room 13'1" x 9'6" (4.00 x 2.90)

Garden

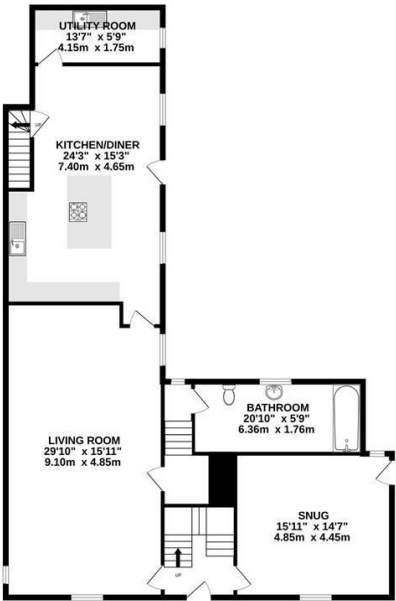


Outside

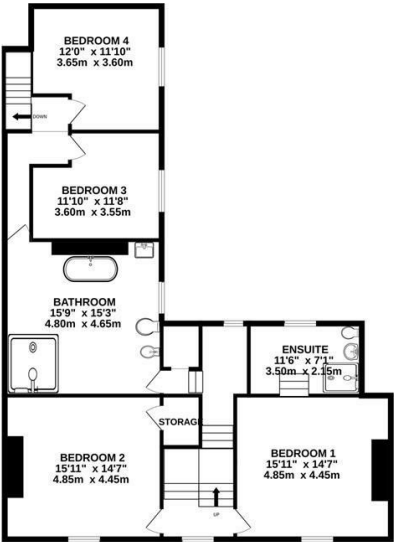


Floor Plan

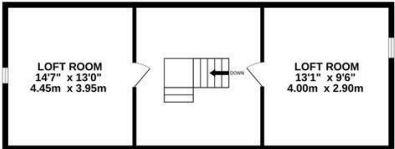
GROUND FLOOR
1403 sq.ft. (130.3 sq.m.) approx.



1ST FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



ROOM IN ROOF
573 sq.ft. (53.2 sq.m.) approx.

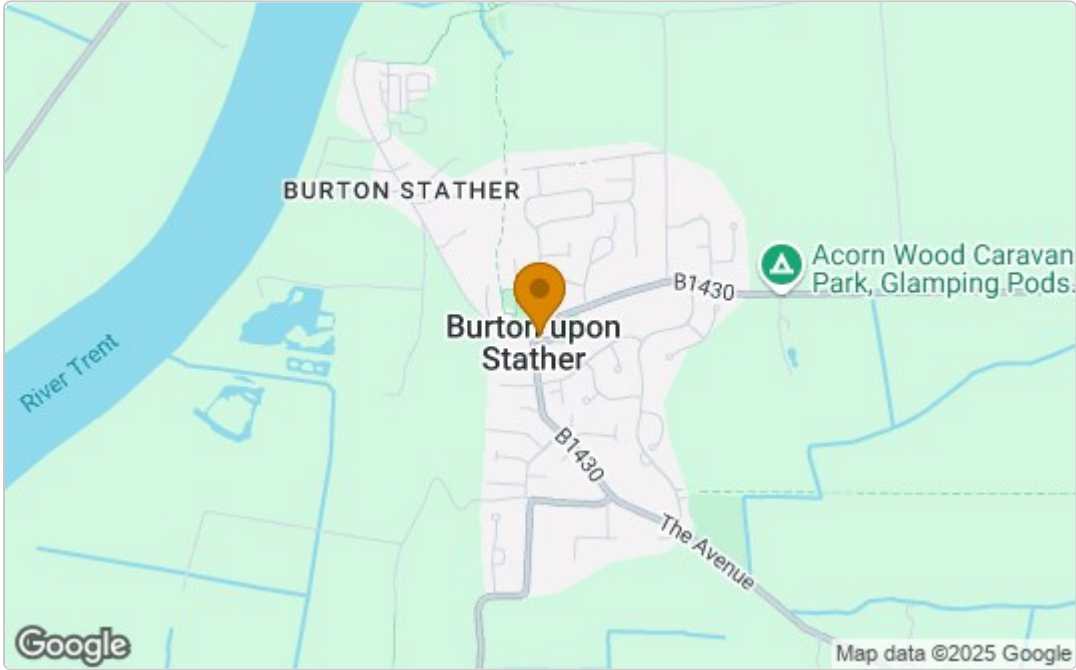


TOTAL FLOOR AREA : 3285 sq.ft. (305.2 sq.m.) approx.

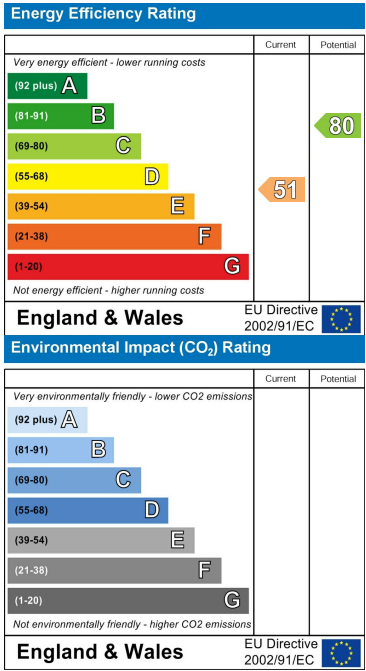
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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