



Beck House, The Paddocks, Barnoldby-le-Beck, DN37 0BF

**FOR SALE - £925,000**

**CanTERS**

Chartered Surveyors

A **HIGHLY INDIVIDUAL AND BESPOKE ARCHITECT DESIGNED HOUSE** situated in this sought after village of Barnoldby-le-Beck with its many fine houses, the well respected Ship Inn and being approximately one mile from Waltham with its good selection of local shops, schools and amenities and ideally located for Grimsby, the Humber Bank and Humberside Airport and motorway connections. **BECK HOUSE** is found down a private road off the Old Main Road and stands in grounds of around an acre. The property was constructed in the early 1990's and provides spacious accommodation ideal for the large family and with **5 BEDROOMS** all with **EN-SUITES** and with **3 ON THE GROUND FLOOR** makes this a most versatile home and could suit many people with different requirements.

The well planned and most interestingly laid out accommodation comprises...

**Entrance Porch** Having oak door with double glazed panels to either side opens to the...

**Hall** Having oak flooring and with Cloakroom off with coat hanging space and door leads to the w.c. and vanity wash hand basin.

The hall opens out into the...

**Reception** 21'11" x 21'10" (6.68m x 6.65m) max. with its feature Minster styled fireplace incorporating a JØtul log burner stove.

**Sitting Room** 22'6" x 17'5" (6.85m x 5.30m). This charming room features an Adam style fireplace with marble hearth, cast iron grate incorporating living coal gas fire and with attractive bookcase/cupboard units on either side.

Double doors give access to the Loggia and double doors open to the...

**Family Room** 39'5" x 17'9" (12.0m x 5.41m). This amazing space has been a formal dining room or would make a games room and has a Victorian styled fireplace with cast iron grate and tiled hearth.

Doors lead out to the Loggia and to the...

**Conservatory** 29'10" x 23'10" (9.09m x 7.26m) max. having stone tiled floor and with double doors to the garden and double doors opening to the inner courtyard with its feature ornamental pond and this area makes a secluded and sheltered retreat for those quiet moments.

**Kitchen** 22' x 17'9" (6.70m x 5.41m). This splendid area is most attractively fitted out with a comprehensive range of units having hand painted fronts and granite worktops and include wall and base cupboards, integrated fridge and microwave. There is a double Aga and separate Neff halogen hob. Island unit with twin bowls and mixer tap over having waste disposal unit. Built-in double oven, integrated dishwasher, cupboards and basket units.

There are inset ceiling lights and limestone flooring with underfloor heating which continues through to the delightful...

**Orangery** 21'6" x 21'8" (6.55m x 6.60m) max. Having double doors to the garden and to the patio.

Off the kitchen the underfloor heated limestone flooring continues into the...

**Utility Room** 17'7" x 7'10" (5.35m x 2.38m) having Belfast sink, range of cupboards, plumbing for washer, door to the side drive and door to a...

**Store** 19'2" x 4'11" (5.84m x 1.49m) having laminate flooring and having the oil fired boiler for the central heating system and vent for dryer.

Double doors from the kitchen open to the...

**Loggia** 17'10" x 17'8" (5.43m x 5.38m) having decked floor and opening out onto the garden and makes a wonderful al-fresco entertaining area.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 14/08/2020

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Off the hall are...

### Three Ground Floor Bedrooms and Study

**Bedroom 3** 18'11" x 10' (5.76m x 3.04m) having oak effect flooring, inset ceiling lights, walk-in wardrobe.

**En-suite** With Travertine tiled floor and walls and with P-shaped bath having shower over, vanity wash hand basin and low flush w.c.

**Bedroom 4** 17'11" x 14'10" (5.46m x 4.52m) max. including the..

**En-suite** Having Travertine tiled floor and walls and with walk-in shower having Rainhead, pedestal wash hand basin and low flush w.c.

**Bedroom 5** 18'3" x 11' (5.56m x 3.35m) max. including wardrobes and with...

**En-suite** Having Travertine tiled floor and walls and walk-in shower, wash hand basin and low flush w.c.

**Study** 14'10" x 13'8" (4.52m x 4.16m) found off the hall and with door to the conservatory, this is well fitted out and makes an ideal Home Office or additional bedroom.

From the main reception area the return staircase having oak handrail leads to the first floor galleried landing off which are...

### Two Further Bedrooms

**Master Suite (Bedroom 1)** 34'11" x 22' (10.63m x 6.70m) max. This exceptionally spacious suite could readily be altered to form an additional bedroom if required and has a Victorian styled fireplace with cast iron inset marble hearth and marquetry surround. There are two walk-in wardrobes and storage cupboard.

**En-suite** Having Travertine tiled floor and walls and with contemporary styled bath, dual vanity wash hand basin, low flush w.c. and walk-in shower with rainhead and walk-in wardrobe off.

**Bedroom 2** 25' x 13'3" (7.62m x 4.03m) max. Having light oak laminate flooring and Walk-in dressing room off and...

**En-suite** Having shower cubicle, vanity wash hand basin and low flush w.c. and towel radiator unit.

**Outside** The property is set back and has an in-and-out block paved drive which continues to an extensive parking area and garage space.

The grounds are most attractively laid out with sweeping lawns, mature shrubberies and trees and there is a delightful secluded walled garden and charming inner courtyard.

A brick outbuilding comprising Two Storage Areas, one having w.c. and wash hand basin off and substantial Timber Garden Store.

This is a most interesting and fascinating family home for which an internal inspection is strongly recommended to appreciate the charm and space it provides.

**Council Tax Band** 'G' NB: This can be reviewed by the Local Authority.

### FURTHER INFORMATION AND TO VIEW

Viewing by appointment only, contact James Chisholm [james@canters.co.uk](mailto:james@canters.co.uk) 01472 356143

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**ADDITIONAL PHOTOS & PLANS**



Entrance Hall



Reception



Sitting Room



Family Room



Kitchen



Kitchen

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**ADDITIONAL PHOTOS & PLANS**



Orangery



Bedroom 4



Bedroom 5



Study



Master Suite (Bedroom 1)



Master En-suite

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**ADDITIONAL PHOTOS & PLANS**



Bedroom 2 En-suite



Inner Courtyard



Patio



Walled Garden



Garden



Garden

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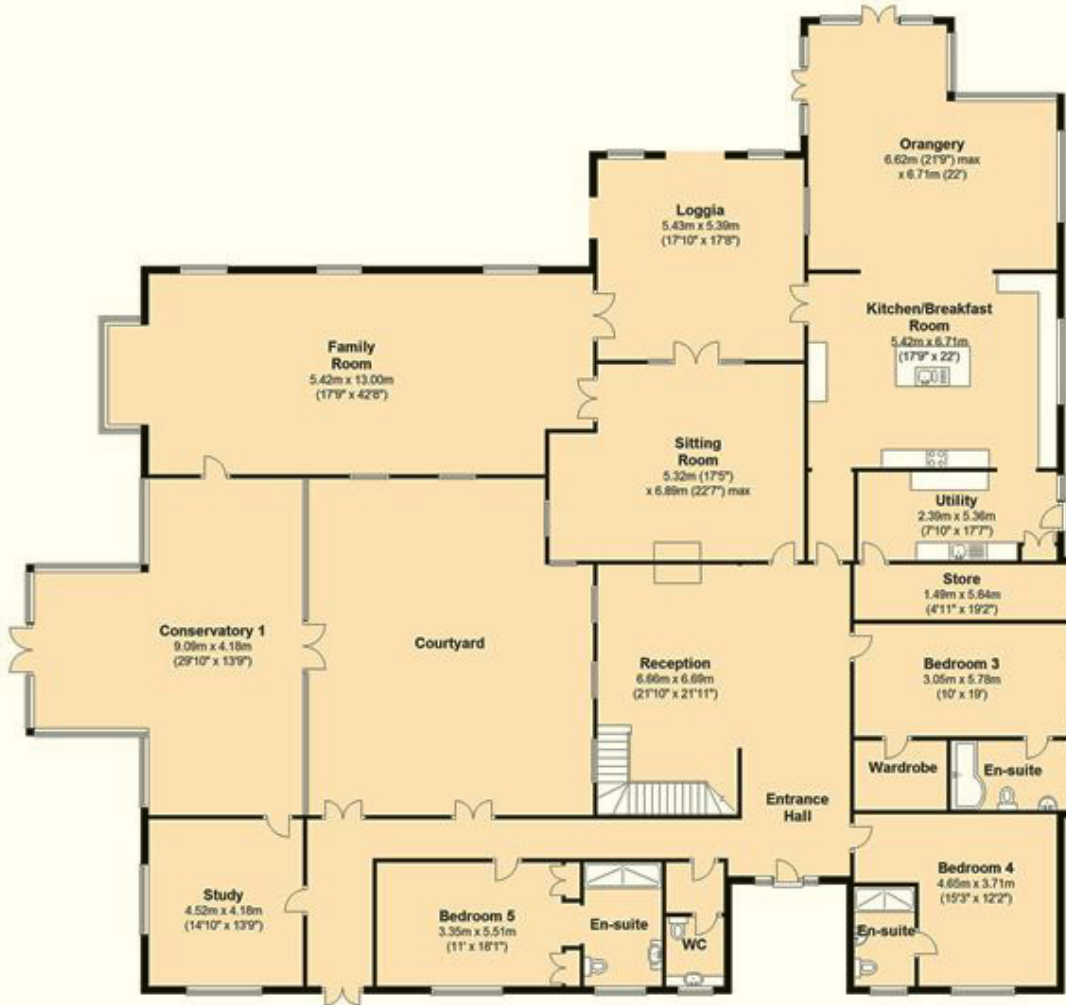
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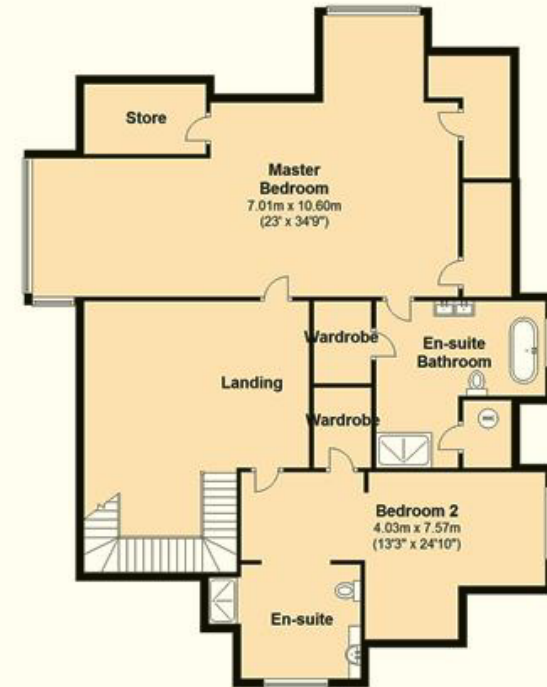
FLOORPLANS

**Ground Floor**  
Approx. 567.7 sq. metres (6110.3 sq. feet)



Total area: approx. 723.3 sq. metres (7785.4 sq. feet)

**First Floor**  
Approx. 155.6 sq. metres (1675.2 sq. feet)



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