



Fenby House, Post Office Lane  
Ashby-cum-Fenby, North East Lincolnshire

MARTIN MASLIN



FENBY HOUSE  
POST OFFICE LANE  
ASHBY CUM FENBY  
NORTH EAST LINCOLNSHIRE  
DN37 0QS

A STUNNING FIVE BEDROOM FAMILY RESIDENCE SET WITHIN  
MAGNIFICENT GROUNDS APPROACHING 1.3 ACRES

WELCOMING HALLWAY \* CLOAKROOM \* MUSIC ROOM \* LOUNGE \* FAMILY ROOM  
STUDY \* SPACIOUS LIVING KITCHEN \* UTILITY ROOM \* PRINCIPAL BEDROOM SUITE  
WALK-IN WARDROBES \* ENSUITE \* BALCONY \* THREE FURTHER BEDROOMS  
FAMILY BATHROOM \* SECOND FLOOR FIFTH BEDROOM \* HOBBIES ROOM  
DETACHED DOUBLE GARAGE \* OUTDOOR LEISURE ROOM \* DRIVEWAY \*  
EXTRA PARKING \* CAR CHARGING POINT \* AIR SOURCE HEAT PUMP

**£825,000**

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENTS

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## THE PROPERTY

Nestling at the end of this private drive lying just off Post Office Lane, Fenby House is an outstanding detached residence of understated elegance, unbeknown to many. Situated in this delightful hamlet on the southern village boundaries at the foot of the Lincolnshire Wolds, a stunning Art and Craft family home of character inspired by the great architect Sir Edward Lutyen, providing traditional style with an unblemished finish set within grounds approaching 1.3 acres.

Over a short period of time this magnificent home has undergone some select updating to include the installation of a new central heating system benefitting from a green air source heat pump connected by Wi-Fi and controlled by a simple app ensuring low running costs. The interior has been beautifully decorated and complemented by polished engineered oak floors, new radiators, additional insulation and updated electrical works.

Quality soft furnishings have also been added to include designer blinds and curtains ensuring privacy for the owners. In addition the kitchen enhanced by bespoke solid wood furniture including a bookcase with storage, a larder cupboard and bench seating designed by Murdoch Troon whilst outside a new room and Conservatory have both been completely modernised with new underfloor heating ideal for entertaining.

This stunning five bedroom family residence features a large Reception Hall, four individual Reception Rooms, a fabulous Living Kitchen, five Bedrooms (including the Principal Bedroom with walk-on balcony and private Ensuite) and a Family Bathroom.

Principal features of the accommodation include a glass fronted Entrance Porch serving a central Hallway with an oak return staircase leading to the first floor landing displaying a lovely bay window. An engineered oak wood floor continues through the main ground floor areas with double doors from the hallway leading into a sizeable Lounge with multifuel stove and beyond a superb Family Room with feature brick fireplace and bifold doors opening onto the sun terrace overlooking the paddock garden. There is also a useful study, a large Cloakroom/W.C. and a pleasant Music Room with French doors opening onto the rear garden.

Undoubtedly the Living Kitchen extending to 31'0 in length forms the hub of this wonderful home featuring a range of cream fronted cabinets with solid butchers block worksurfaces and built-in appliances. The dining area now features a bespoke range of handmade oak furniture designed by Murdoch Troon including a dresser unit with pantry cupboard and a window bench with storage beneath. Beyond is a large Utility Room with door leading onto the rear porch.

To the first floor there is a spacious Landing with a jaw dropping bay window and staircase to the second floor. The grand Principal Bedroom Suite extending to 29'0 in length features walk-in wardrobes, a large private ensuite bathroom and French doors opening onto the walk-on balcony overlooking the paddock garden. There are three further double Bedrooms to the first floor each with wonderful garden vistas and a large Family Bathroom. A further staircase leads to the fifth Bedroom on the second floor featuring a high vaulted panelled ceiling.

Landscaped gardens and mature trees surround the house ensuring privacy with morning and evening patios. The house stands within well established grounds approaching 1.3 acres and is accessed via its own private driveway leading through wrought iron gates on to the large sett driveway. Beyond, double gates lead through to a private walled and gravelled area to a large detached double brick garage incorporating a purpose built hobbies room.

Linking the rear porch is an outdoor boiler room with W.C. and an electric car charging point. Beyond the drive, a lovely rear garden awaits with a patio and lawn and there is a refurbished Garden Room/Conservatory ideal for entertaining. Behind the Family Room is a lovely sun terrace enjoying a south west facing rear garden with a small fruit orchard.

Fenby House is one of the finest properties available in the region providing prestigious levels of space and comfort. Adding to this the highly desirable location provides endless options and Fenby House is an opportunity not to be missed. EPC Rating – D.



LOUNGE

## ENTRANCE PORCH

23'9 X 4'9

A lovely welcoming entrance porch with character, approached via double storm doors and full height uPVC windows. It has a stone paved floor with recessed lighting and a single bevel glazed door leading into the Hallway.

## HALLWAY

12 X 12

A spacious central hallway with an oak engineered floor, coving to the ceiling, a radiator and a deep understairs storage cupboard. An elegant oak polished spindle and balustrade staircase rises to the half Landing with a beautiful deep bay forming a feature of this magnificent home.

## CLOAKROOM

12'9 X 7'1

A large cloakroom with a white suite comprising W.C, pedestal washbasin and a tiled wall with bevelled mirror display.

## STUDY

11'6 X 10'5 MAX

An unusual 'L' shaped study with an engineered oak floor, radiator and a uPVC window overlooking the garden.

## LOUNGE

21'10 X 18'1

Approached via double glazed doors from the hallway, a lovely generous room featuring a tiled fireplace with cast iron multifuel stove. It has an engineered oak floor, two radiators, classic ceiling cornices and a uPVC double glazed window overlooking the rear garden.

## FAMILY ROOM

27'3 X 14 + FIREPLACE RECESS

A beautiful and bright sunny room with full height windows and bifold doors opening onto the paddock garden and sun terrace. Ideal for entertaining featuring a recessed brick fireplace housing a multi-fuel stove. It has coving to the ceiling, two radiators and an engineered oak floor.



ENTRANCE HALL



FAMILY ROOM



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



UTILITY ROOM

## MUSIC ROOM

16'5 X 12'4

A delightful room accessed via double doors from the Kitchen with an oak engineered floor, a radiator, Velux windows allowing natural light and further French double glazed doors providing views and access onto the rear patio.

## LIVING KITCHEN

31'2 X 16'0 MAX INTO BAY

Forming the hub of this fabulous home, a large family kitchen with space for freestanding furniture. Fitted with a range of shaker style cabinets in a soft cream finish with glass displays, plate racks and open corner shelving. Complemented by solid hardwood butchers block worksurfaces incorporating a 1.5 bowl porcelain sink with mixer taps and matching upstands. There is a freestanding Stoves induction farmhouse range cooker with an overhead light, a split level fridge and freezer and pull-out basket storage. The kitchen enjoys dual aspect views courtesy of the French double glazed doors providing a useful front entrance to the house. An oak engineered wood floor continues through into the Dining Area with a deep uPVC bay window overlooking the front garden. The dining area has been enhanced by bespoke furniture including a solid oak dresser and larder cupboard with matching displays and bench seating providing extra storage designed by Murdoch Troon. The dining area has space for freestanding table and chairs and enjoys views across the front garden and driveway.

## UTILITY ROOM

14'3 X 10'7

A large utility room adjacent to the kitchen fitted with a matching range of cabinets with solid oak worksurfaces incorporating a Belfast pot sink with mixer taps. There is plumbing for a washing machine and vent for a tumble dryer. It has a designer Kamdean floor with radiator, two uPVC windows and a composite exterior door leading onto the brick canopied rear porch.

## LANDING

20'2 X 10'9 PLUS STAIRWELL

With a spelled balustrade and stunning uPVC bay window overlooking the front garden and driveway. There is a built-in cupboard and staircase leading to the second floor.

## PRINCIPAL BEDROOM SUITE

29'0 X 13'4 PLUS RECESS

A fabulous bedroom with full height windows and uPVC French doors opening onto a delightful walk-on balcony overlooking the paddock garden. The bedroom is well designed with glass fronted wardrobes concealing his and her's walk in wardrobes and a useful recess for the dressing table. It has an egg and dart ceiling cornice, two radiators and recessed lighting.

## ENSUITE BATHROOM

13'3 X 12'5 MAX

A well designed bathroom complete with slipper ball and claw foot bath, two pedestal washbasins, a bidet, W.C. and a large designer walk-in shower with drencher head. It has panelling to dado height, a designer radiator and a uPVC double glazed rear window.

## BEDROOM TWO

18'7 X 10'9

A large bedroom at the front of the house with built-in storage cupboards and dual aspect views.





### BEDROOM THREE

18'10 X 10'8

Enjoying views over the rear garden with built-in furniture including double wardrobes, corner display unit and further storage cupboard. It has a radiator and dual aspect uPVC windows.

### BEDROOM FOUR

12'4 X 10'6 PLUS RECESS

A pleasant bedroom/study with built-in vanity unit and cupboards beneath. It has further useful storage and a uPVC double glazed rear window.

### FAMILY BATHROOM

10'9 X 10'5

A large bathroom comprising freestanding vanity unit with pillar style taps, W.C. and a brand new shower enclosure in a smart chrome finish with a roman sliding door. It has a radiator, chrome heated towel rail and a uPVC double glazed rear window.

### BEDROOM FIVE

22'0 X 10'6

Accessed via a separate staircase from the landing, a brilliant second floor bedroom with a high vaulted panelled ceiling, built-in wardrobes, a radiator and dual aspect views onto the gardens.

### OUTBUILDINGS

### BOILER ROOM

Located off the rear porch with a W.C. and vanity unit. A built-in cupboard houses the expansion tank with isolator and controls for the air source heat pump.

### GARAGE

31'1 X 19'0

A large double garage with a converted store/Hobbies Room with an insulated floor and underfloor heating. The main garage has power and light and twin up and over doors onto the driveway.





ENSUITE BATHROOM



BEDROOM THREE



BEDROOM TWO



BEDROOM FOUR

## OUTDOOR LEISURE ROOM

20'1 X 11'4

Ideal for al fresco entertaining, a refurbished sun lounge with insulation and underfloor heating, power and light and uPVC windows providing views onto the garden.

## OUTSIDE

The house stands in almost 1.3 acres of grounds accessed via wrought iron gates onto an impressive sett paved driveway providing plenty of parking. A further gravelled driveway leads through double gates to the garaging where the air source heat pumps are situated. Landscaped lawns and mature trees surround the property ensuring privacy screened by ornamental walls and hedging to the perimeters. Further lawns extend to the side and rear of the house providing a pleasant backdrop.

## GENERAL INFORMATION

Mains water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. The property has the benefit of uPVC framed double glazed leaded windows with ornate handles and a security alarm system. The Local Authority is the North East Lincolnshire Council and the property is in Council Tax Band G. The tenure is Freehold subject to Solicitors verification. The property benefits from a recently installed air source heat pump with cascade system. The house has two zone heating controlled by an app and linked to the Wi-Fi. There is also an electric car charging point at the rear of the house.

## AGENTS NOTE

We have been advised that full Planning Permission has been granted for the erection of one dwelling with detached outbuilding and basement to the rear of the property.

## VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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BATHROOM



BEDROOM FIVE

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

