

MARTIN MASLIN

**ROSE FARM, 10 FAIRFIELD ROAD
SCARTHO
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 3DP**



A TRULY REMARKABLE EDWARDIAN DETACHED RESIDENCE SET WITHIN APPROXIMATELY HALF AN ACRE OF MATURE LANDSCAPED GARDENS. HIDDEN FROM THE ROAD SIDE INCLUDING TWO GARAGES AND DRIVEWAYS, OUTBUILDINGS INCLUDING STABLES, A HAY LOFT, FORMER FARM OUTBUILDINGS AND MUCH MORE. AN AMAZING OPPORTUNITY.

£425,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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The Property

An exceptional Edwardian detached residence set within approximately 0.52 acres of extensive and mature landscaped gardens. This distinguished family home exudes timeless character and period charm, complemented by an array of outbuildings including stables, a hayloft, former farm buildings and an original summer house. A most charming and cherished residence, home to the same family for over 65 years who experienced many wonderful times with distinguished guests.

Significantly extended in the 1970's to create a large ground floor extension to the main house, featuring a spacious rear entrance hall, with Cloakroom, Utility, Shower Room and further fifth Bedroom/Study.

The elegant accommodation begins through a welcoming Porch and Entrance Hall featuring a graceful return staircase to the first floor, where three main principal Reception Rooms lead off the Hallway each with beautiful splay bay windows, enjoying garden vistas. Including a dual aspect Sitting Room, with an open fire and bookcase and an elegant Dining Room with high ceiling freeze and connecting door to the Kitchen. Across from the Hall is a stunning Drawing Room extending to 24'0" in length and featuring a beautiful marble open fireplace with deep bay and French doors. Whilst a concealed bar is ideal for

entertaining. The large breakfast Kitchen provides scope for further improvements, with space for a breakfast table and chairs. Beyond the main Hallway a later rear extension provides a large spacious tiled rear Hallway with Inner Hall, a Cloakroom with w.c, a large Utility Room, fully tiled spacious Shower Room and a versatile Study/fifth Bedroom. The first floor has a spacious Landing extending to 30'9" in length, serving four excellent Bedrooms, two Bathrooms and a study. The Principal Bedroom fitted with a range of built in wardrobes, also benefits from access to an impressive sized Jack and Jill traditional style Bathroom. The three remaining Bedrooms each have built in wardrobes and enjoy views over the gardens. While the main Bathroom features an ornate roll top bath with an Edwardian style fittings and sanitary wear (a real eye catcher).

Outside the property continues to impress with its extensive mature gardens charming outbuildings include two large Garages, and an adjoining stable with a staircase to the hayloft providing additional storage. In addition substantial former farm buildings offer additional storage. The main driveway is accessed from Fairfield Road providing a large driveway leading to the Garage. Whilst the second driveway can be accessed via Scartho Road from the rear garden. A beautiful family residence requiring some sympathetic updating featuring original leaded windows, some double glazing and a gas central heating system. Located in this desirable area of Scartho, offered for sale with immediate vacant possession. A hidden gem not to be missed, viewing highly recommended.



Accommodation

ENTRANCE

An enclosed front Entrance Porch with the original tiled floor and half glazed storm doors. A further original front door opens directly into the Reception Hall.

RECEPTION HALL

10.36m (34'0") x 1.17m (3'10") widening to 15'2"

A lovely sized Reception Hall where the beautiful return staircase leads to the first floor galleried Landing. There are two radiators and a useful walk in under stairs storage cupboard.

SITTING ROOM

5.26m (17'3") into bay x 4.22m (13'10")

A wonderful dual aspect room featuring a deep splay bay window with original leaded lights and further full height double glazed window onto the side gardens. The focal point is a recessed open fire place set into the chimney breast and there are two radiators.

DRAWING ROOM

7.32m (24'0") x 4.22m (13'10") widening to 16'10"

An elegant room featuring a stunning period fire surround with marble inlay and hearth to an open fire, deep splay bay window and further French double glazed doors onto the garden. The room enjoys a high ceiling with original cornice and a recess hidden bar ideal for entertaining guests

DINING ROOM

5.64m (18'6") x 4.34m (14'3")

A large Dining Room featuring a stunning fireplace with marble inlay to a cast iron open fire. Beautifully decorated with original freeze, period ceiling mouldings and picture rail. It has two radiators and a deep splay bay window with leaded lights.

BREAKFAST KITCHEN

4.22m (13'10") x 3.76m (12'4")

An excellent sized Kitchen, requiring some updating. Featuring a range of base and wall mounted units with complimentary worksurfaces and stainless steel sink with taps and splashback. Built in appliances include a ceramic hob with a built in double oven and grill. The Kitchen has a range of built in storage cupboards with a range of original drawers, two radiators and a uPVC double glazed side window.

REAR ENTRANCE HALL

4.06m (13'4") x 2.69m (8'10")

Forming part of a later extension, a most welcoming tiled Entrance Hall accessed via a double glazed side door, opening into a further Inner Hall.

INNER HALL

4.11m (13'6") x 2.13m (7'0")

Open plan with a tiled floor, with all rooms leading directly as follows.

CLOAKROOM

With matching tiled floor, cloaks area, radiator and wash handbasin. There is a separate w.c, with a low level w.c and a uPVC double glazed side window.



RECEPTION HALL



SITTING ROOM



DRAWING ROOM



DRAWING ROOM

SHOWER ROOM

2.39m (7'10") x 1.47m (4'10")

Located off the Inner Hall is a large walk in fully tiled Shower Room, with an open shower, extractor fan and radiator.

UTILITY ROOM

5.08m (16'8") x 2.44m (8'0")

A large Utility Room with cork tiled floor, stainless steel sink with cupboards beneath, plumbing for a washing machine and vent for tumble dryer. There is plenty of freestanding storage space and a uPVC double glazed window. A further integral door leads into the Garage.

STUDY/BEDROOM FIVE

4.80m (15'9") x 3.45m (11'4")

A good sized dual aspect Study with a full height window and patio doors onto the garden. This room offers flexibility for the growing family which can be used for an additional guest Bedroom if required.

FIRST FLOOR LEVEL LANDING

9.37m (30'9") in length

A spacious Landing with a spelled balustrade overlooking the stairwell. There is a beautiful tall window overlooking the side garden. A generous Landing with a built in storage cupboard, radiator and further glazed side window. All rooms lead directly as follows.

PRINCIPAL BEDROOM ONE

4.88m (16'0") x 3.71m (12'2")

A charming Bedroom with a connecting door into a Jack and Jill fabulous size Bathroom. The principal Bedroom is fitted with full height wardrobes, a radiator and a uPVC bay window.

PRIVATE JACK AND JILL BATHROOM

4.37m (14'4") x 3.53m (11'7")

A very spacious Bathroom with period white suite, comprising low flush w.c, pedestal wash handbasin, bidet and a cast iron low level bath with chrome mixer taps and overhead shower unit. It has two radiators and a built in airing cupboard with a hot water cylinder and two single glazed size windows.

BEDROOM TWO

5.18m (17'0") x 3.58m (11'9")

Another lovely sized double Bedroom with built in wardrobes along one wall, radiator and a uPVC double glazed front window.

BEDROOM THREE

3.86m (12'8") x 4.34m (14'3")

With built in wardrobes, radiator and single glazed side window.

BEDROOM FOUR

4.04m (13'3") x 2.74m (9'0")

A good sized fourth Bedroom with built in bookshelves, storage cupboard and a radiator. It has a uPVC double glazed window overlooking the side garden.



DINING ROOM



BREAKFAST KITCHEN



REAR ENTRANCE HALL



INNER HALL

PRINCIPAL BATHROOM

2.69m (8'10") x 2.08m (6'10")

An amazing period Bathroom featuring a cast iron claw foot bath, built in shower enclosure with a fixed drencher head and original brass tap fittings. Featuring the original glazed tiling to dado height, with a high flush w.c, pedestal wash handbasin and chrome heated towel rail. There is a further radiator and a single glazed window.

EXTERNALLY SECOND ATTACHED GARAGE

7.44m (24'5") x 3.05m (10'0")

With an integral door access from the Utility Room. The Garage has a useful storage cupboard, power and light, electric roller door and a further glazed door to the main Garage.

GARAGE

6.78m (22'3") x 4.50m (14'9")

A large double aspect Garage with electric, up and over front door onto the driveway and further sliding doors providing access into the rear garden.

STABLES

4.57m (15'0") x 4.44m (14'7")

Adjoining the main Garage is the original stables with a staircase leading up to the hayloft (25'3" x 15'2") providing additional storage as required. The stable has the original steel structure and brick tiled floor.

OUTBUILDINGS

Former original farm outbuildings include a wood store, coal store and storage room.

GROUNDS

The main house stands in approximately half an acre of mature gardens, featuring sweeping lawns, an established orchard and the original summerhouse. All providing a tranquil setting. The main driveway serves a large Garage, whilst the second driveway approached from Scartho Road provides additional access for convenience. A most distinguished family home, complimented by an array of outbuildings including stables, former farm buildings and a hidden sunken swimming pool. An ideal family home, a real hidden gem not to be missed.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the two central heating boilers located in the Garage. The property has the benefit from extensive uPVC double glazing with some original leaded light windows. It falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band E. The tenure is Freehold subject to Solicitors verification.

VIEWINGS

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



CLOAKROOM



SHOWER ROOM



PRINCIPAL BEDROOM ONE



PRIVATE JACK AND JILL



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



OUTSIDE



OUTSIDE



OUTSIDE

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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The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

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.



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