



Hibiscus House, Hall Lane
Elsham, Brigg

BROWN & CO JH Walter



Hibiscus House, 11 Hall Lane, Elsham, Brigg, DN20 0QY

Hibiscus House is ideally situated on a quiet lane next to Elsham Hall and presents a fantastic opportunity to acquire a detached cottage which is in need of full refurbishment but occupies a stunning plot of around 0.27 acres and has planning permission approved to extend and remodel.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, under stairs storage, radiator.

Lounge

Window to front, fireplace, radiator.

Dining Room

Windows to front and side, fireplace, radiator, door leading to kitchen.

Kitchen

Window to side, one and a half stainless steel drainer sink, worktops, base and eye level storage units, spaces for cooker and fridge, radiator.

Utility

Window to side, worktop, space for washing machine, storage cupboard, wall mounted central heating boiler.

Porch

Entrance doors to front, rear, and kitchen.

First Floor

Landing

Window to side, loft access.

Bedroom One

Window to front, fireplace, radiator.

Bedroom Two

Window to front, radiator.

Bathroom

Windows to side, WC, bath, shower cubicle, pedestal wash basin, radiator.

Dressing Room

Radiator, door leading to bedroom three.

Bedroom Three

Windows to side and rear, radiator.

Outside

The property stands in beautiful grounds of approximately 0.27 acres which is mainly laid to lawn and run to both sides and the rear. There is a range of mature trees and shrubs as well as a useful detached brick outbuilding positioned at the bottom of the garden. There is also an external and garden store attached to the property.

PLANNING PERMISSION

Planning permission to erect extensions and remodelling to the current property has been approved by North Lincolnshire Council on 09/04/2025. Planning No: PA/2024/1406
For more information please contact the selling agent.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band C



MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

BUYER IDENTITY CHECK

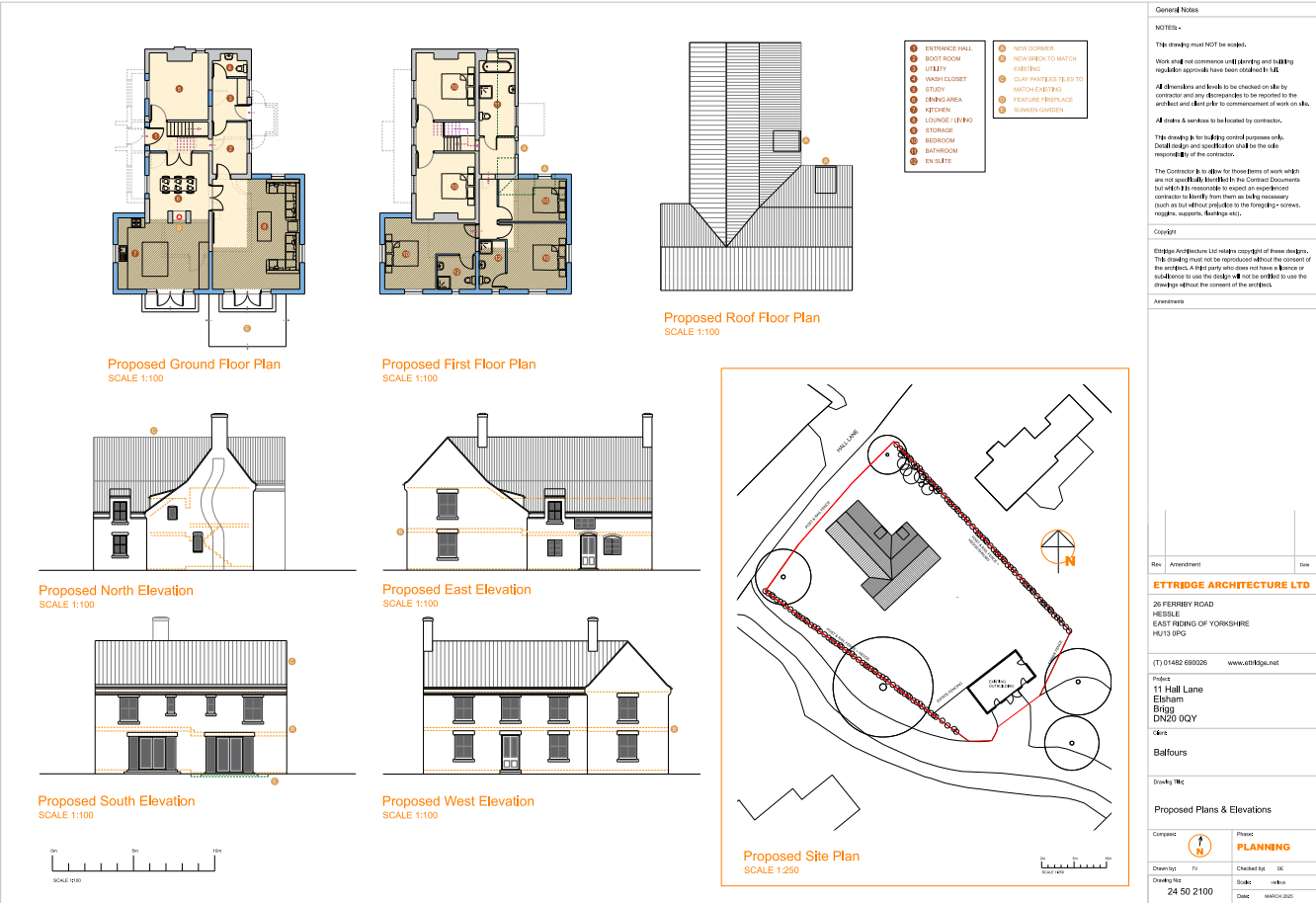
Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

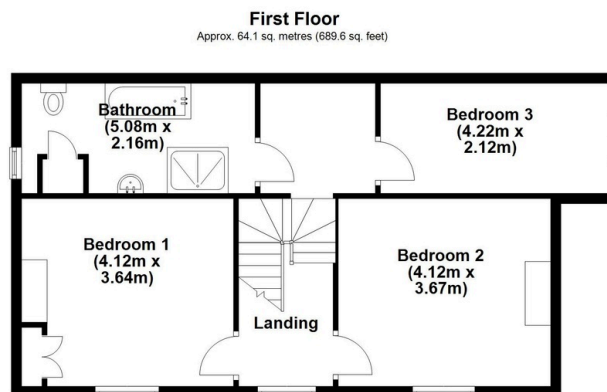
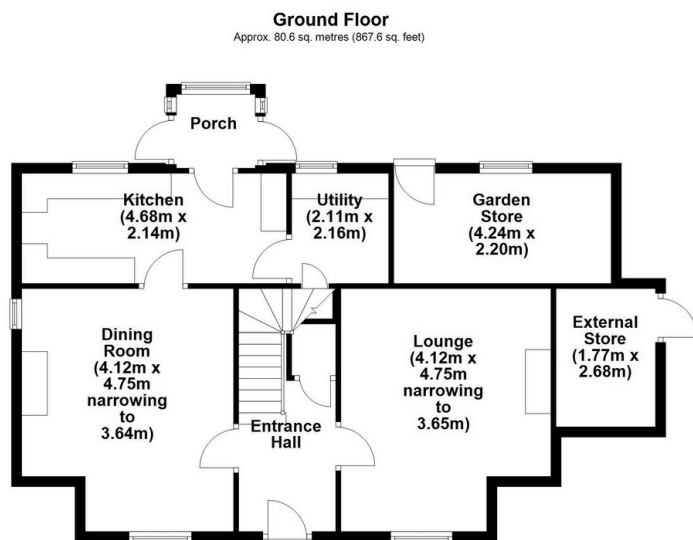
VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304
lincolncitycentre@brown-co.com





Total area: approx. 144.7 sq. metres (1557.2 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Energy performance certificate (EPC)			
Hibiscus House Hill Lane Egham BRIGG DN20 0QY	Energy rating E	Valid until:	29 April 2035
		Certificate number:	0310-2560-8440-2875-4905
Property type		Detached house	
Total floor area		124 square metres	

Rules on letting this property

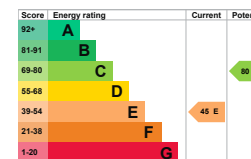
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

IMPORTANT NOTICES

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