



CHOICE PROPERTIES

Estate Agents

The Old Rectory Chapel Lane,
Barnoldby-Le-Beck, DN37 8AZ **Reduced To £930,000**



Choice Properties are delighted to present to you 'The Old Rectory'. This most stunning, impressive, handsome, period residence boasts over 3845 sq ft of elegant living accommodation with a refined country house feel. Nestled in a quiet position in Barnoldby-le-Beck, one of Lincolnshire's most desirable villages, this beautiful home delights you with it's extensive, tranquil grounds of approx 1.26 acres (sts) featuring capacious lawns, sunny courtyards and serene walks through it's well established wooded pathways. The visually pleasing sweeping driveway gives access to the front of the house and leads to the three garages with additional parking for friends and family. We invite you to view this incredible home at your earliest convenience.

With the advantage of Gas Fired Central Heating the elegant and spacious internal accommodation consists of:-

Grand Entrance Hall

31'5 x 11'9
With large hardwood entrance door with window surround. Traditional Georgian built in shutters. Grand sweeping staircase leading to first floor landing. Console for security alarm system. Radiators. Box unit housing meters.

Living Room

13'10 x 18'11
With large dual aspect windows. Open fireplace with marble hearth and surround. Radiator Tv aerial points. Built in Georgian pull out shutters. Double opening doors leading into the Dining Room.

Dining Room

14'11 x 14'1
With large bay window which provides views of St Helens church. French doors leading to garden space. Double doors leading to living room, Large fireplace with quartz hearth and marble surround. Feature Serving hatch to breakfast room. Built in storage space. Radiators. Power points,

Library

17'0 x 14'3
With large multifuel burner set in fireplace with quartz hearth and marble surround. Large feature bow window. Fitted storage and book shelves. Power points. Tv aerial point. Built in pull out Georgian shutters.

Rear Hallway

5'7 x 22'7
Fitted with an understair storage cupboard. Tiled flooring. Radiators. Internal doors to kitchen, wc, and utility. Spot lighting. External door leading to entrance porch.

Kitchen

9'10 x 15'11
Fitted with a variety of oak wall, base, and drawer units with quartz work surfaces over. Two and a half bowl ceramic sink inset in work surfaces with a variety of mixer tap attachments. Nine ring gas hob with large extractor hood over and feature tiled splashback wall behind. Integral large double oven. Part tiled walls. Spot lighting. Space for fridge freezer. Tiled flooring. Opening to breakfast room. Window to rear aspect.

Breakfast Room

12'2 x 13'10
Multi fuel burner set in fireplace with stone hearth and brick surround. Dual aspect windows. Impressive tiled flooring. Ample fitted storage with spot lighting. Quartz worksurface. Radiator. Power points. Telephone points.

WC

3'8 x 6'8
Fitted with a pedestal wash hand basin with single taps and a tiled splashback and a low level wc. Radiator with heated towel rail over. Tiles flooring. Frosted window to rear aspect. Consumer unit. Extractor.

Utility Room

9'10 x 12'5
Fitted with wall and base unit with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine space for dryer. Tiled flooring. Power points. Upvc window to front aspect. Sky light. Edward clothes aired. External door to patio. Integral door leading to garage.

Rear Porch

9'2 x 6'5
Tiled flooring. Log store. Door to boiler room.

Boiler Room

4'9 x 4'8
Housing oil fired boiler. Lighting.

Cloakroom WC

8'3 x 3'9
Fitted with a low level wc and a corner wall mounted wash hand basin with single taps. Tiled flooring. Panelled walls. Frosted window to side aspect. Door and stairway leading to cellar.

Cellar

10'7 x 10'6
Comprised a traditional cellar space and a wine cellar with an abundance of wine racks. Extractor. Lighting. Fitted shelving.

Wine Cellar

9'10 x 6'0

Landing

28'0 x 10'2 (to furthest measurement)
Internal doors to all first floor rooms. Velux window. Spot lighting. Access to lift via loft hatch. Power points. Large fitted storage cupboard. Console for security alarm system. Please note that the curtains in this room will not be included in the sale.

Bedroom 1

17'1 x 12'0
Fitted with an abundance of fitted wardrobe space. Double bedroom. Large window to front aspect. Radiator. Power point. Opening to dressing area.

Dressing Area

7'8 x 7'9

Ensuite Bathroom

11'0 x 7'9
Fitted with a three piece suite comprising of a large free standing double ended bath with feature shower cubicle over. Low level wc and a pedestal wash hand basin with single taps and tiled splashback. Large window overlooking the garden. Spot lighting. Heated towel rail set over radiator.

Bedroom 2

14'4 x 17'8

Fitted with a plethora of built in wardrobes. Large Dual aspect windows providing views of the garden. Radiator. Power points.

Bedroom 3

15'4 x 14'9

Double bedroom fitted with a pedestal wash hand basin with single taps with tiled splash backs and a back lit mirror over. Fitted storage space. Radiator. Window to rear aspect. Providing views of St Helens church.

Bedroom 4

12'8 x 14'4

Double bedroom with feature fireplace. Pedestal Wash hand basin with single taps and tiled splash back. Radiator. Power points. Window to rear aspect providing views of St Helens church. Fitted storage space. Access to loft via loft hatch.

Office/Bedroom 5

9'10 x 10'8

With large walk in bay window providing views of the garden. Power points. Radiator. Telephone point.

Bathroom

6'1 x 10'11

Fitted with a four piece suite comprising of a panelled double ended bath with mixer tap and shower attachment, fully tiled shower cubicle, Low level wc, and a pedestal wash hand basin. Spot lighting. Fully tiled walls. Fitted storage space. Radiator. Light with electric shaver point attached. Window to rear aspect.

Integral Garage

22'3 x 15'0

Spacious garage with double opening timber garage doors and a timber pedestrian access door to the side. Access to loft via loft hatch. Two windows to side aspect. Power and lighting.

Double Garage

Brick built detached double garage with two double opening timber garage doors pitched slate roof. Power and lighting.

Attached Greenhouse

6'2 x 15'8

Attached greenhouse with windows to all aspect. External door leading to patio.

Summer House

Beautiful self contained summer house with log burner. Looking out on to the extensive gardens this super space is ideal for a variety of uses.

Garden

The Old Rectory stands in the most incredible, large, well tended peaceful grounds, as soon as you approach this home along the sweeping driveway your breath will be taken away by the sheer beauty of these well established gardens.

Well maintained lawns both left and right of the driveway call out for those summer games of croquet or boules and summer entertaining, a charming Summer House nestles itself at the bottom of the right hand lawn and could be used for a variety of exciting uses. To the back of the house is a sunny courtyard with attractive raised flower beds and a garden gate leads you through on to a large kitchen vegetable garden and orchard which features a plethora of fruit trees. Another sheer delight of this garden is the shady wooded path walks where you can take an early morning peaceful stroll without even leaving your home your property. These grounds are just idyllic!

Driveway

Through the double gates is a large gravelled sweeping driveway giving access to the house and garages, together with the expansive car standing space.

Tenure

Freehold.

Council Tax Band

Local Authority - North East Lincolnshire Council

Municipal Offices,

Town Hall Sq,

Grimsby

DN31 1HU

Telephone: 01472 313131

Website: www.nelincs.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band G.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, Lincolnshire. LN11 n9JG

Tel:- 01507 860033

Opening Hours

Monday to Friday 9.00am - 5.00pm

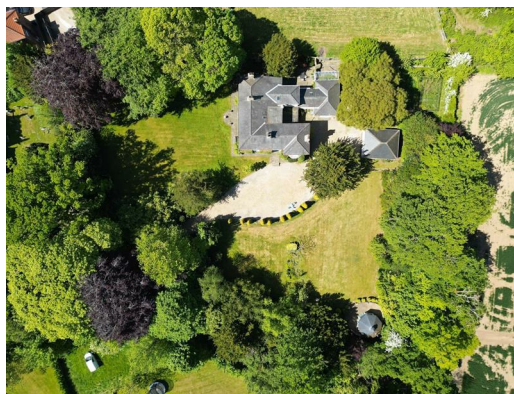
Saturday 9-00am- 3.00 pm (Please note we carry out out of office appointments between 12-3pm so please do telephone before 12 midday if you would like to speak with us)

Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.











Floor -1



Floor 0



Floor 1

Approximate total area[®]
3845 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

To find the property please enter the postcode DN37 0AZ into your sat nav. You will enter Chapel Lane, continue ahead and you will see the sign to The Old Rectory facing you.

