



Barrow Mere, Barton-Upon-Humber, North Lincolnshire

Offers over £485,000









## Key Features

- Total Floor Area: 177 Square Metres
- 1.3 Acres of Land
- Breakfast Kitchen
- Dining Room & Living Room
- Utility Room, Downstairs WC & Office
- Three Double Bedrooms
- Family Bathroom & En-Suite
- Detached Garage & Driveway
- Professionally Landscaped Gardens
- Mill (Used as a Workshop)
- EPC rating F







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## DESCRIPTION

Situated in the charming and rural area of Barrow Mere is this one of a kind family home with its very own mill. Surrounded by fields, making this a perfect home for someone looking to escape the busy city lifestyle or perhaps open a business (subject to necessary planning and permissions)!

The possibilities are endless...

This home has been lovingly taken care of by the current owners and this generously proportioned accommodation includes three reception rooms, a country style breakfast kitchen and a handy utility room with an adjoining downstairs WC. While the first floor accommodation offers three double bedrooms with the principal one having an en-suite and the rest benefitting from a family bathroom.

Once you have finished admiring this lovely home, you find yourself in the garden with the mill (currently used as a workshop). Finished with a detached garage and ample off street parking.

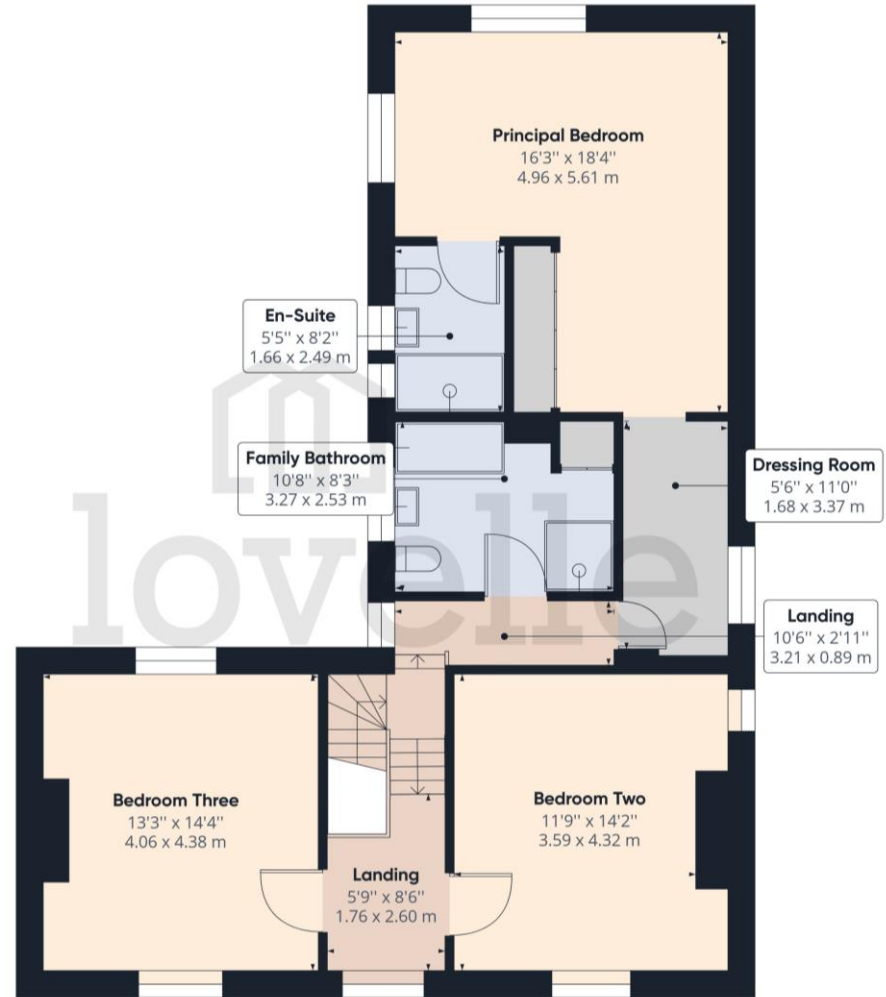
VIEWING HIGHLY RECOMMENDED!



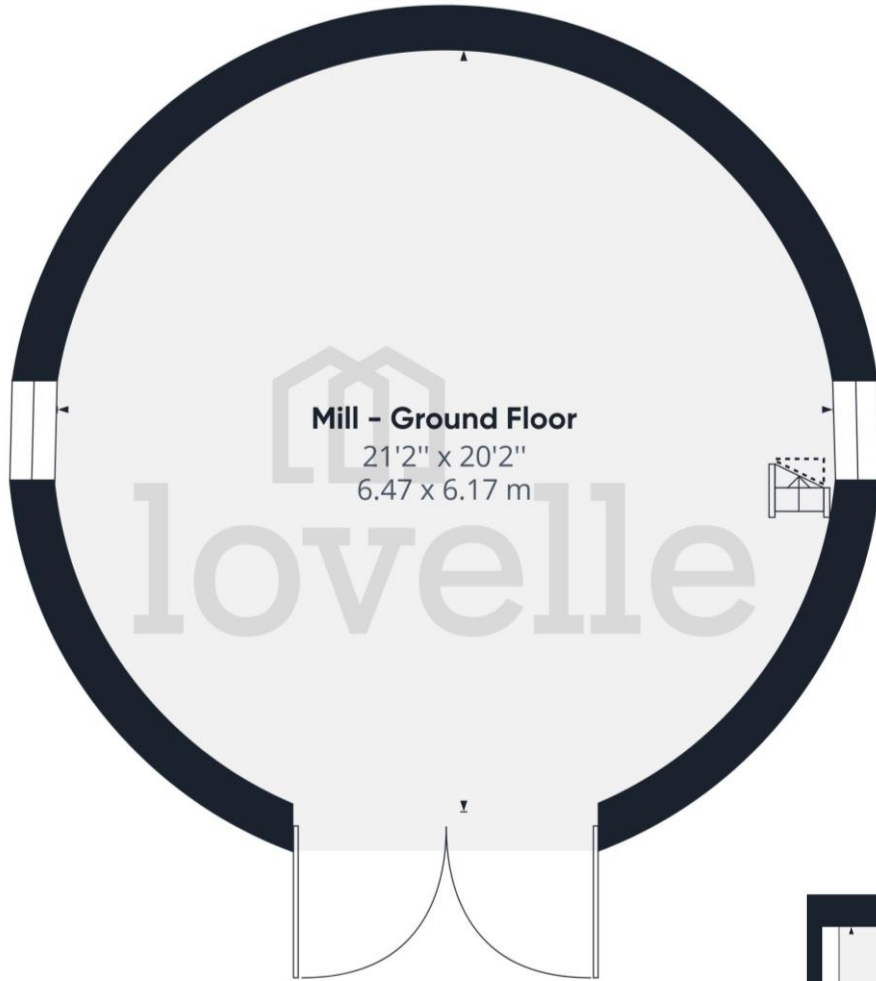
# FLOORPLAN



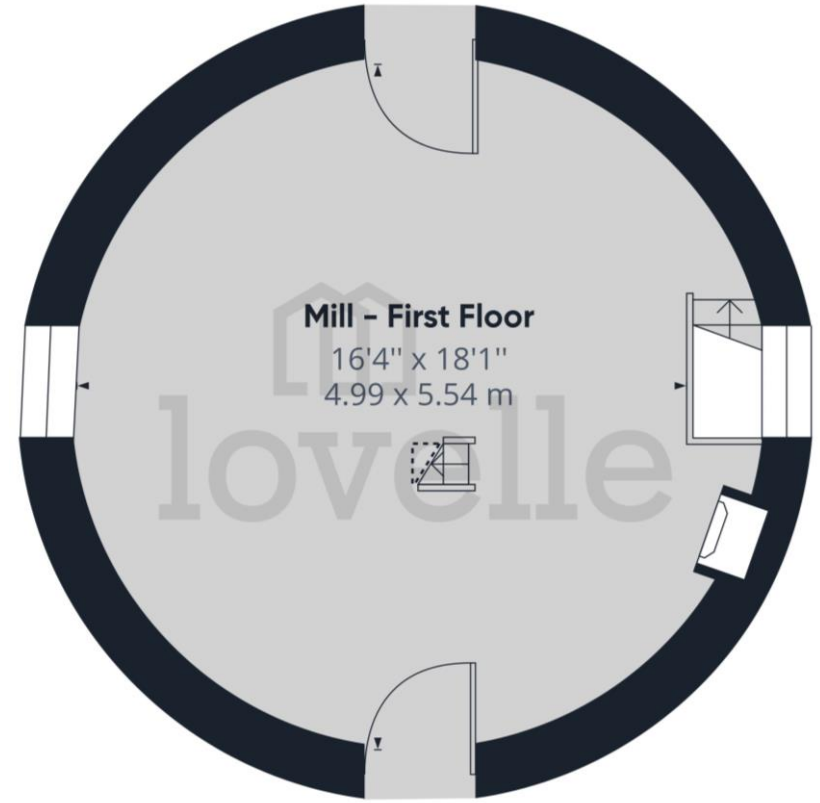
Ground Floor Building 1



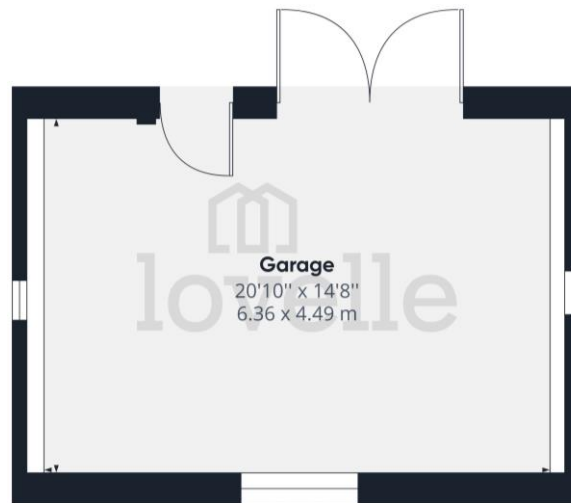
Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2



Building 3



## Barrow Mere, Barton-Upon-Humber, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band C

### VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652636587 to arrange an appointment.

### AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency

### HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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### **PEARSONS MILL**

The house originally stood in a "parcel" of land stated to be 1.33 acres at the time of the last sale in 1997. A few years later a further "parcel", also of 1.33 acres, was acquired to the East of the original holding. The two areas are connected by a pedestrian gate and are therefore described separately as follows:

### **ORIGINAL LAND**

The house stands in the North-West corner of the original piece of land, with a central gravelled driveway running from the main road down to the disused mill which is situated fairly centrally within the plot.

The driveway opens up at the east side of the mill to provide a large hard surfaced area suitable for parking of several vehicles.

The mill has been disused since c.1927, and approximately fifteen years later, the top two or three stories were removed, and a concrete roof installed.

The mill currently has two usable floors, being used for storage and as a workshop. There is an electricity supply.

A brick built garage stands to the East of the house and drive, which is currently used for storage, with parking spaces to the North and South sides.

The remainder of the plot between the main road and the mill is laid out as ornamental gardens, comprising lawns and several borders, all thickly planted with a wide range of shrubs and herbaceous plants to provide year round colour and interest.

The whole of this piece of land to the South of the mill has until recently been used as a commercial plant nursery. It is laid out around a central roadway approximately 4m wide, constructed to carry heavy goods vehicles. There is a former plant sales area, frames for five polytunnels, and several gravel standing beds. All the areas described above are accessed by concrete slab pathways. The standing beds are laid on a membrane over the original soil, so all areas could be easily reinstated to soil if required.

The whole of this plot is bounded by mature hawthorn hedges with the exception of the Northern boundary which has a privet hedge.

A culvert runs under the grass verge carrying surface water from the dyke to the west of the property.



**ENTRANCE** 1.7m x 4.2m

Entered through a UPVC door into the hallway. Doors to all principal rooms and a staircase taking you to the first floor accommodation.

**DINING ROOM** 3.7m x 4.3m

Built in bookshelves and the feature cast iron, multifuel burner adds a touch of sophistication to this space.

Dual aspect with windows to the rear and front elevation.

**LIVING ROOM** 3.9m x 4.3m

Bright and airy space with a feature Victorian style fireplace with decorative tiled inserts and housing an open grate fire. Perfect for those cool winter evenings.

Dual aspect with windows to the side and front elevation.

**BREAKFAST KITCHEN** 4.9m x 3.4m

Comprehensive range of wall and base units in a cream finish with contrasting work surfaces and tiled splash backs. Composite one and a half bowl sink and drainer with a swan neck mixer tap. Inset double oven and a microwave, built in fridge freezer and a dishwasher. Freestanding AGA Rayburn cooker with multiple ovens and cast iron hotplates.

Finished with a delightful breakfast bar area.

Triple aspect with windows to the side elevations and rear elevation.



**UTILITY ROOM** *1.6m x 1.8m*

Comprehensive range of wall and base units in a cream finish with contrasting work surfaces and tiled splash backs. Inset ceramic Belfast sink with a swan neck mixer tap, plumbing for a washing machine.

Window to the side elevation.

**WC** *0.7m x 1.3m*

Two piece suite incorporating a wall mounted hand wash basin and a low flush WC.

Window to the side elevation.

**OFFICE** *4.9m x 3m*

Currently used as an office, but can be transformed and become a multiuse room, according to one's needs.

Triple aspect with windows to the side elevations and rear elevation.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** *4.9m x 5.6m*

Fitted bedroom furniture with multiple wardrobes and shelving. Doors to the en-suite and dressing room.

Dual aspect with windows to the side and rear elevation.

**DRESSING ROOM** *1.6m x 3.3m*

Window to the side elevation.

**EN-SUITE** *1.6m x 2.4m*

Three piece suite incorporating a double walk-in shower cubicle with a shower over, push button WC and a hand wash basin built into a vanity unit.

Window to the side elevation and ceramic tiles to the wet areas.

**BEDROOM TWO** *3.5m x 4.3m*

Fitted bedroom furniture incorporating multiple wardrobes and shelving.

Dual aspect with windows to the side and front elevation.

**BEDROOM THREE** *4m x 4.3m*

Dual aspect with windows to the rear and front elevation.

**FAMILY BATHROOM** *3.2m x 2.5m*

Four piece bathroom suite incorporating a bathtub with hot and cold water taps, shower cubicle with a shower over, low flush WC and a pedestal hand wash basin. Window to the side elevation and ceramic tiles to the wet areas.

Built in storage cupboards.

**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Accessed through metal gates onto the driveway. Fully surrounded by evergreen hedging providing privacy from the road. Finished with mature plantings and shrubbery.

**DETACHED GARAGE** *6.3m x 4.4m*

Double opening wooden doors, power and lighting.

**REAR ELEVATION**

Fabulous rear garden, divided into multiple "garden rooms" and seating areas. Perfect for someone who enjoys the nature and great outdoors. A delightful summerhouse finishes off this lovely garden, the perfect place to relax and unwind after a day's work.

**MILL:**

Brick construction with a concreted roof and decorative brick parapet surrounding it.

**GROUND FLOOR** *6.4m x 6.1m*

Double opening wooden doors, dual aspect with windows to the side elevations and a staircase to the first floor.

**FIRST FLOOR** *4.9m x 5.5m*

Dual aspect with windows to the side elevations

**LOCATION**

Barton-upon-Humber is a highly regarded historic market town with Primary and Senior schools, quaint shops, supermarkets, stylish restaurants, cosy pubs, charming coffee shops and two petrol stations. It benefits from numerous recreational facilities and is surrounded by open countryside. The distinctive Churches, library, wildlife reserves and popular museums allow you to enjoy peace and tranquillity whilst the shopping and nightlife of neighbouring towns means you are never far away from a faster pace of life!



