



BRITON LODGE NORTH END

BARROW-UPON-HUMBER, DN19 7JR

£499,950
FREEHOLD

Welcome to Briton Lodge, a captivating detached home harmoniously blending old-world charm with modern comfort in the serene village of Goxhill. Featuring five bedrooms and two separate staircases, this property offers flexibility for families or multigenerational living arrangements.

The spacious kitchen living dining area opens onto the low-maintenance, expansive gardens, complete with vegetable plots and entertainment spaces. With a large double garage equipped with solar panels and ample off-road parking, Briton Lodge offers both practicality and sustainability.

In summary, Briton Lodge presents a rare opportunity for spacious, versatile living in a picturesque village setting.



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FRONT ENTRANCE/RECEPTION HALL/STUDY

Entrance door with windows to each side, feature beams to ceiling and internal frosted feature window to the Inner Hall. This cosy space makes a perfect Snug / Sun Lounge.

LOUNGE

Currently cleverly utilised as an additional large Ground Floor Bedroom, this bright room enjoys dual aspect views provided by a large bowed window to the front and window to the side. The feature fireplace with inset multi-fuel burner is a focal point and with feature beams to ceiling and a vast range of built in wardrobes

DINING ROOM

An inviting entertaining space with feature lighting above the dining table area, feature beams to ceiling and dual aspect views provided by a large bowed window to the front and smaller window to the side.

UTILITY ROOM

This could also be used as a secondary Kitchen if required, ideally suited for multi-generational living requirements. With window to the side situated above the inset circular sink and fitted bespoke units with spaces for tumble dryer and washing machine, cloaks hanging areas and useful full length built in storage closets.

FIRST FLOOR LANDING

With window to the rear. Turning left, leading us to Two Double Bedrooms, Dressing Room and Storage Closet. Turning right with two slight steps up, the Family Bathroom, loft access hatch, another Double Bedroom and Storage Closet.

BEDROOM FOUR

Slight step down leading to bedroom Four/Dressing Room with frosted window to the side, whilst currently used as a Dressing Room with fitted shelving and hanging rails

BEDROOM THREE

A large double bedroom with window to the front and ample space for bedroom furniture.

BEDROOM TWO

A large double bedroom with window to the front and ample space for bedroom furniture.

BEDROOM ONE

A large double bedroom with window to the front, ample space for bedroom furniture and also in each open chimney breast recess.

FAMILY BATHROOM

Modern Family Bathroom stylishly designed with functionality in mind. Tiled walls and splashbacks, towel rail/radiator, frosted window to the side, vanity wash hand basin, WC and large curved bath with corner mixer tap and separate handheld shower wand.

INNER HALL

Inviting us out of the original part of this extensive home and into the spacious converted barn section.

SIDE RECEPTION HALL

A bright, welcoming and versatile space with second staircase rising to the extended first floor living, doors to the Living Kitchen, Ground Floor Shower-room, Inner Hall and external door leading to the rear gardens.

GROUND FLOOR SHOWER ROOM

A luxury modern Family Shower-room with fully tiled walls and flooring, frosted window to the side, large walk in shower with double head direct feed shower and full length splashscreen, WC, suspended wash hand basin and towel rail/radiator.

BREAKFAST KITCHEN/FAMILY LIVING

Perfect for families, this truly is the heart of the home with superb bi-folds opening onto the gardens as well

as further window to the side.

The Living Area has a corner upstanding multi-fuel burner and loads of space for comfy sofas and media outlets.

The Kitchen area offers a massive breakfast bar area which blends seamlessly into the spacious fitted kitchen with a vast range of fitted units and drawers, loads of work surface areas, inset double butler sink with instant hot water mixer tap over, further window above and integral appliances to include: dishwasher, full length fridge, full length freezer and two chest level ovens. This incredible space concludes with the impressive bespoke central island also featuring a variety of fitted units and drawers for additional storage and an inset electric hob to the bespoke reclaimed solid wooden worktop.

SECOND STAIRCASE

Accessed from the Reception Hall, the glass and oak staircase invites us to the First Floor Living in the extension of this property.

LIVING ROOM / GAMES ROOM

An incredible living area that may be used for a multitude of purposes such as a first floor Lounge, Games Room, Hobby Room or Gym. With 4x velux style windows (2 to each side elevation)

BEDROOM FIVE

With velux style window to the side, this is an ideal teenagers bedroom with ample space for bedroom furniture and a study/dressing area.

OUTSIDE

Nestled upon a larger than average wraparound plot with extensive driveway providing off road parking for multiple vehicles and leading to the Garage and main access doorway to the property.

The Front Walled Garden is set to astro-turf and front pathway leading to the front entrance door.

The extensive gardens are fully fenced and enclosed,

making this a great and wonderfully secluded space for families. A large paved patio area runs the extent of the property and can be easily accessed from the Kitchen's bi-folding doors - perfect for summer entertaining with external feature lighting and also featuring a large Timber Summerhouse that currently houses a Hot Tub. The landscaped formal gardens feature pebble finished flowerbeds, a pergola, a garden seating area, a picturesque inset ornamental pond with water feature and astro-turf lawn areas. The landscaped gardens are bordered by tiered raised flowerbed bordered featuring a variety of established fruit trees and there is a range of raised vegetable beds and planters, perfect for growing your own produce. The raised decking area to the far elevation leading to the second, larger pergola also featuring a covered BBQ area.

To the front, the picket fenced area leads to working garden area with large cherry blossom tree, Greenhouse area with reclaimed brick pathways, Timber Garden Shed area and further vegetable pots.

DOUBLE GARAGE

With large loft above, side courtesy door, electric double roller door, power and lighting. Also housing the solar panel workings, there are 20 solar panels fitted to the Garage roof itself. There is also gated access to the Gardens to the rear of the Garage and further parking area to the side of the Garage itself, ideal for caravan/trailer storage

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

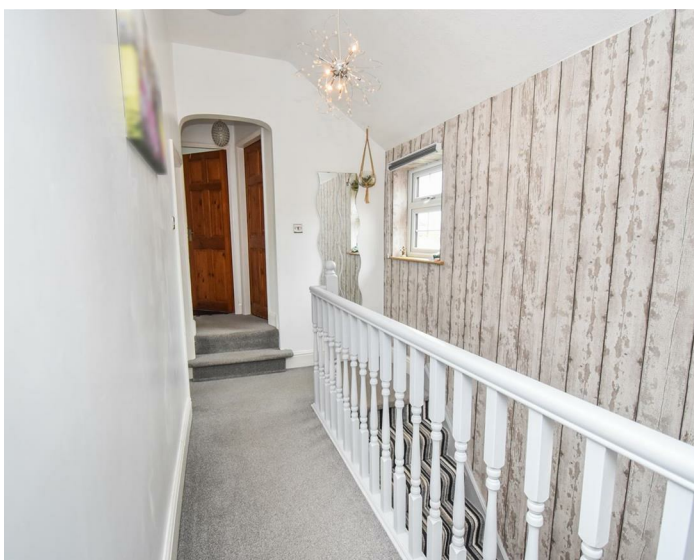




Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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