



## 23 BIGBY STREET

BRIGG, DN20 8ED

£550,000  
FREEHOLD

Welcome to Albert House, an exquisite Grade 2 listed property nestled in the heart of Brigg, North Lincolnshire. This captivating residence seamlessly blends historic charm with modern luxury, offering a unique opportunity as both a high-end bed and breakfast and an idyllic family home.



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# 23 BIGBY STREET

## FULL DESCRIPTION

Welcome to Albert House, an exquisite Grade 2 listed property nestled in the heart of Brigg, North Lincolnshire. This captivating residence seamlessly blends historic charm with modern luxury, offering a unique opportunity as both a high-end bed and breakfast and an idyllic family home. Painstakingly restored and renovated by its current owners, Albert House is a testament to architectural beauty and timeless elegance, with many original features lovingly preserved, providing a glimpse into its rich heritage. As you step through the front door, you are greeted by the grandeur of the main living room, featuring an inviting open fire, original coving, and lofty ceilings adorned with elegant shutters. This space radiates warmth and comfort, providing the perfect setting for intimate gatherings and relaxation.

Continuing through the residence, you'll discover the expansive dining room, capable of seating over 20 guests, making it ideal for hosting lavish events such as Christmas dinners. Imagine the joy of entertaining loved ones within this charming space, filled with laughter and culinary delights.

Adjacent to the dining room lies the impressive games room, boasting an original fireplace and tall ceilings, offering versatility for various leisure activities and entertainment. Whether used for family gatherings or as a retreat for guests, this room promises endless enjoyment and relaxation.

The well-appointed kitchen, situated at the rear of the house, provides convenient access to the stunning courtyard and off-street parking, catering to the needs of residents and guests alike. This area also serves as the entrance to the Annex accommodation, offering a perfect Airbnb opportunity. Complete with a living room, kitchen, and a first-floor bedroom with an ensuite bathroom, the Annex provides a comfortable and private retreat for guests seeking a memorable stay.

Returning to the main residence, the first floor boasts the luxurious main sleeping quarters for the owners, featuring a stunning traditional principal bedroom with an ensuite bathroom. Accompanied by a guest bedroom and a family bathroom, each space is imbued with its own unique character, with the family bathroom boasting a roll-top bath and walk-in shower. Additionally, a staircase leads to the attic room, a sizable double bedroom with storage and an ensuite bathroom, providing further accommodation options.

The guest quarters, accessed via the entrance lobby at the rear of the house, offer a welcoming and stylish retreat for visitors. With four guest bedrooms, each with ensuite facilities, tastefully decorated and maintained, guests are treated to a unique and luxurious experience. From the cozy double bedroom reminiscent of country cottage living to the opulent guest bedroom evoking the ambiance of a hotel in Dubai, each room exudes its own distinctive charm. A staircase leads to the

attic room, where a family suite and additional bathroom facilities await, ensuring comfort and convenience for guests.. This exceptional property not only offers luxurious living spaces but also provides a multitude of storage solutions, including a high basement/cellar meticulously maintained to meet diverse storage needs.

Nestled on Bigby Road, Albert House enjoys a prime location within walking distance of Brigg's eclectic mix of independent shops and restaurants. Whether you're seeking artisanal goods or delectable dining options, the vibrant atmosphere of the town is just a short stroll away, promising endless exploration and discovery.

The courtyard of Albert House offers a serene retreat, providing the perfect setting to unwind and relax amidst lush surroundings. Additionally, off-street parking at the rear of the property ensures convenience for residents and guests alike. With CCTV coverage encompassing all external areas, peace of mind and security are prioritized, allowing residents to enjoy the beauty and tranquility of their surroundings with complete peace of mind.

From its practical storage solutions to its prime location and tranquil outdoor spaces, Albert House embodies the perfect blend of functionality and luxury, offering a truly exceptional living experience in the heart of Brigg.

## FINE MAIN LIVING ROOM

A luxurious main living room characterized by a tall ceiling and original features, creating a stunning space for relaxation and entertainment. The presence of an open, roaring fire adds to the ambiance, making the room even more beautiful and inviting.

## GAMES ROOM

A fantastic games room to a charming period home. With original window shutters and a fireplace, it exudes a lovely atmosphere suitable for various activities.

## DINING ROOM

A magnificent formal dining room capable of seating over 20 people, offering an exquisite space to host special events and gatherings.

## INNER HALLWAY

## KITCHEN

The kitchen is currently configured as a fully equipped catering kitchen, boasting ample storage solutions and modern appliances for culinary needs.

## REAR LOBBY

The rear lobby serves as the primary entrance for Bed and Breakfast guests, providing a warm and welcoming entry point.

## COACH HOUSE KITCHEN

The kitchen in the annex is furnished with everything a paying guest or relative may require during their stay, ensuring utmost comfort and convenience.



### **COACH HOUSE LIVING ROOM**

The annex living room is impeccably maintained, offering a cozy and inviting space to relax and unwind, complete with picturesque views overlooking the courtyard.

### **COACH HOUSE SHOWER ROOM**

A well-proportioned shower room complements the annex perfectly, conveniently located off the bedroom for ease of access and comfort.

### **COACH HOUSE BEDROOM 7**

The double bedroom in the annex is spacious and inviting, providing the perfect setting for a restful and enjoyable night's sleep.

### **BASEMENT OFFICE**

### **BASEMENT LAUNDRY ROOM**

The basement laundry room is thoughtfully designed to maximize space efficiency, keeping items organized and discreetly out of guests' view for a seamless and tidy experience.

### **BASEMENT STORAGE ROOM**

### **1ST FLOOR PRINCIPLE BEDROOM**

The principal bedroom exudes grandeur and opulence, creating an atmosphere of luxury and extravagance.

### **1ST FLOOR BEDROOM 1 EN-SUITE**

The ensuite for the principal bedroom is immaculately presented, offering a luxurious and refined space for ultimate comfort and relaxation.

### **1ST FLOOR LANDING**

### **1ST FLOOR BEDROOM 5**

This double bedroom is situated in the owner's section of the property, making it ideal for accommodating family members in comfort and privacy.

### **FIRST FLOOR BEDROOM 2**

Bedroom 2 is positioned in the guest wing of the property, accessible via its own staircase, ensuring privacy and a serene retreat for guests.

### **1ST FLOOR BEDROOM 2 EN-SUITE**

### **1ST FLOOR BEDROOM 4**

Bedroom 4 is a splendid guest suite situated in the opposite wing of the property, complete with its own bathroom for added convenience and comfort.

### **1SR FLOOR BEDROOM 4 EN-SUITE**

### **1ST FLOOR STORAGE CUPBOARD**

### **1ST FLOOR BOILER CUPBOARD**

### **1ST FLOOR FAMILY BATHROOM**

The family bathroom has been meticulously restored with its heritage in mind, featuring traditional colors that complement its historical charm. The superb finish is accentuated by a luxurious free-standing bath and shower, adding a touch of elegance to the space

### **2ND FLOOR BEDROOM 6**

A double bedroom situated on the second floor of the main residence offers both comfort and privacy, complete with its own ensuite bathroom for added convenience.

### **2ND FLOOR BEDROOM 6 DRESSING ROOM**

### **2ND FLOOR BEDROOM 6 EN-SUITE**

### **2ND FLOOR BEDROOM 3**

The bedroom is situated in the guest wing, serving as a fantastic family room for the bed and breakfast, complete with its ensuite bathroom for added comfort and convenience.

### **2ND FLOOR BEDROOM 3 CLOSET**

### **2ND FLOOR BEDROOM 3 EN-SUITE**

## **23 BIGBY STREET**





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### ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





ALBERT HOUSE, 23 BIGBY STREET, BRIGG, DN20 8ED

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

enquiries@biltons.co.uk

01724 642002

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