



THE HOLLIES, 23 SILVER STREET SCUNTHORPE, DN15 9ND

£780,000
FREEHOLD

Welcome to The Hollies, an exceptional Victorian masterpiece that seamlessly marries historic charm with modern luxury. This Grade II listed property, meticulously restored and upgraded by its current owners, exudes timeless elegance while retaining a warm, family-friendly ambiance. Standing proudly off the road, this handsome home offers unparalleled flexibility and exquisite attention to detail, making it the perfect blend of sophistication and comfort.



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DESCRIPTION

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As you step inside, the main living room immediately sets the tone with its inviting feature fire and classical design, the is another fine main living room with log burning stove. Adjacent to this is a delightful sitting room, and the original dovecote positioned off the formal dining room, this has been transformed into a cozy snug that radiates charm. At the heart of the home lies a bespoke kitchen that combines style and functionality, featuring integrated appliances, sophisticated Dekton worktops, and French doors leading to the garden. This space flows effortlessly into a stunning formal dining room, enhanced by an original exposed limestone wall, creating an ideal setting for memorable gatherings. A handy WC and access to the cellar complete the ground floor.

The first floor boasts a luxurious master suite with full en-suite facilities, offering a serene retreat. Two additional double bedrooms retain their original cast-iron fireplaces, preserving the home's historic character. A fourth bedroom, currently utilized as a dressing room, adds versatility, while a stunning family bathroom serves the other rooms.

The second floor continues to impress with a grand guest bedroom adorned with a stained-glass window, exposed timber beams, and a charming en-suite bathroom featuring a roll-top bath. Another spacious

double bedroom on this level echoes these beautiful period features, completing the upstairs accommodations.

The exterior of The Hollies is as captivating as its interior. A shared driveway leads to a large, gravelled area with ample off-road parking and a detached double garage. The beautifully landscaped grounds include a quaint summer house, fully equipped with electricity, making it perfect for a retreat or home office. For entertaining, an outdoor cooking area and barbecue space provide an idyllic setting to host friends and family.

Extensive renovations have elevated this property to modern standards, including a full rewire, new windows, a contemporary heating system, and premium fixtures and fittings throughout. The result is a turnkey home that seamlessly combines its historic pedigree with today's luxuries.

Owning The Hollies offers not just a residence but a unique opportunity to embrace a piece of Victorian history, beautifully restored for modern living.

CELLAR

KITCHEN

DINING ROOM

DOVECOTE

SITTING ROOM

UTILITY

ENTRANCE HALLWAY

SITTING / PLAY ROOM

LIVING ROOM

DOWNSTAIRS WC

FIRST FLOOR LANDING

FAMILY BATHROOM

MASTER BEDROOM

MASTER EN-SUITE

BEDROOM TWO

BEDROOM SIX / DRESSING ROOM

BEDROOM THREE

SECOND FLOOR LANDING

BEDROOM FOUR

BEDROOM FOUR EN-SUITE

BEDROOM FIVE

EXTERNALLY

DOUBLE GARAGE

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ADDITIONAL INFORMATION

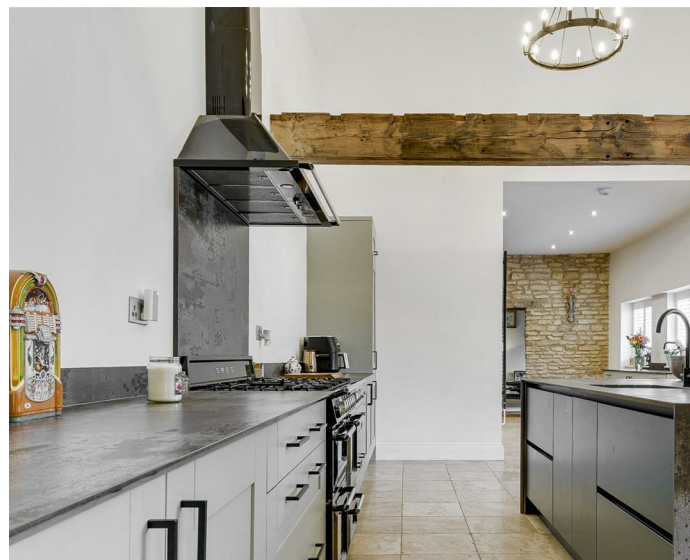
Local Authority –

Council Tax – Band

Viewings – By Appointment Only

Floor Area – 2960.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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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