



8 PINGLEY VALE

BRIGG, DN20 9GZ

£625,000
FREEHOLD

Welcome to this exceptional family home on Pingley Vale, a rare opportunity to acquire a high-specification property in a highly exclusive development near Brigg Garden Centre. This impressive four/five-bedroom home is situated at the bottom of a private driveway, offering an abundance of off-road parking and a double garage. Boasting generous living spaces and stunning, non-overlooked rear views, this home is perfect for those seeking both luxury and tranquility.



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DESCRIPTION

Upon entering, you are greeted by a beautiful oak staircase leading to the first floor, setting the tone for the elegant design throughout. The spacious, dual-aspect living room features a log-burning stove and impeccable finishes, creating a warm and inviting atmosphere. Full-width bi-fold doors open onto a highly manicured rear garden, offering breathtaking, uninterrupted views of open paddock land. On a lucky day, you may even see horses approaching the fence, enhancing the charm of this exceptional outdoor space.

The thoughtfully designed layout continues with a well-appointed kitchen, a full home office or hobby room, and a ground-floor WC. A separate utility room and porchway provide additional convenience and lead directly into the double garage, which includes a discreet storage cupboard. Above the garage, a versatile live/workspace is currently used as a games room but could easily be transformed into a studio, fifth bedroom, or dedicated home office.

Upstairs, the master bedroom offers a private balcony, perfect for enjoying morning coffee while taking in the panoramic views. It also benefits from built-in wardrobes and a spacious en-suite shower room. The second bedroom is another generously sized double with its own en-suite, while bedrooms three and four are also double rooms, all served by a stylish family bathroom featuring a walk-in shower and panelled bath.

This property has been lovingly maintained by its current owners and is equipped with CCTV throughout. As the first home of its kind to come to market on this side of the development since new, it presents a truly unique opportunity to secure a forever home in a peaceful and highly sought-after location. With easy

access to Brigg's charming selection of independent tea rooms, boutique shops, and the renowned garden centre, this home offers the perfect blend of countryside serenity and modern convenience. Don't miss your chance to make this extraordinary property your own—schedule a viewing today.

LIVING ROOM

DINING ROOM

KITCHEN BREAKFAST

DAY ROOM

UTILITY

WC

STUDY

DOUBLE GARAGE

MASTER BEDROOM

DRESSING

EN-SUITE

BEDROOM TWO

EN-SUITE

BEDROOM THREE

BEDROOM FOUR

BEDROOM FIVE

BATHROOM

GAMES ROOM

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ADDITIONAL INFORMATION

Local Authority –

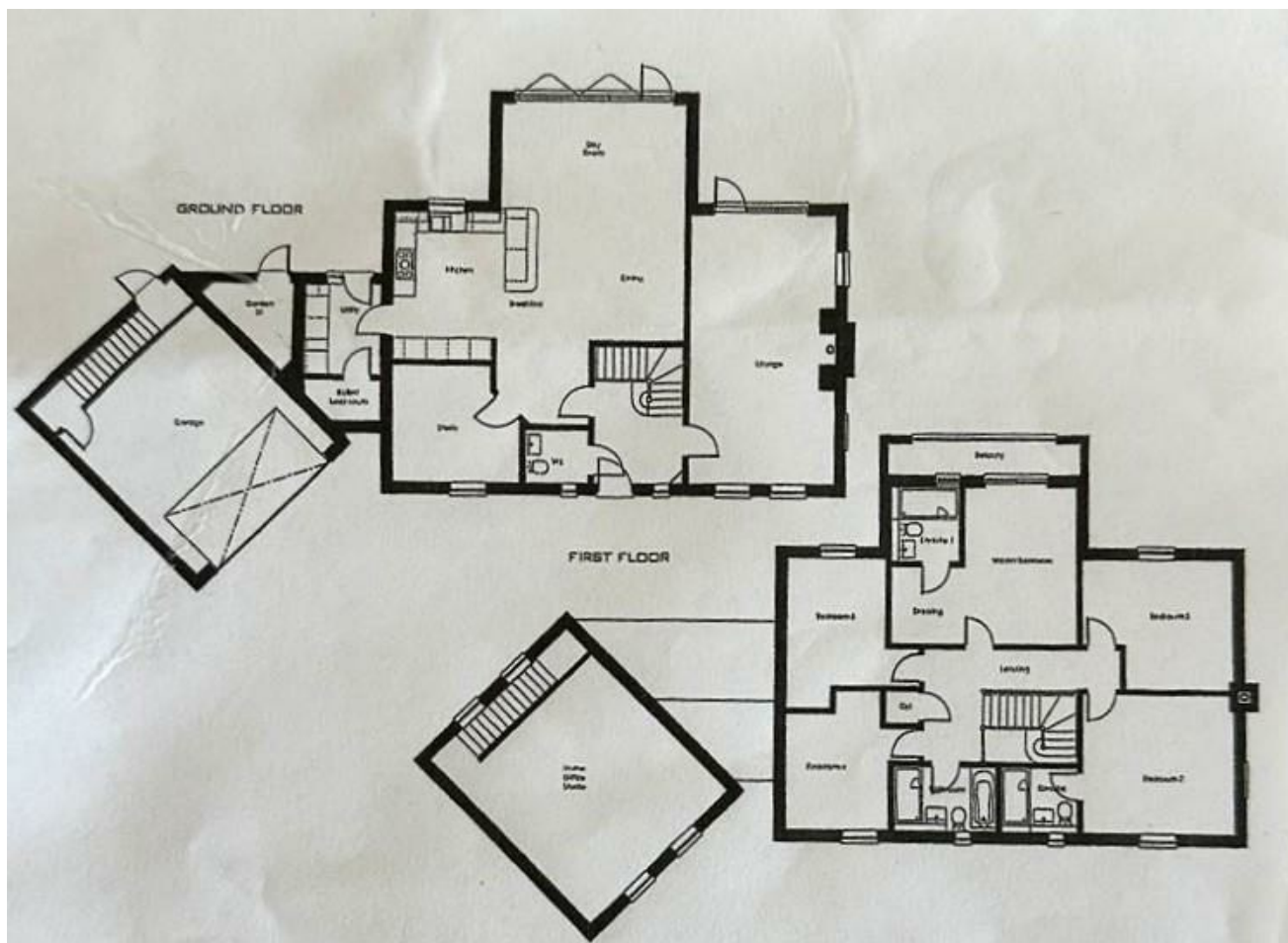
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2464.96 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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