



OLD MILL HOUSE OLD MILL LANE

BRIGG, DN20 8SD

£575,000
FREEHOLD

Nestled in the heart of the picturesque village of Wrawby, Old Mill House is a truly stunning period home bursting with charm, space, and potential. Set in a wonderfully secluded position with generous rear gardens and ample off-road parking, this beautiful property combines traditional character with modern comforts, making it ideal for families or those looking for flexible living space in a peaceful setting.



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01724 642002

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DESCRIPTION

As you step inside, you're welcomed by an inviting inner hallway leading to a spacious living room, formal dining room, a bright and airy sun room, and a well-appointed kitchen. The ground floor also includes a modern wet room, a separate utility room, and a dedicated home office – perfect for remote working or those needing quiet, focused space. Upstairs, the master bedroom benefits from a newly fitted en-suite shower room, while three further generous double bedrooms and single bedroom are served by a stylish, newly updated family bathroom. A separate WC on the opposite side of the house adds further convenience.

One of the standout features of this unique home is the substantial outbuilding, formerly old barns, offering incredible potential for conversion – whether as an Airbnb, creative studio, workshop, or additional accommodation. The expansive rear garden is mainly laid to lawn, offering a private and tranquil space to relax or entertain.

With its flexible layout, original character features, and excellent development potential, Old Mill House offers a rare opportunity to enjoy village life in a truly special setting. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

ENTRANCE HALLWAY

UTILITY

HOME OFFICE

DOWNSTAIRS SHOWER ROOM

INNER HALLWAY

LIVING ROOM

DINING ROOM

GARDEN ROOM

KITCHEN

FIRST FLOOR LANDING

MASTER BEDROOM

MASTER EN-SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BEDROOM FIVE

WC

FAMILY BATHROOM

EXTERNALLY

The property is situated at the end of a quiet lane and is fronted by twin timber gates which open to a block paved driveway area which extends across the front and side of the home to allow for extensive family and guest parking. There is a range of five single storey brick and pantile stores/workshops to the front together with two former pig stys. The rear garden is fully enclosed with timber fencing, laid to lawn with mature trees and shrubs to the boundary.

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ADDITIONAL INFORMATION

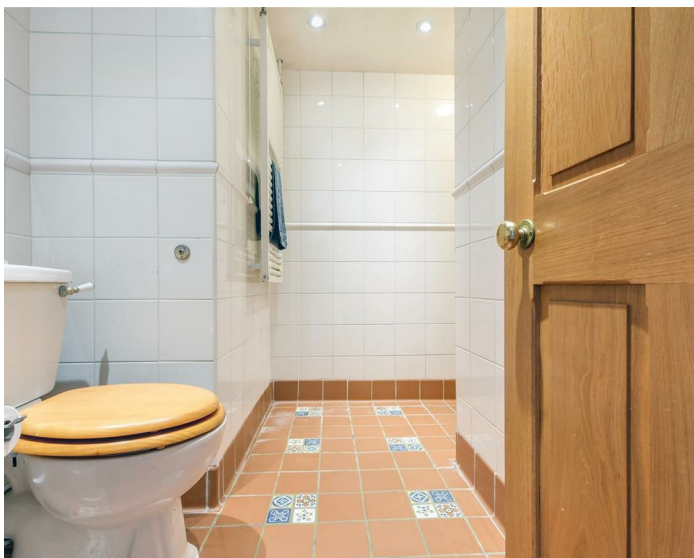
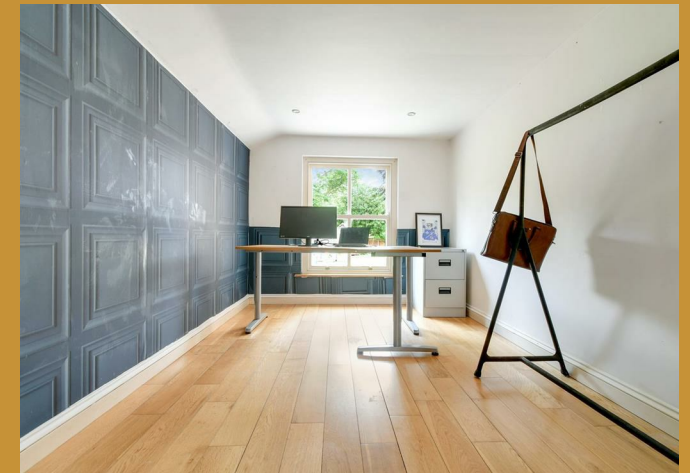
Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 3186.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 2817 sq. ft / 261.80 sq. m

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		
(69-80) C		
(55-68) D	68	79
(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

enquiries@biltons.co.uk

01724 642002

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