



- Substantial Family Home
- Superb South-Facing Plot
- Pleasant Village Location
- 5 Double Bedrooms & 3 Bathrooms
- Impressive 22'4" Kitchen Diner
- Large Driveway & Garage
- Large Lawned Gardens
- Viewing Highly Recommended!

Holly House, Owmbly Cliff Road, Owmbly-By-Spital, LN8 2HL,  
Guide Price £585,000





Starkey&Brown is pleased to offer for sale this substantial detached family home which stands upon an impressive south-facing plot within the picturesque village of Owmbly-By-Spital.

Built in circa 1952 and formally known as The Old Rectory, Holly House has light and spacious accommodation which briefly comprises entrance hallway, ground floor WC, 20ft lounge, office/playroom, uPVC conservatory, 22'4" open plan kitchen diner with large central island unit, utility, 5 double bedrooms, en-suite shower room to master bedroom, additional Jack & Jill en-suite and large family bathroom to the second floor.

Outside the property has a substantial driveway and turning area with space for many vehicles, timber garage, additional timber outbuilding and a substantial plot which is predominantly south-facing and mainly laid to lawn.

Call today to view. Council tax band: TBC. Freehold.



## Entrance Hallway

Having part glazed front entrance door, laminate wood effect flooring, large storage cupboard, additional understairs storage cupboard and stairs rising to first floor. Part glazed door leading into:

## Ground Floor WC

Having low level WC, wall hung wash hand basin, laminate wood effect flooring and part tiled walls.

## Conservatory

12' 0" x 11' 2" (3.65m x 3.40m)

Being of uPVC construction with brick built base and having ceramic tiled floor. French doors leading to rear.

## Lounge

20' 0" x 12' 0" (6.09m x 3.65m)

Having feature cast-iron fireplace with tiled hearth, double aspect windows, laminate wood effect flooring, bespoke fitted storage cupboards and shelving.

## Office/Playroom

12' 0" x 10' 0" (3.65m x 3.05m)

Having laminate wood effect flooring and radiator.

## Kitchen Diner

22' 4" x 16' 0" max (6.80m x 4.87m)

Having a range of matching wall and base units, glass display cabinet, attractive minerva slim profile work surfacing with matching upstands, central island unit with breakfast bar and pendant lighting over, deep butler style sink unit with mixer taps over, built-in eye level oven, additional microwave oven, induction hob, integral dishwasher, laminate wood effect flooring, radiator and LED downlights.

## Utility

Having plumbing for washing machine and space for tumble dryer with work surfacing over, 2 double wall units, ceramic tiled floor and a large storage cupboard housing central heating boiler (serviced annually). Door leading to garden.

## First Floor Landing

Having large/airing cupboard housing hot water cylinder and an additional storage cupboard. Inner landing area with stairs rising to second floor.

## Master Bedroom

15' 0" x 12' 0" (4.57m x 3.65m)

Having double aspect windows, large walk-in wardrobe and radiator.

## En-Suite

Having 3 piece suite comprising double tiled shower cubicle with mains fed shower, circular wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, heated towel rail, LED downlights and extractor.

## Bedroom 2

14' 0" max x 12' 1" (4.26m x 3.68m)

Having laminate wood effect flooring and radiator.

## Bedroom 3

14' 2" x 8' 0" (4.31m x 2.44m)

Having radiator and access to part boarded loft with loft ladder.

## Jack & Jill En-Suite (Serving Bedrooms 2 &3)

Having 3 piece suite comprising walk-in shower cubicle with mains fed rainfall shower, additional handheld shower and glass shower screen, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, heated towel rail, LED downlights and extractor.

## Bedroom 4

12' 1" x 9' 8" max (3.68m x 2.94m)

Having laminate wood effect flooring and radiator.

## Second Floor Landing

## Bedroom 5

12' 2" min x 10' 8" (3.71m x 3.25m)

Having wood effect vinyl flooring, radiator and large Velux window with views to rear.

## Family Bathroom

12' 3" min x 10' 8" (3.73m x 3.25m)

Having spacious luxury 3 piece suite comprising a freestanding roll edged bath with traditional style mixer taps and handheld shower attachment over, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, radiator and a large Velux window with views to rear.

## Outside

The property stands upon a generous sized plot which is predominantly positioned to the front of the property and south-facing. Being mainly laid to lawn with large driveway and turning area for many vehicles. A wide variety of plants, shrubs and mature trees, courtyard garden area to the rear, garage and an additional timber outbuilding.

## Garage

16' 5" x 11' 7" (5.00m x 3.53m)

Being of timber construction with double wooden entrance doors, additional side entrance door, 2 windows to side, power and light.





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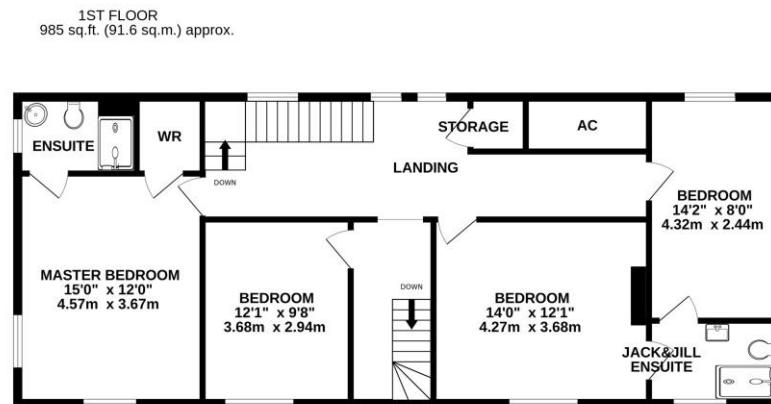
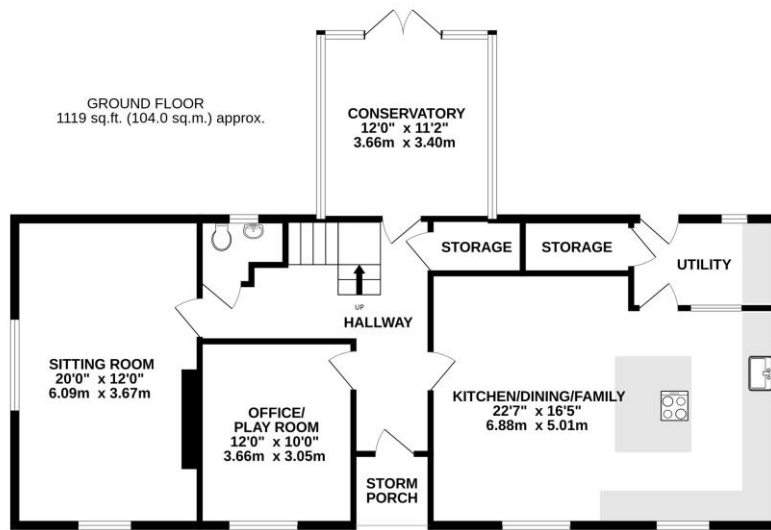
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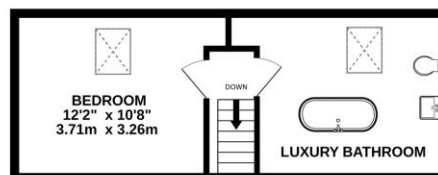


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2ND FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 2405 sq.ft. (223.4 sq.m.) approx.

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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