



Roberts Farm Third Lane Ashby-Cum-Fenby Ashby-Cum-Fenby, Grimsby DN37 0QU

JoWalker

Chain Free £1,300,000

E S T A T E A G E N T S

Nestled in a quiet, picturesque village of Ashby cum Fenby within the rolling Wolds countryside and surrounded by farmland, Roberts Farm offers a rare opportunity to acquire a spacious family home in an idyllic rural setting. Roberts Farm offers the perfect blend of luxury family living and countryside charm, set within an expansive 12.5-acre estate offering privacy and seclusion, with the land providing a wealth of opportunities for outdoor pursuits, gardening, or small-scale farming. The six bedroom house offers versatile family living with its generous sized rooms and beautifully established and well-maintained enclosed garden spanning 2.5 acres, the property boasts a range of exceptional outdoor features, including a private pool house, tranquil pond, and a covered BBQ area, perfect for family gatherings and entertaining. The tranquil village location, combined with easy access to local amenities, highly regard schools and nearby towns, offers the best of both worlds: seclusion with convenience.



THE HOUSE

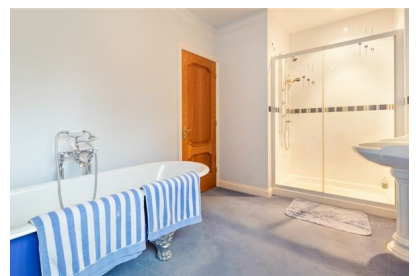
This charming home is thoughtfully designed for modern family living, offering generous accommodation across two floors. The ground floor provides a flowing and versatile layout, including a large living/dining kitchen that opens into a light-filled conservatory, creating a seamless connection to the outdoor space. Additional highlights on the ground floor include a formal entrance hall with an open fire, a cosy snug, a fully fitted utility room, a well-appointed office, boiler/laundry room, and a cloakroom. With two entrance areas, one of which leads into a practical boot room, the home is well-suited to the demands of daily life.

The heart of the home features a spacious family lounge and dining room, perfect for both relaxation and entertaining. Upstairs, the master suite is a private retreat with its own four-piece en-suite bathroom, while a further double bedroom enjoys its own en suite toilet. The first floor also offers four additional well-sized bedrooms, a family bathroom for added convenience.

With a blend of classic charm and contemporary living spaces, Roberts Farm is ideal for a growing family seeking peace, privacy, and a connection to nature.

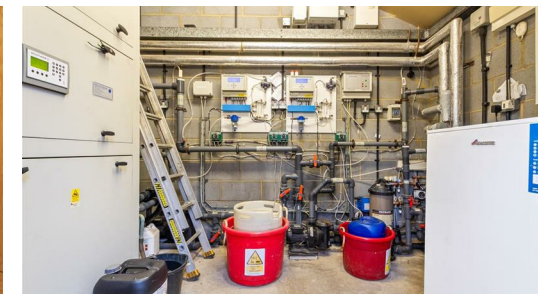
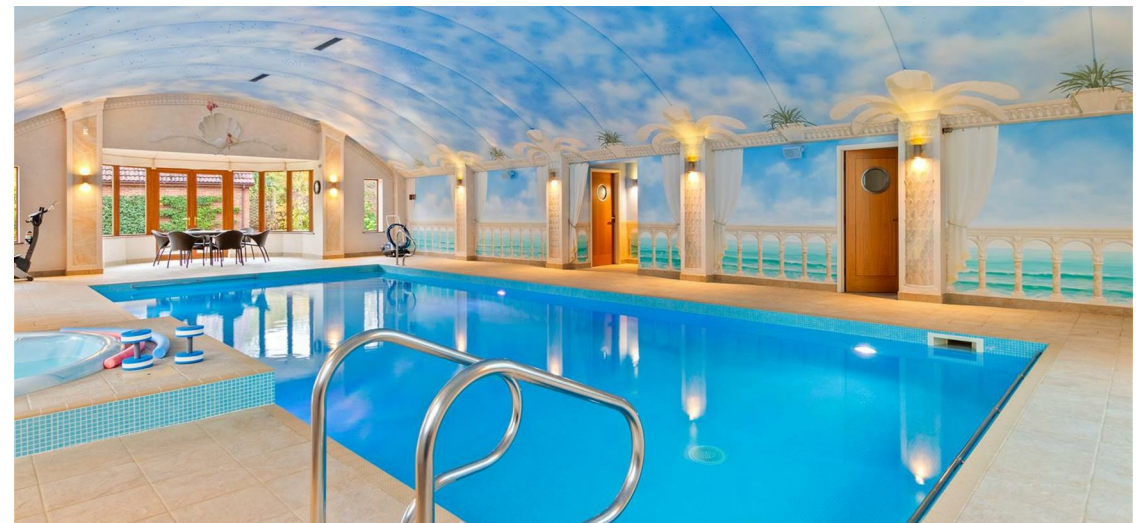






POOL HOUSE

The Pool House at Roberts Farm offers an exceptional and unique space for relaxation and recreation. This beautifully appointed building features a heated swimming pool measuring 12.14m x 5.18m, providing the perfect environment for year-round enjoyment. The pool area is complemented by a spa jacuzzi, ideal for unwinding after a swim or simply enjoying the tranquil surroundings. Designed with luxury in mind, the Pool House includes his and hers changing rooms, each with rainfall showers for a spa-like experience. A cloakroom is also conveniently located for guests. The kitchen area, with built-in units, offers a space to prepare drinks or snacks, while underfloor heating ensures the space remains warm and comfortable, even on the coldest days. The interior is enhanced by a striking star ceiling light feature, creating a serene atmosphere whether you're swimming under the day's light or enjoying a relaxing evening by the pool. A control room/boiler room is thoughtfully incorporated, allowing easy operation of the pool's systems and lighting, adding an extra layer of convenience and sophistication. This Pool House is truly a standout feature of Roberts Farm, providing a private, luxury experience in the comfort of your own home—perfect for relaxation, fitness, or entertaining guests in style.

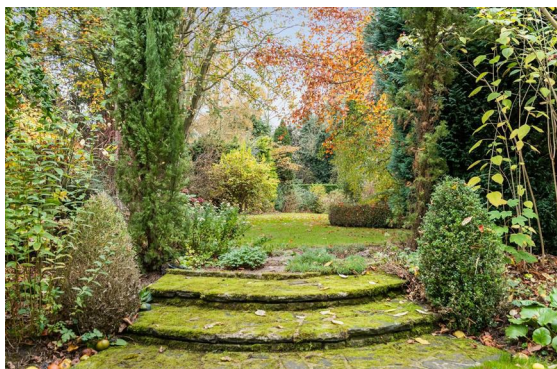


THE GARDENS

The fore gardens of Roberts Farm offer a beautifully maintained and enclosed 2.5 acres of stunning outdoor space, designed for both privacy and visual appeal. Accessed via secure electric gates, the gravelled driveway winds through the front gardens, providing an elegant and welcoming entrance to this exceptional family home. The gardens are framed by a combination of walled boundaries with feature arches and securely fenced perimeters, offering both seclusion and a sense of timeless elegance. Expansive lawns stretch out across the grounds, bordered by mature trees that add character and shade, creating a serene environment perfect for family activities or quiet contemplation. Paved patios and secluded seating areas are thoughtfully positioned throughout the gardens, offering peaceful spots to relax or entertain while taking in the views of the lush landscape.

A covered BBQ area with a built-in brick store and convenient WC ensures that al fresco dining and outdoor gatherings are both enjoyable and practical, whatever the weather. A tranquil pond with a waterfall feature adds a sense of calm to the surroundings, with the soothing sound of flowing water providing a natural backdrop. The gardens also boast a variety of mature trees that bring a sense of depth and age to the space, providing shade and privacy, and further enhancing the park-like atmosphere. With its expansive lawns, expertly designed layout, and abundance of features that encourage both relaxation and entertainment, the front gardens of Roberts Farm are a true highlight of the property—creating a welcoming and beautiful first impression that flows seamlessly into the charm of the house itself.







TRIPLE GARAGE & LIVE WORK UNIT

This property features a spacious triple garage designed with modern convenience and functionality in mind. The garage is equipped with electric doors, allowing for seamless access and security. It provides ample space for multiple vehicles, storage, or workshop needs, making it ideal for car enthusiasts, tradespeople, or families requiring extra room for equipment or storage.

Above the garage is a versatile live-work unit, perfect for a variety of uses. This space is well-lit and designed to accommodate an office, hobby room, or even a small business setup, offering a unique opportunity to combine work and home life. With its separate access, this upper level is an ideal retreat for productivity or creative pursuits while maintaining privacy from the main living areas.

The unit includes essential amenities like insulation and power connections, ensuring comfort and efficiency throughout the year. Whether you're running a home business, pursuing a passion project, or simply needing a quiet space, this setup combines functionality with flexibility. Its adaptability makes it a valuable asset for professionals, hobbyists, or families alike.

BARN

This large barn is a versatile structure designed for multiple purposes, making it ideal for budding farmers, storage solutions, or a range of agricultural and commercial uses. The barn features a spacious interior layout to accommodate machinery, equipment, vehicles, livestock, or goods, with plenty of room to tailor the space to your specific needs. Equipped with a modern electric door, the barn provides easy access for large vehicles, tractors, or trailers, while enhancing security and convenience. Inside, the barn is fitted with electricity and robust lighting, ensuring a well-illuminated and fully functional environment suitable for work during all hours and seasons. Constructed with durability and adaptability in mind, this barn is perfect for storing feed, tools, or harvested crops, or even serving as a workshop, event space, or shelter for livestock. Its design supports scalability, allowing you to expand or customize as your needs grow, making it an excellent investment for anyone requiring reliable and spacious facilities for agricultural or multipurpose use.

LAND

Beyond the formal gardens, the additional 12.5 acres of land are divided into four separate paddocks, all planted with a mix of grass and wildflowers. These versatile paddocks are ideal for a variety of uses, whether for grazing, horticulture, or simply enjoying the open space. A woodland walk area offers a picturesque and peaceful setting, perfect for family adventures and enjoying the natural beauty of the landscape.

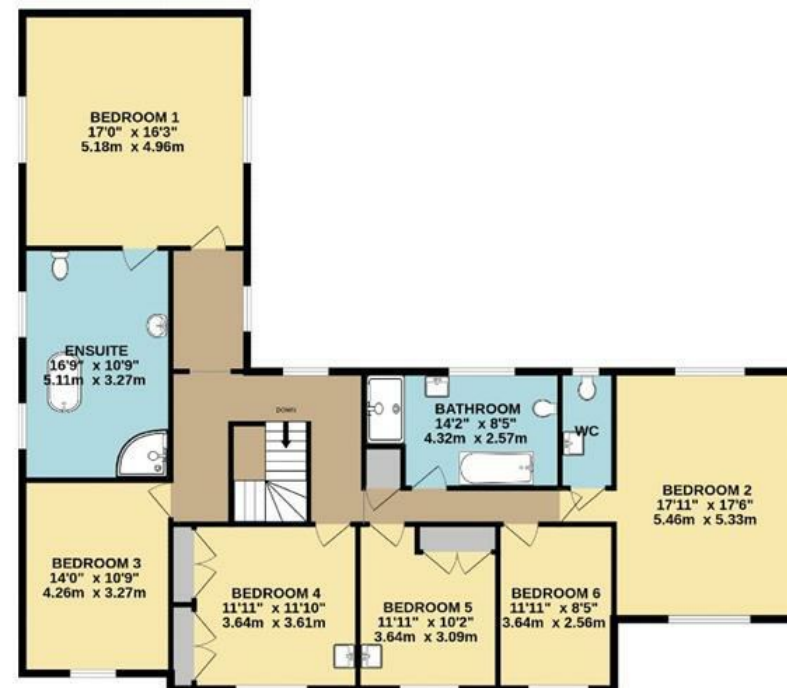
The estate also has a stable with multipurpose use – whether for equestrian pursuits or as a workshop or storage facility. A cloakroom/WC adjacent to the stable adds further convenience. A public bridle path runs through the land, separating the house and gardens from the open fields, providing additional privacy and access to the surrounding countryside.



GROUND FLOOR
2086 sq.ft. (193.8 sq.m.) approx.



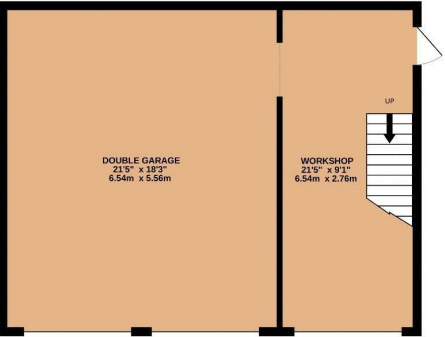
1ST FLOOR
1636 sq.ft. (152.0 sq.m.) approx.



TOTAL FLOOR AREA : 3722 sq.ft. (345.8 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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GARAGE
586 sq.ft. (54.4 sq.m.) approx.



GARAGE FIRST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 940 sq.ft. (87.3 sq.m.) approx.

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POOL COMPLEX
2145 sq.ft. (199.3 sq.m.) approx.

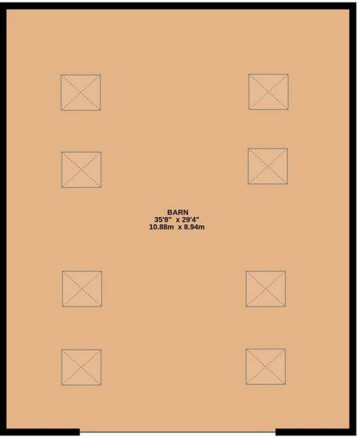


TOTAL FLOOR AREA: 2145 sq.ft. (199.3 sq.m.) approx.

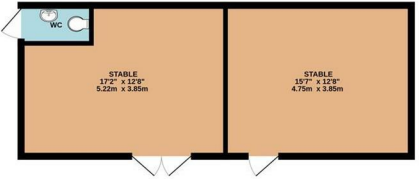
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BARN
1047 sq.ft. (97.3 sq.m.) approx.



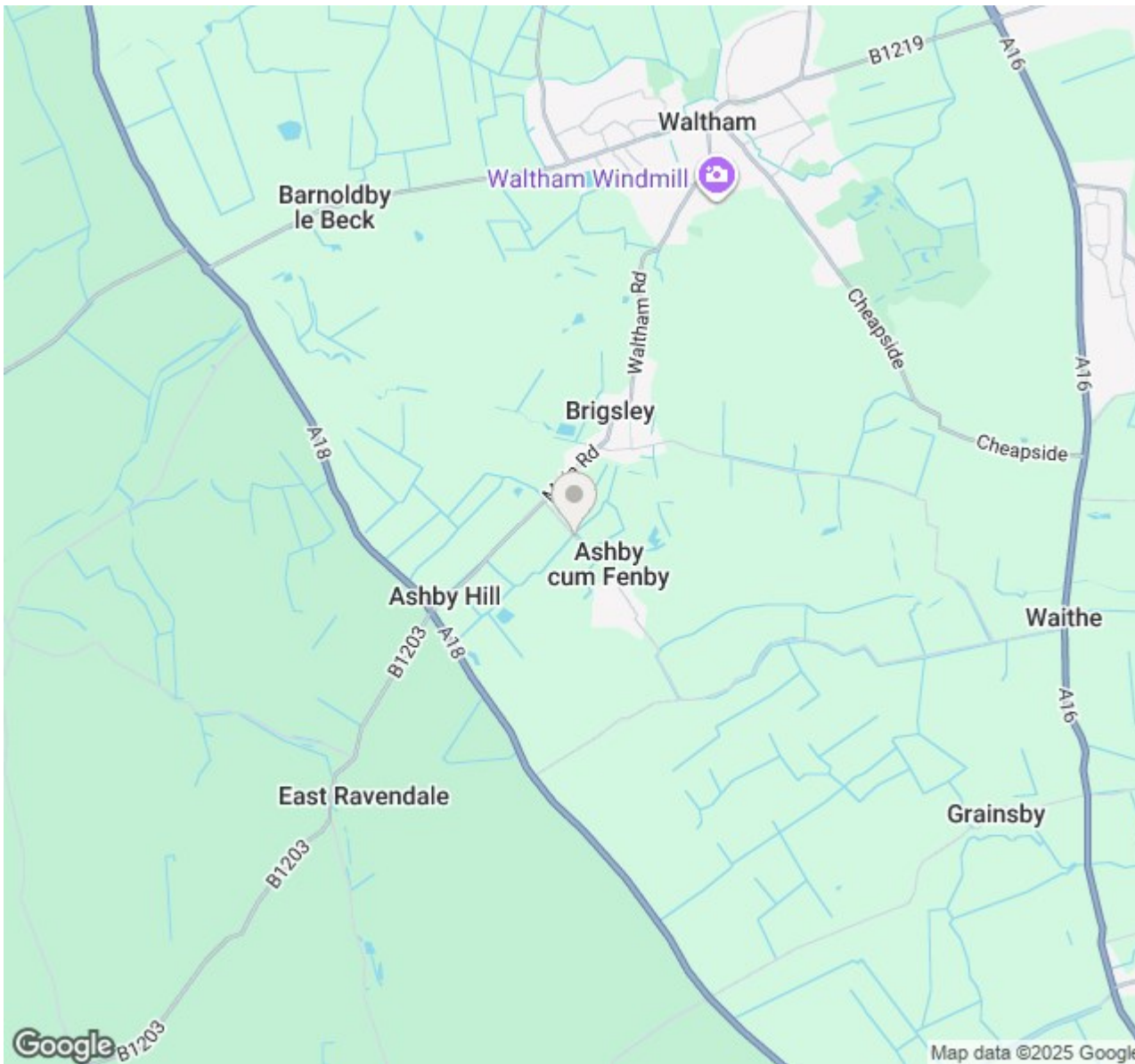
STABLES
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 1460 sq.ft. (135.6 sq.m.) approx.

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LOCATION

Ashby cum Fenby is a village and civil parish in North East Lincolnshire, England, approximately 5 miles (8 km) south from Grimsby, and just east of the A18 road.

What3words: variances.engaging.finer

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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