

# WOODSIDE

Scawby, Brigg, North Lincolnshire



## WOODSIDE

**Detached period house surrounded by extensive gardens and grounds, with excellent road and rail links.**

*Brigg 3 miles • Lincoln 23 miles • Hull 27 miles • Doncaster 29 miles  
York 52 miles • Leeds 55 miles*

Entrance and staircase hall • cloakroom/wc • 2 reception rooms • study • kitchen/breakfast and family room • pantry • utility room • conservatory • library/reading area opening to a loggia

Principal bedroom suite with dressing room and bathroom • 5 further bedrooms • 1 further bathroom • separate wc

Double garage • timber shed • gardener's wc

Gardens and grounds

In all some 2 acres

For Sale Freehold



ESTABLISHED 1992

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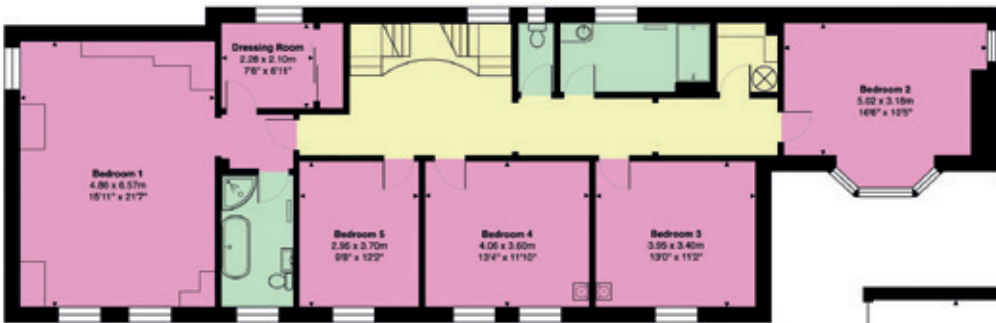
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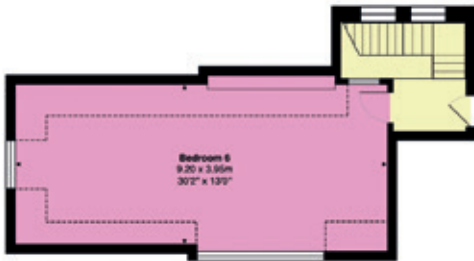
Woodside, Scawby, Brigg, North Lincolnshire DN20 9LZ

Approximate Gross Internal Floor Area  
3 84.5 SQ M / 4138 SQ FT (excluding garage)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



First Floor  
Gross Internal Area: 146.0 m² ... 1572 ft²



Second Floor  
Gross Internal Area: 44.9 m² ... 483 ft²



Ground Floor  
Gross Internal Area: 193.5 m² ... 2083 ft²



Garage  
7.27 x 4.91m  
24'2" x 16'1"



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	59	74
(21-38) F		
(1-20) G		
Not energy efficient • higher running costs		

Woodside is an attractive detached house dating from the 1920s that sits amidst lovely gardens and grounds. It enjoys an imposing position set behind a band of deciduous woodland that provides shelter and screening. The orientation of the house is firmly to the south with all reception rooms and bedrooms enjoying a glorious outlook across the lawned gardens bordering open countryside. This much-loved family home has been updated and extended in recent years and is on the market for the first time in seventeen years.

- Detached period house in a large plot of some 2 acres
- Accommodation of 4128 sq ft arranged over 3 floors

- Double garage and extensive parking options
- Ideal south facing orientation
- Sunny gardens and grounds
- Just outside the attractive market town of Brigg
- Exceptional connectivity by road with the M180/A180 linking to the M62 and M18
- No onward chain.

Under the current owner's tenure, Woodside has been extended and comprehensively updated to include a superb conservatory and the provision of a magnificent second floor bedroom. A specialist joinery manufacturer fitted hardwood double-glazed sash windows and constructed the oak-framed conservatory.



**Tenure:** Freehold

**EPC Rating:** D

**Council Tax Band:** G

**Services & Systems:** Mains electric and water. Oil-fired central heating system. Private drainage.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Local Authority:** North Lincolnshire

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





Where possible, period features have been retained including the hallway arch, fireplaces, elaborate plasterwork and panelled doors on the first floor, and the house has been updated with recessed downlights, timber louvre shutters and radiator covers.

A traditional panelled door under an arched stone canopy gives access to the large hallway that extends into a built-in library/reading area with French doors on the southern elevation. The kitchen/breakfast room has an island unit with a breakfast bar, an electric Aga, integrated Miele appliances and a traditional north-facing pantry. The tiled floor continues to the family room where French doors open south to the conservatory. A large utility/laundry/boot room connects to the integrated garage and gardener's wc. Bay windows feature in the elegant dining room and 22 ft panelled drawing room with wood-burning stove.

On the first floor, the long landing gives access to all double bedrooms and a deep linen cupboard holding the hot water tank. The principal bedroom suite comprises a large bedroom, double aspect with tall windows, an en suite dressing room and recently fitted bathroom with both a freestanding bath and a shower. The house shower room has underfloor heating. A generous staircase rises to the 30 ft long second floor bedroom with wall panelling, an oak floor and a large store cupboard.









## Outside

Double electric gates set within a brick wall and gateposts with ball-shaped finials open to a gravel drive that splits two ways: on one side it leads to the integral garage with power, light and electric roller doors; on the other it leads to an extensive turning and parking area for multiple vehicles. The gardens and grounds wrap around the house which is set behind a shelterbelt of well-established native woodland that spans the entire northern boundary. The broadleaf trees are underplanted with spring bulbs, forming a blanket of colour throughout the early part of the year. The landscaped gardens lie principally on the south side of the house, overseen by a magnificent copper beech. Along with the extensive lawns, there are paved terraces, flower beds and borders, clipped shrubs, a productive orchard, a scattering of mature trees and a row of poplar trees on the southwest corner. A timber shed sits on an area of hardstanding close to the garage, shielded by yew hedging and, in addition, there is a log store and bin store for organised waste. The entire garden is enclosed with fencing and beech hedging and is bordered on the south and west by open farmland.





## Environs

Woodside sits with a cluster of three detached houses on a stretch of road just outside the Conservation village of Scawby, defined by its eighteenth and nineteenth century red brick and limestone buildings, estate cottages and alms houses. This village has a range of amenities including a primary school, post office, convenience store, public house and church. Forest Pines Hotel, Spa & Golf resort is less than a mile away from Woodside, and both a Marks & Spencer and an award-winning farm shop/butchery/café can be reached within 15 minutes' by car. The neighbouring market town of Brigg provides a wide range of amenities and the historic city of Lincoln is accessible to the south. Private schooling options in the area include the private Hymers College in Hull and The Minster in Lincoln.

The mainline railway station at Doncaster (40 minutes' drive) offers a regular service to London Kings Cross service from as little as 95 minutes. Scunthorpe is six miles away, with a railway station also connecting to London via Doncaster. Humberside International airport lies ten miles to the west. Commuter links are outstanding with the M180/A180 nearby giving connections to the M62, M18 and the national motorway network.

## Directions

Woodside lies on a stretch of the A18, between Broughton Crossroads and Forest Pines Hotel and Spa & Golf Resort.

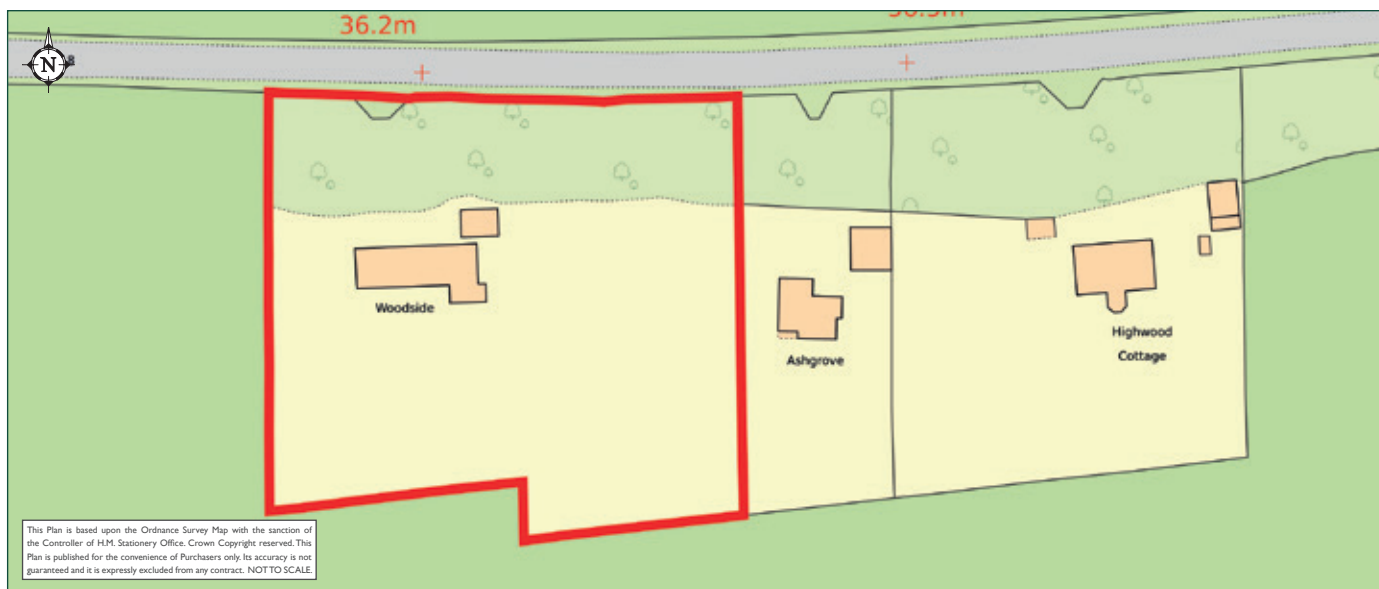
**What3words:** ///slogans.uproot.enlighten

## Viewing

Strictly by appointment.



ESTABLISHED 1992



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