



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Main Road

Barnoldby Le Beck  
DN37 0BG

Offers in the Region Of  
£1,100,000

This magnificent FIVE BEDROOM, FOUR BATHROOM, FOUR RECEPTION ROOM mansion house comes to the market with NO FORWARD CHAIN and is set in magnificently manicured in over ONE ACRE of well manicured grounds in the very desirable and aspirational village location of Barnoldby Le Beck. 'Willow Tree House' is a PRESTIGIOUS RESIDENCE designed with Georgian influence and provides extensive and sumptuous luxury accommodation. After under going a six figure overhaul over very recent years this superb family property comes to the market in pristine condition and immaculately presented. The stunning property also has the benefit of an amazing leisure facility and beautiful manicured gardens to front and rear plus extensive rear paddock. The leisure facility offers heated outdoor pool and LUXURY bathing area plus large POOL AND SUMMER HOUSE incorporating shower room and bar and lounge area. This home offers a step on to

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### Main entrance and reception hall

20' 11" x 10' 3" (6.38m x 3.12m)

Quite stunning elegant reception hall with curved spindled ballustrade staircase to galleried landing on first floor. The area has a beautiful Harlequin chequered black and white ceramic tiled floor with underfloor heating. Solid wood double doors with leaded frosted windows pass from large covered porch with two matching side panels. The area also has ceiling rose, pendant light and neutral decor.

### Lounge

27' 2" x 16' 1" (8.28m x 4.90m)

A stunning spacious lounge offers the main living area to the property and doesn't disappoint. The room has stunning large feature open ornate fireplace with external flue and marble hearth. There are two uPVC windows to the side, feature bay window to the rear garden with uPVC French doors and two further full length opening doors. The room is open plan to the bar area and is carpeted, has a cluster of 11 down lights that used to light a billiards table, has radiator with decorated cover, has beautiful decor to deep ornate coving and all windows have either fitted blinds and curtains.

### Bar area

11' 3" x 10' 8" (3.44m x 3.24m)

The bar area is open plan to the lounge and offers the perfect entertaining area with uPVC French doors that open up to the rear

patio area. The mahogany bar and back display shelving are perfectly formed for function and use with the continuation of decor and theme from the lounge making this area very homely. There are a further four down lights, pendant and radiator

### Formal dining room

13' 0" x 16' 1" (3.97m x 4.90m)

The main dining hall is stunningly presented with Karndeen flooring, a royal green wall covering to ornate painted coving, four down lights, pendant light and radiator with decorative cover.

### Music room

12' 2" x 10' 0" (3.72m x 3.04m)

Open to the hallway with a continuation of the Harlequin black and white chequered flooring with under floor heating, the music room has well fitted shelving, uPVC window to the front, ornate coving and five down lights.

### Kitchen dining area

16' 0" x 21' 9" (4.87m x 6.62m)

An open plan kitchen dining area has the benefit of a new kitchen with large island unit which was hand built and hand painted and features beautiful polished granite work tops over. The kitchen has soft close units, Rangemaster cooker with feature chimney extraction, sunken Belfast sink with molded granite drainer, Caple wine fridge, Zanussi integral dishwasher and NEFF microwave. There is cream decor and tiled splash backs, Travertine tiled

flooring that runs through to the dining area and has under floor heating, uPVC window and uPVC door to the rear, space for large dining table, larder cupboard that houses a large American style fridge freezer and shelving. This room is then open plan to the living area.

### Living Room

13' 9" x 19' 7" (4.19m x 5.96m)

The living room along with the kitchen diner is the main hub of the house and this room is the cosiest of all. The main reason behind this is the Stovax log burner that is house as the focal point. The room also has two radiators, three full length uPVC windows to the rear, uPVC patio doors to the patio, neutral cream carpet, pendant light and cream decor to coving.

### Study

10' 4" x 15' 1" (3.15m x 4.59m)

The office has carpet, neutral decor to ornate coving, uPVC window to the rear with fitted blind, radiator and six down lights.

### Utility room

6' 1" x 8' 8" (1.86m x 2.64m)

The utility has a run of cream wall and base units to one sink with roll top work top over, sink drainer and space and plumbing under for washing machine and dryer. The room has Travertine tiled flooring, cream decor, cream splash back tiling, extractor fan and strip light.

### Cloakroom

6' 10" x 3' 3" (2.09m x 0.98m)

The cloakroom has fashionable matching Charlotte sink and WC with high level flush. The room has half tiled walls with decor over, Travertine floor, radiator, extractor and pendant light.

### Secondary entrance

A second entrance discreetly placed to the side of the main entrance has Travertine tiled floor, uPVC window and door to the front, cream decor, four down lights and radiator. The L shaped corridor also leads to the integral double garage.

### Garage

18' 4" x 18' 1" (5.60m x 5.50m)

The garage has an electric singular double width garage door that opens to the front providing excellent space for two vehicles. The

garage has uPVC window to side and power and light. The walls are painted cream and there is a mat flooring currently in place.

### Stairs and Landing

A super wide spindled staircase curves elegantly from the reception hall to a very generous landing with galleried views to the ground floor. The landing has space for furniture and befits the stature of the property. The landing has large ceiling rose and pendant light with three further picture lights and radiator with decorative cover. The landing also has a large storage cupboard, currently used for storing laundry.

### Master bedroom

16' 1" x 17' 11" (4.90m x 5.45m)

A huge square shaped room with Khandeen floor and decor to ornate coving, two uPVC windows to the rear, six down lights and radiator with decorative cover.

### Walk in wardrobe

10' 8" x 23' 8" (3.26m x 7.22m)

A walk in wardrobe has a huge range of bespoke built in walk in wardrobes and storage. With two uPVC windows the area is luxurious in its offerings and befits the properties status.

### Master en suite bathroom

7' 10" x 15' 2" (2.40m x 4.63m)

A superbly appointed master en suite bathroom has only recently been completed to a superb standard. The room has walk in drench shower, free standing bath, double vanity sink and WC. The room has been fully tiled with Travertine tiled floor with under floor heating and complimentary wall tiles. The room has mood lighting and eight down lights, uPVC frosted windows to the front and two tall chrome radiators.

### Bedroom Two

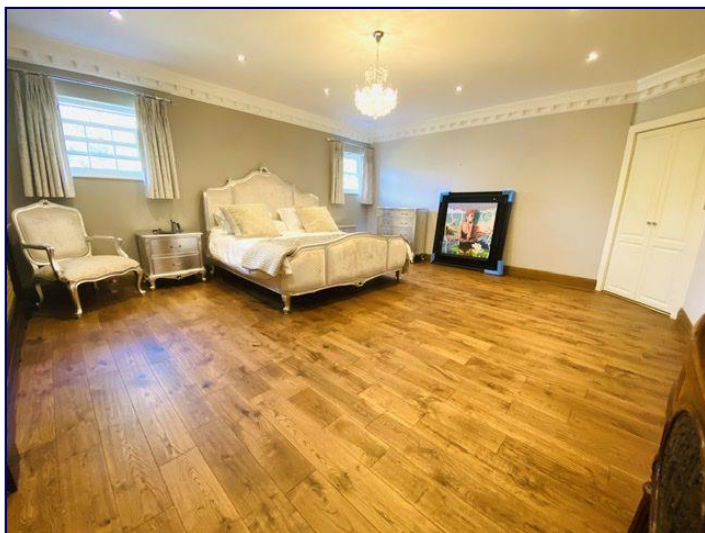
11' 10" x 21' 0" (3.61m x 6.39m)

The second largest bedroom is at the front of the property and has two uPVC windows to the front, blue decor, cream carpet, four down lights, pendant light and radiator.

### Bedroom Two En Suite

3' 11" x 10' 3" (1.19m x 3.13m)

The en suite for this one has large shower, WC and vanity sink unit with the room being half tiled with white decor over. The floor is also tiled with under floor heating. Above there are four down lights and extractor.





**ENTRANCE PORCH**

**ENTRANCE HALL**

**FORMAL DINING ROOM**  
4.90m x 3.96m  
16'1" x 13'0"

**MUSIC ROOM**  
3.72m x 3.54m  
12'2" x 10'9"

**STAIRS**

**LOBBY**

**UTILITY ROOM**  
2.64m x 3.98m  
8'9" x 6'1"

**INTEGRAL DOUBLE GARAGE**  
5.60m x 5.50m  
18'4" x 18'1"

**STUDY**  
4.59m x 3.15m  
15'1" x 10'4"

**KITCHEN**  
6.62m x 4.87m  
21'9" x 16'0"

**BAR AREA**  
3.44m x 3.24m  
11'3" x 10'8"

**LOUNGE**  
8.28m x 4.90m  
27'2" x 16'1"

**LIVING ROOM**  
5.96m x 4.19m  
19'7" x 13'9"

Floor plan diagram showing the layout of the property:

- BEDROOM**: 4.92m x 3.88m / 16'2" x 12'9"
- BEDROOM**: 6.39m x 3.61m / 21'0" x 11'10"
- BEDROOM**: 3.88m x 3.00m / 12'9" x 9'10"
- BEDROOM**: 4.34m x 3.87m / 14'3" x 12'8"
- BEDROOM**: 5.45m x 4.90m / 17'11" x 16'1"
- ENSUITE**: 4.63m x 2.40m / 15'2" x 7'10"
- ENSUITE**: 3.35m x 1.75m / 10'8" x 5'7"
- BATHROOM**: 2.17m x 1.12m / 7'1" x 3'7"
- SUNIA ROOM**: 2.00 x 1.50m / 6'6" x 4'7"
- LANDING**
- STAIRS**
- WALK IN WARDROBE**
- DOOR**
- GATEWAY**: 1.70m x 0.70m / 5'6" x 2'3"



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CLEETHORPE IMMINGHAM

PORCH

GARDEN AND BOILER ROOM  
8.13m x 4.47m  
26'8" x 14'6"

BAR AND LOUNGE (THE BLIND PIG)  
11.00m x 4.23m  
36'1" x 13'11"

LOBBY

POOL SHOWER ROOM  
2.36m x 1.14m  
8'0" x 10'4"

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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**Energy performance certificate (EPC)**

**Address:** 14, Green Lane, London, SE13 5JH

**Current Energy Rating:** D

**Potential Energy Rating:** C+

**Current Energy Efficiency:** 44%

**Potential Energy Efficiency:** 55%

**Current Environmental Impact:** 44%

**Potential Environmental Impact:** 55%

**Property Type:** Terraced house

**Assessor:** David Brown

**Valid Until:** 14 June 2021

**How to use this rating**

Properties that have had an Energy Performance Certificate (EPC) rating from A to E:

- Must be rented out with an EPC rating of A to E.
- Must be sold with an EPC rating of A to E.

**Energy rating and score**

The energy rating shows how energy efficient a property is. It is based on the energy efficiency of the property and the environmental impact of the property.

The energy efficiency score is a measure of how energy efficient a property is. It is based on the energy efficiency of the property and the environmental impact of the property.

The environmental impact score is a measure of the environmental impact of a property. It is based on the energy efficiency of the property and the environmental impact of the property.

**How to improve the energy rating and score**

Improving the energy rating and score can help to reduce energy costs and improve the environment. There are many ways to improve the energy rating and score, including:

- Installing energy efficient lighting.
- Installing energy efficient appliances.
- Improving insulation.
- Installing a boiler.
- Installing a solar panel.

For more information on how to improve the energy rating and score, visit the [www.gov.uk](http://www.gov.uk) website.

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