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Mickling Barf
Barton Street
Hatcliffe
DN37 0SG

£950,000

Crofts are delighted to be able to bring to the market a rare opportunity to purchase this three / four bedroom detached and unique property. This detached property is an excellent example of mid-century architecture, set within the beautiful rolling countryside of the Lincolnshire Wolds which in itself is an area of natural beauty. Mickling Barf spanning around 2325sq ft was built between 1962 and 1983 by Rex and Jenifer Critchlow and is Grade II listed for the principal reason of being of architectural interest, the house is defined by its creative use of a 30/60 geometric layout, unfolding across a single storey of free-flowing interior spaces with an interplay between internal and external spaces. Swathes of glazing invite a fantastic quality of natural light and frame views across approximately six acres of landscaped gardens, woods and paddocks. The location provides easy access to the nearby coast and is less than a 30 minute drive from the towns of Grimsby or Louth. Offering great potential to develop a small business and continue with what the present owners have already done with the property, viewing is essential and strictly through the agent only please.

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History

Mickling Barf was designed about 1962 by Rex (1936-2010) and Jenifer (1936-) Critchlow for themselves and their family and built in three phases - the main part of the house 1963 - 1965, with an office and bathroom added in the 1970s and an annexe space in 1982. The architects' model shows how the house was planned from the outset to be extended as the family grew. Rex Stafford Critchlow and (Margaret) Jenifer (nee Pye) met when architecture students at Sheffield University, and married in June 1960. They worked in London before moving to Lincolnshire in about 1962 to gradually take over Jenifer's father's practice on his retirement. J. Fred Pye (1893 - 1976) was a noted local architect working in a largely Arts and Crafts style, and long the chairman of the local society of architects. Rex Critchlow had worked for Eric Lyons in London before moving to Grimsby, where Jenifer worked for a local authority before largely giving up architecture once children began to arrive. She maintained an interest in landscaping and wrote a guide to the local church. The Critchlows were friends of Peter and Margaret Aldington, also living in London in the early 1960s when Peter was working for the London County Council. They had first met as Margaret's parents lived in a house in Lincolnshire designed by Fred Pye. The Aldingtons were building their own house, Turn End, Haddenham (Grade, II*, NHLE 1375663) at around the same time as the Critchlows, and Mickling Barf shows similar influences to some of Aldington's work, including the work of Frank Lloyd Wright and Alvar Aalto. Mickling Barf was designed on a 30/60 geometric grid with the three distinct phases planned from the

beginning. The house retains in its second bathroom a GRP pod formed in two halves, designed from a patent by Rex Critchlow which was later sold to Ideal Standard. The garden and landscaping surrounding the house was also designed by the Critchlows and the plans executed over time. The house remained the family home of the Critchlows until 2022.

Main Description

MATERIALS: the house has painted brick exterior walls with large sections of glazing and timber cladding to the eaves. **PLAN:** the building is designed on a 30/60 geometric grid and laid out in a cranked plan with two main wings and the adjoining annexe. Building conservation products **EXTERIOR:** the building is single storey throughout with walls of brick painted white and deep overhanging eaves of stained timber and there are sections of full-height glazing at regular intervals around the exterior alongside smaller windows; all in wooden frames. The 30/60 grid is apparent throughout in the angles of the building. The main door of the house is at its northern point in a recessed porch with a glazed entrance door and side light, and tiled floor of hexagonal Dennis Ruabon tiles; these continue throughout the interior of the house. The walls facing the adjacent driveway are largely blank with small windows and utility access; this is effectively the rear of the house. At the garden side, the end wall of the house which runs from the main door protrudes into the garden to provide enclosure; beyond this the kitchen/dining and living areas have full-height glazed sections with doors providing access between the interior and

exterior. Externally, these are divided by the tall chimney connected to the living room fireplace. Beyond these are windows to bedrooms, including a low, horizontal window to the main bedroom. Adjacent to this is a large oculus in the wall which provides an enclosed courtyard space off the main bedroom. Beyond this is the final, annexe phase of the house with a further section of protruding wall to delineate the external as well as internal spaces.. INTERIOR: there is much use throughout the house of hexagonal Ruabon floor tiles and timber for doors, with sterling board cupboard fronts and built-in fixtures. Walls are generally of painted brick and full-height internal doors have top lights. The main door opens into a small lobby with adjacent WC, and beyond this is the main living space with a sunken living room, hexagonal in plan, with steps down to the living area. This has a low fireplace with copper hood, and a chimney adjacent which provides internal division between living and dining spaces (and extends to the exterior). At the rear of the living space, in the 'corridor' (divided from the living room by a curtain) is a built in telephone seat. The dining area connects with the kitchen which retains its original fittings, work surfaces and built-in fixtures. Beyond the living space a corridor gives access to bedrooms and a utility room beyond. A triangular skylight gives light to the mid-corridor area, and all bedrooms retain their original fittings. In the principal bedroom, the low horizontal window behind the bed position has sliding shutters which close to act as a head board. The en-suite bathroom retains its sunken bath and original fittings. Further round, in phase two of the build, there is an additional bedroom/study/games space with a rectangular skylight, and adjacent to this is the second bathroom with its GRP pod. Beyond this, in phase three, is the large living room which has a small bar area. SUBSIDIARY FEATURES The detached garage, which was originally designed to have a canopy linking it with the house, is of bricked with timber cladding matching the eaves of the house. An extending brick wall denotes the location of the planned link.

Porch

Open recessed porchway with entry door leading into an entrance lobby.

Entrance Lobby

Entry door to the front elevation with adjoining glazed panels. Hexagonal Dennis Ruabon tiled flooring. Door to cloakroom.

Cloakroom

Fitted with a w.c and washbasin. Modern low energy electric radiator. Window to the side. Continuation of the tiled flooring.

Living Room

One of the living spaces is created by this sunken living room which is hexagonal in design and has the continuation of the tiled flooring before being carpeted to the step down section. Floor to ceiling glazed window and entry door overlooking a section of the garden and its pond. Wood clad ceiling. Feature wood burning fireplace with copper hood, and the chimney creating a divide between this room and the dining area.

Dining/Sitting Area

Again with the continuation of the tiled flooring and once more having floor to ceiling glazed window along with entry door to the rear leading to a patio area which overlooks the garden pond. Opening to the kitchen.

Kitchen

This is the original kitchen as built by Rex Chritchlow and offers a range of wall and base units with Formica work surfacing with inset twin sinks and drainers. Plumbing for a dishwasher. Large window to the side. Cooking area. Once more the continuation of the tiled flooring.

Inner Hallway

Inner hallway providing access to a utility/log store, three bedrooms and a bathroom.

Utility / Wood store

Firstly you walk into the storage area which is currently utilised as an indoor log store and has an entry door to the front. Continuation of the tiled flooring. Opening to the main utility area.

Utility Area

The main utility area offers an abundance of storage with base and larder styled units and has an aquaefficient eco boiler, integrated appliances - built in washing machine, tumble drier, larder fridge and larder freezer, plus double sink - useful for washing boots, dogs etc. Tiled flooring. High level window to the side.

Bedroom One

A spacious main bedroom with a original fitted wardrobe. Floor to ceiling window to the rear and another window and entry door which lead out to a secluded courtyard garden. To where the bed lies, a notable feature is the window which is set at headboard height and has sliding shutters. Door to a Jack and Jill styled bathroom.



Courtyard Garden

Leading from the main bedroom there is this private courtyard garden which has a large oculus in the wall leading out to the main gardens.

Bathroom

The bathroom retains its sunken bath and original fittings, with the bath area having a floor to ceiling glazed window overlooking the private courtyard garden. Wash basin and w.c.

Bedroom Two

The second of the double bedrooms has fitted original wardrobes. Floor to ceiling glazed window.

Bedroom Three

Tiled flooring. Floor to ceiling glazed window.

Second hallway

Having window and entry door to the side elevation. Door leading through to a third hallway.

Third hallway

This section of the property leads to an area which is currently used as a home office but may be possible to convert into a fourth bedroom, a small v shaped library area and a second bathroom which has its GRP pod which was created by Rex Chritchlow himself.

Study/Possible bedroom area

With roof lights and a window to the side elevation, it may be possible to section this area off to create a fourth bedroom for those wishing to do so.

Library Area

A V shaped recess with roof light creates this great area which is currently utilised as a library.

Bathroom Two

Equipped with a second bathroom with its GRP pod which was created by Rex Chritchlow himself and later the patent for such sold to Ideal Standards. This pod offers a combined two piece moulded section which offers bath, basin and w.c.

Living Room

Another large hexagonal reception room with log burner and original units which once formed a kitchen area but now has been converted into a bar. Modern electric radiator. Floor to ceiling glazed window and patio doors, leading out to the garden.

Outside

The property is set in grounds of around six acres, with the property having its own main garden area, and then a vegetable/cottage garden with greenhouse. Garden area with a natural pond creating a lovely area to set on the patio and gaze over. A strip of garden land then creates a divide between the property and the main field.



To the rear of the property there is a section of garden which has a log burning Scandinavian styled hot tub, ice bath and log burning sauna. Walking through the wooded area then takes you to a section with a shepherds hut which also has the unique feature of an outdoor Scandinavian metal bath again heated by a log burning stove section (both available by separate negotiation). The main field is where the property offers great potential and currently house a large Safari styled "out door kitchen" which is a wild kitchen and it's from the film producer Guy Ritchie as seen in the Gentleman and also in David Beckham's documentary with wood burning cooking stoves, creating a fantastic area to entertain from home. Across the field you find a large Tepee (photos online) which has been used for Yoga and similar aspects. The property comes with three gated access points, one near the wooded area which provides easy access to the main field, driveway which leads to the parking area and the double detached garage and finally a third gate which leads into the section of garden where the greenhouse is and the raised vegetable beds.

Further Information

The owner has mentioned that in the last year but on a casual basis they have rented out the use of the Tepee, outdoor kitchen and items such as the sauna, shepherds hut etc, to yoga instructors, well being coaches and such. This has been done in the past twelve months on a very part time basis but has resulted in an income of around £10,000 pounds. Parties that have used these functions have shown interest in continuing to do so and therefore this presents a business opportunity that could be expanded on especially with the main field. Also it has been mentioned in the past that the rear main field may be subject to permissions and planning possibly creating a planning opportunity to build five or more executive dwellings, although this matter was not taken further, and therefore potential buyers would need to make their own enquiries to the suitability of this.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas and drainage are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

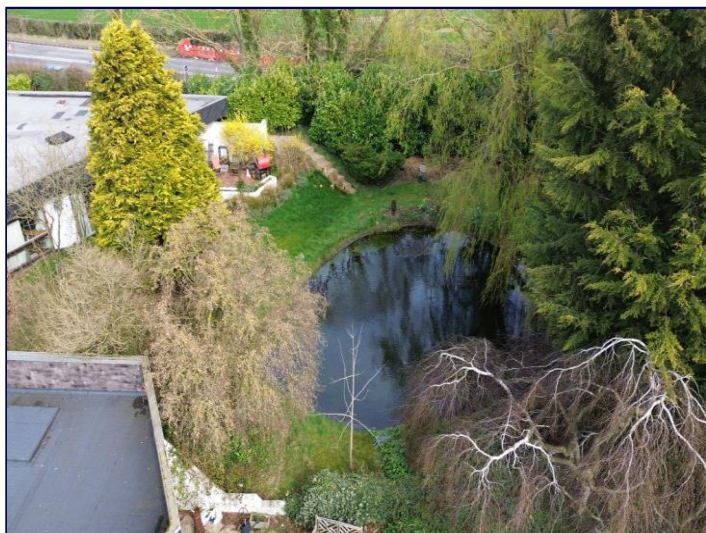
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band F: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

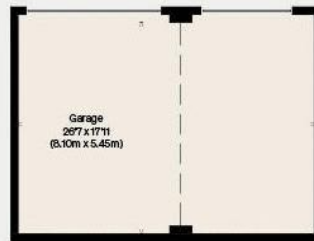
MEASUREMENTS

Please note due to the irregular shaped rooms, most measurements are taken at the widest point where possible. Prospective buyers should check their own measurements for clarification.



OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)



(Not Shown In Actual Location / Orientation)

