

HUNTERS[®]

HERE TO GET *you* THERE



Brumby Hall Gardens

Scunthorpe, DN17 1BP

Offers In The Region Of £590,000



6



4



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Council Tax: E



31 Brumby Hall Gardens

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Main Entrance

Impressive gated entrance, leading to the large driveway, offering ample off road parking on the gravel frontage.

Exterior

Beautifully presented gardens surrounding the side and front of the home, which are predominantly laid to lawn. The garden offers several mature trees and there is also a garden room and garage.

Sitting Room

Sitting room to the first floor, with multi fuel burner, ideal for the colder evenings.

Kitchen / Breakfast Room

Generous kitchen / breakfast room, to the front of the property, benefiting from ample modern fitted wall and floor units for storage. The kitchen also benefits from an integral oven, microwave, dishwasher and wine cooler.

Lounge

Generous lounge to the rear of the home, which offers a bright and spacious area, ideal for family gatherings and entertaining.

Staircase

Stunning staircase, c1700, to the second floor of the home, with a feature Venetian window, dates to the 1790's and a garland Adam style plaster ceiling with detailed cornice.

Games Room

Handy games room to the cellar area, which is ideal for family gatherings / separate area for older children. This games room leads through to a further sitting area.

Master Bedroom

Neutrally decorated, generously sized Master Suite, to the first floor - offering a great space, with a large dressing area and separate en-suite bathroom.

En-Suite

Large en-suite bathroom, with walk in shower and neutral suite.

Dressing Room

The master bedroom leads through an archway to the dressing room, with ample fitted storage with sliding doors.

Bedroom 2 En-Suite

Impressive en-suite to the second bedroom, which leads directly through from the double bedroom, with free standing bath and neutral suite.

Bedroom 3

Large double bedroom to the first floor, leading through to the en-suite.

Bedroom 4

Large double bedroom to the second floor of the home, benefiting from a walk in dressing area and separate en-suite.

Bedroom 5

Double bedroom to the second floor, to the front aspect of the home.

Bedroom 6

Bathroom

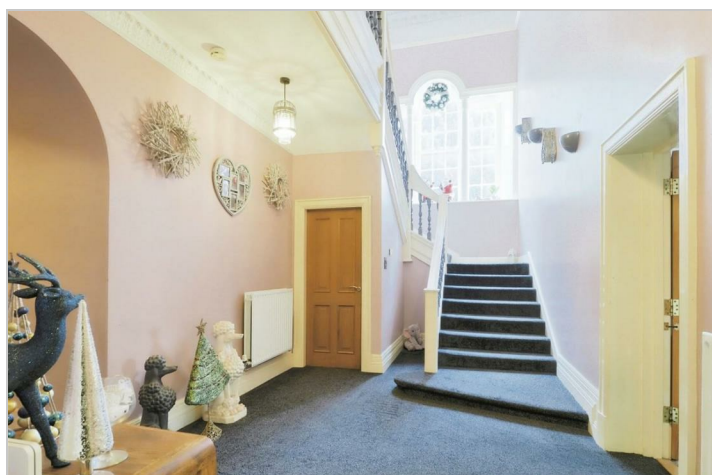
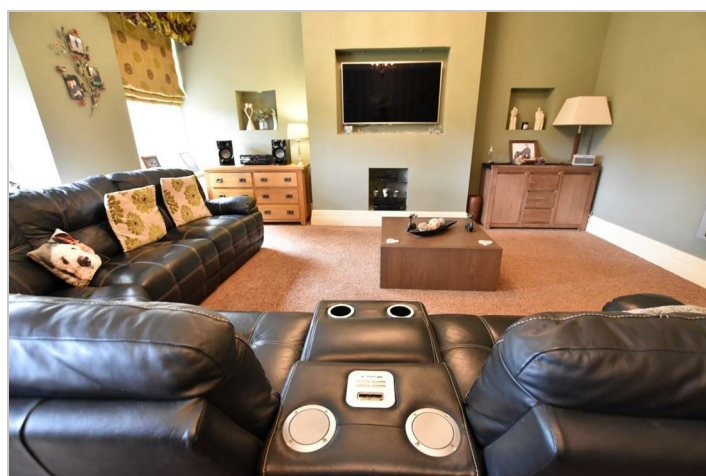
Grand family bathroom, which offers a large area, with walk in shower and full neutral suite - with Jack and Jill basins.

Tel: 01724 700000

This stunning 17th Century Country house, which is Grade II* listed, offers an imposing property, with the unique advantage of being close to local amenities and transportation links. This grand hall, which has been owned by Richard Bellingham (founder of Boston USA in 1630's and later Governor of Massachusetts) and Nathaniel Fiennes (Parliament colonel and speaker of Cromwell's Parliament), so is steeped in history.

The beautiful property is accessed via electric, fob activated gates, to the large driveway, leading to the front of the house and a large gravel area. The property itself offers versatile living over four floors, briefly comprising; a cellar area, with large games room and living area (also a natural spring well which can't be removed), to the ground floor there is a large main lounge, modern fitted kitchen / breakfast room, ground floor wc, utility room and second reception room. Leading up the majestic feature staircase to the first floor there is the master suite, consisting of a large en-suite and dressing room and second double bedroom with en-suite area. To the second floor there are is a double bedroom with dressing area and en-suite, and a further three double bedrooms and large family bathroom.

Externally the home has picturesque grounds to the front and sides, which is predominantly laid to lawn, with patio seating areas and mature trees. The home also benefits from an oil heating system, double garage and garden room, Viewing of this individual home is highly recommended! Stamp Duty Land Tax paid 5% for single residential property owner.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.