

HUNTERS®

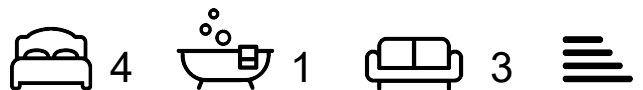
HERE TO GET *you* THERE



Ermine Street

Appleby, DN15 0AD

Offers In The Region Of £270,000



Council Tax: C



14 Ermine Street

Appleby, DN15 0AD

Offers In The Region Of £270,000



Front

Beautiful, unique front to the home, with a stone driveway, offering ample off road parking.

Garden

Good sized garden to the rear of the home, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with mature hedging, and houses the summer house.

Summer House

Wooden summer house to the rear garden, which is currently being used as a bar area. This room could be used as a games room or home office, depending on requirements.

Lounge

12'5" x 13'7" (3.79m x 4.16m)

Generous lounge to the front of the property, with attractive feature beams and a log burning stove - ideal for the winter months. The lounge has a stone fire place with stone detail to the walls.

Kitchen

12'11" x 6'8" (3.94m x 2.04m)

Modern, fitted kitchen, benefiting from ample units for storage. The kitchen benefits from a skylight, offering ample light into the area, and a large range cooker.

Dining Room / Bedroom

11'6" x 8'5" (3.51m x 2.59m)

Neutrally decorated room to the front of the home, which is currently being used as a dining room, but could be used as a further ground floor bedroom if required.

Sitting Room

10'0" x 18'8" (3.05m x 5.71m)

Large reception room toward the rear of the property, offering a neutrally decorated space, with double doors accessing the garden. There are also skylights allowing ample light into the room.

Bedroom 3

10'1" x 9'10" (3.09m x 3m)

Ground floor double bedroom to the rear of the property, offering a bright and spacious area, with double doors leading to the garden.

Bathroom

11'5" m x 4'6" (3.50 m x 1.39m)

Modern, fully tiled bathroom, with neutral white suite - with large walk in shower and free standing bath.

Bedroom 1

13'1" x 13'7" (3.99m x 4.16m)

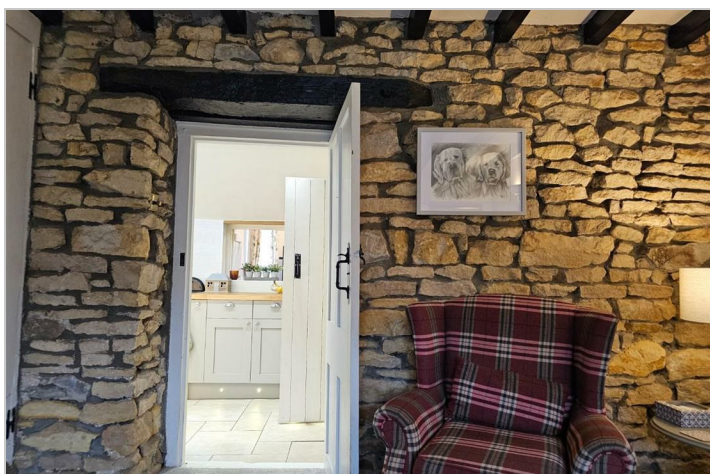
Neutrally decorated, generously sized bedroom to the first floor, with ample fitted storage.

Bedroom 2

8'3" x 13'6" (2.52m x 4.13m)

Double bedroom to the first floor of the home.

This beautiful, individually built stone cottage, which is modern and deceptively spacious internally, briefly comprising; a generous front lounge, modern, fitted kitchen, dining room / bedroom, large sitting room, double bedroom and modern, fully tiled bathroom. There is a staircase leading to the first floor - offering two further double bedrooms and fitted storage. To the front of the home there is a stone driveway, offering ample off road parking. To the rear of the property there is a beautiful garden, which is predominantly laid to lawn with mature hedging, benefiting from a wooden summer house - currently being used as a bar. In addition to this the home benefits from a gas cylinder heating system. This unique character cottage, which is Grade II listed - with original features such as beamed ceilings and stone wall detail, is located in the village of Appleby. This quaint village offers picturesque walks from the doorstep - with amenities in the nearby Broughton, Brigg and Scunthorpe. Viewing advised!



A satellite map view of a rural area in the Netherlands. A yellow location pin is placed on a road, with the label 'Appy' in white text next to it. The map shows green fields, a dark body of water on the left, and a network of roads and small buildings. The Google logo is partially visible at the bottom left, and text at the bottom reads 'Google, Landsat / Copernicus, Maxar Technologies'.

A map of Appleby, Ontario, showing its location relative to Highway 1207 and Ermine St. The map includes a Google logo and a copyright notice for 2025.

GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.

SUMMER HOUSE
117' x 79'
3.53m x 2.35m

GROUND FLOOR ROOMS:

- RECEPTION ROOM / BEDROOM: 11'6" x 8'6" (3.51m x 2.59m)
- BATHROOM: 11'6" x 4'7" (3.50m x 1.39m)
- KITCHEN: 12'11" x 6'8" (3.94m x 2.04m)
- LOUNGE: 13'8" x 12'5" (4.16m x 3.79m)
- SITTING ROOM: 18'9" x 10'0" (5.71m x 3.05m)
- BEDROOM 3: 10'2" x 9'10" (3.09m x 3.00m)
- STORAGE: 10'1" x 5'2" (3.07m x 1.58m)
- HALLWAY
- LANDING (UP/DOWN)
- CLOSET
- STAIRS

1ST FLOOR ROOMS:

- BEDROOM 1: 13'8" x 13'1" (4.16m x 3.99m)
- BEDROOM 2: 13'7" x 8'3" (4.13m x 2.52m)
- STORAGE

TOTAL FLOOR AREA: 1119 sq.ft. (103.9 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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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 Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-40		
D	55-48		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

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