

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Eastoft Hall, Luddington Road, Eastoft, N Lincs, DN17 4PP

- Beautifully appointed carefully restored and most elegant 19th Century classic Period Country House in a village setting on the Lincolnshire/Yorkshire border • 6 Bedrooms - 4 Reception Rooms – 3.7 Acres garden and parkland (further 3 Acres walled paddock land available to rent) • Coach House – Stables – Domestic offices – Covered Yard - with conversion potential •



£875,000 NO CHAIN

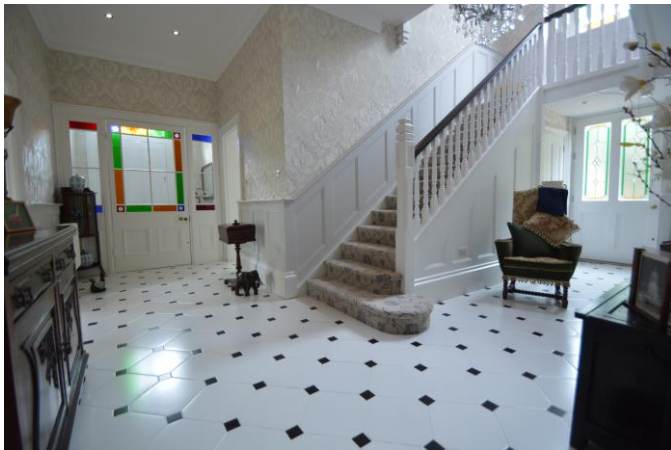


LOCATION

In easy access of M180 and M62 Network, main line Rail, Humber Ports, Airports, York, Sheffield, Leeds and Lincoln.

ACCOMMODATION (rooms size approx. only)

Main front Entrance to **Lobby** with mosaic clay tile floor, radiator and glazed partition to: -



Lovely RECEPTION HALL with radiators, tiled floor, principal sweeping staircase (with shelved cupboard beneath) and secondary side entrance.

DRAWING ROOM (5.5m x 5.4m) double aspect garden views, mahogany surround to fireplace with mirrored over mantle, radiator, wall and ceiling lighting, tv point.



Intimate DINING ROOM (4.3m x 4.3m) double aspect garden views, veined marble fireplace, radiators and wall and ceiling lighting.

2nd SITTING ROOM (3.8m x 3.7m) double aspect outlooks, radiator, tv point, wall and ceiling lighting and mantled surround to open fire.

Large FAMILY ROOM (5.6m x 5.6m) recessed log burning stove, adjacent twin walk-in cupboards, recessed bookcase, wall and ceiling lighting, tv point and french windows to east parkland garden.

Living KITCHEN DINER (6m x 5.3m) East parkland outlook, mosaic tile floor, Aga range in deep red, units in duck egg blue with quartz tops, china 1 ½ bowl sink with mixer hose tap, caterers oven, radiator, tv provision and enclosed back staircase leading off.



Rear ENTRANCE (4m x 2.8m) glazed door, window outlooks to Courtyard, mosaic tile floor, radiator and extensive storage cupboards.

UTILITY (6m x 2m) side external door, extensive cupboards and units in duck egg blue, counter top, provision for laundry appliances, sink, radiator, central heating boiler, etc.

Inner HALL (4.6m x 1.5m) with radiator and servants staircase discreetly leading off.

CLOAKS/VANITY ROOM with toilet and wash basin.

CELLAR In 2 sections with light and power and raised gantry.

Fine Turning staircase with feature round headed window to:-

Impressive First Floor LANDING with roof light, radiators and shelved cupboard.



West BEDROOM 1 (3.7m x 3.7m) radiator, walk in double wardrobe and high-level cupboard storage.

Front BEDROOM 2 (4.3m x 4.2m) with radiator and communicating door to: -

DRESSING ROOM (2.7m x 2.2m) with front outlook and radiator.

Front BEDROOM 3 (5.5m x 3.2m) with radiator.

East BEDROOM 4 (4.4m x 2.4m) with window seat and radiator.

East BEDROOM 5 (4.2m max x 4.1m) 'L' shape with window seat and radiator.

East BEDROOM 6 (3.8m x 2.9m) with radiator.

BATHROOM (7.4m x 2.7m) nicely appointed with tiled finishes, marble top vanity unit, radiators, shaver point, hand drier, fan, bath, cubicled rain shower, bidet and wash basin.



Separate TOILET and WASH ROOM (1.5m x 1.5m) with tiled finishes, radiator, shaver point, w.c and wash basin.

STUDIO ROOM (7.5m x 3.6m) approached by minor staircase from the Kitchen. East facing with cylinder and linen cupboards, radiator and communicating door to Bathroom.

OUTSIDE

Eastoft Hall occupies **mature gardens** and **parkland** of about 3.7 acres (1.5ha) with natural pond, ha-ha, south facing lawns (further 3 acres walled paddock land available to rent) and long driveway leading to extensive parking and **Courtyard** with stables, domestic offices and covered foldyard (with huge further potential).

The buildings comprise: -

- 2 Storey Estate Office and loft (11.5m x 5m)
- Coach House (5m x 4.7m)
- Stable (5.2m x 5.3m) with 3 stalls
- Groom's Room (4.4m x 2.7m)
- Gardener's Room (5m x 4m)
- Store (5.3m x 2.8m)

- Store (5.3m x 2.8m)
- Store (6.8m x 5.3m)
- Store (5.3m x 2.2m)
- Covered Foldyard (31m x 20m) with 2 Loose Boxes (7m x 5m each)



SERVICES (not tested)

Mains water, electricity and drainage

Modern oil-fired central heating system to radiators

LOCAL AUTHORITY

North Lincolnshire Council

HERITAGE

Listed Building Grade II

COUNCIL TAX Band 'F' (on-line enquiry)

TENURE

Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
01427 873684

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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