



Twigmoor, Scunthorpe, DN16 3RG

- Prestigious 5 BED Country House of true character in attractive woodland setting • 1 Acre approx. surrounding parkland grounds (2 driveways) • 280m² flexible extended and stylish accommodation with 4 Reception Rooms – 2 Bathrooms • Central Heating • Double glazing • Garage Block with Sauna and Gym (and residential potential)
 - Convenient for M180 J4 / A15 – Forest Pines Hotel, Spa and Golf Resort – Twigmoor Woodland Trail
- Fashionable market town of Brigg – Humber Bridge, Ports and Airport.

Accommodation (room sizes approx. only)

Ground Floor

MAIN ENTRANCE

RECEPTION HALL with cloaks cupboard and stairs leading off.

VANITY/CLOAKS (2.6m x 1.2m) with toilet and wash basin.

Large SITTING ROOM (7.2m x 4.2m plus bay) with open fire grate in mantled surround, tv provision and triple aspect garden views including bay window.

DINING ROOM (7.1m x 3m) of entertaining proportions. A through room with wall and ceiling lights.

LOBBY with cloaks and storage cupboards.

Side ENTRANCE HALL with cupboard.

Large KITCHEN/DINER (8m x 4m) with bay window, fully fitted kitchen area with extensive storage, counter tops, illuminated cabinets, double bowl sink (with hose tap) waste disposal, integrated fridge and dishwasher, caterers oven range, meal bar counter, multi down lights and open plan access to: -

GARDEN LOUNGE (5.6m x 4m) of architectural merit with log burner stove, garden views, high apex roof with exposed king post trusses, feature lighting and spiral stairs to: -

Upper Mezzanine STUDIO LOUNGE (4m x 3m) with super outlook.

UTILITY ROOM (2.6m x 2.6m) with units, sink, slide under provision for appliances and external door to the courtyard.

Further TOILET with w.c and basin.

GAMES LOUNGE (4.7m x 3.7m) with garden and courtyard outlook feature bay window, wall and ceiling lights, etc.

First Floor

Extensive LANDING with linen cupboard.

Main BEDROOM 1 with EN-SUITE (4.5m x 4.1m) built in wardrobes, french window to **Balcony** and garden view.

EN-SUITE BATH/SHOWER ROOM leading off (4m x 1.5m) with tile and panel decor, shaped bath (with hand spray), toilet, wash basin, shower pod, robes cupboards, etc.

DRESSING ROOM/ SINGLE BEDROOM (2.8m x 2.2m) with mirrored wardrobes.

Double BEDROOM 3(4.2m x 2.7m) with built in wardrobe.

Double BEDROOM 4 (3m x 2.7m min) with built in wardrobe.

Double BEDROOM 5 (4.2m x 4.2m) with double aspect garden views including bow window.

Main BATHROOM (3m x 2.1m) comprising shaped bath (with hand spray), wash basin, toilet and doorless entry rain shower (with hand spray), part tiled décor, etc.

OUTSIDE

Mature private gardens of about **1 ACRE** with 2 driveway entrances off Holme Lane.

Parking and turning court in front of the house. Walk ways to main and secondary entrances and **enclosed Court Yard** mostly lawned grounds with mature trees and ornamental plantings. **Summer House** and **hot tub Terrace**.

Detached GARAGE BLOCK incorporating **LEISURESUITE** (Fitness Room, Sauna and Shower) with residential conversion potential (subject to all appropriate consents and approvals).

SERVICES (not tested)

Mains water and electricity

Private drainage system

Oil central heating to radiators (new central heating boiler)

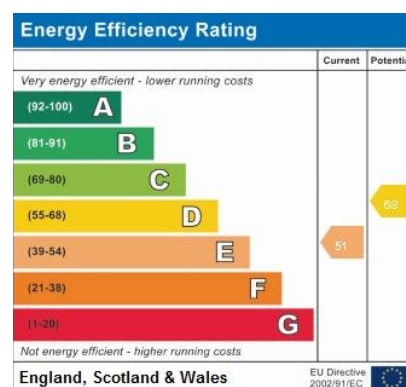
LOCAL AUTHORITY North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





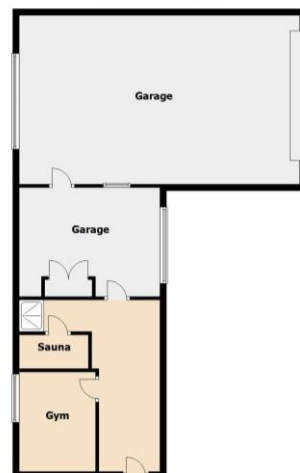
Ground Floor
Approx. 163.7 sq. metres (1761.7 sq. feet)



First Floor
Approx. 119.9 sq. metres (1290.5 sq. feet)



Garage & Leisure
Approx. 65.9 sq. metres (707.9 sq. feet)



**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

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