

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Wynlande Cottage, 17 Cross Slack, Crowle, DN17 4LY

- Beautifully renovated 3 BED Cottage including barn conversion • Live/work 1 BED newly constructed annex • Gas central heating • PVC double glazing • Extensive reception accommodation • Sun trap courtyard garden • Modern Garage and good parking • Steeped in character • Utterly unique •



£315,000



CROWLE is a small country town particularly well served and ideally situated for commuting to the local towns of Doncaster, Scunthorpe and Goole. There is a local Railway Station and access to the M180 (J2) motorway network is only 1 ½ miles away. Crowle offers good shops including Co-op and Tesco Express, primary and senior schools and pre-school, medical/health centre, North Lincolnshire Council “local link” office, library, leisure centre with swimming pool, recreational activities, Church of England, Methodist and Catholic places of worship, public houses, wine bar, café and food outlets, extensive nearby nature reserve and 7 Lakes Leisure Park.

Accommodation (room sizes approx. only)

Ground Floor

Covered main ENTRANCE

RECEPTION (3.2m x 3m) tiled floor, courtyard outlook, counter top with slide under provision for laundry appliances. Access off to the main cottage and also to self contained residential Barn Conversion.

MAIN COTTAGE

DINING ROOM (4.3m x 3.6m) west facing window outlook, covered radiator, exposed joisted ceiling, wood grain flooring and turning staircase to:-

Mezzanine LIBRARY/STUDY (3m x 3.6m) with west facing window and radiator.

KITCHEN (2.9m x 4.3m) east facing with courtyard outlook, tiled floor, extensive tailored units and counter tops with deep china sink and mixer tap, tiled upstand, Hotpoint caterer’s cooking range, canopied fan, joisted ceiling and snek internal doors.

Small LOUNGE (2.6m x 4.2m) with main staircase leading off, west facing window, east facing french doors opening to courtyard, radiator, ceiling beam, chimney breast recess and adjacent cupboard.

Cosy SITTING ROOM (4m x 3.5m) also a through room with east and west views, wood floor, chimneybreast and recessed small log burner, central beam and radiator.

Turning spindled staircase to First Floor

LANDING

BEDROOM 1 (3.8m x 3.5m) with east courtyard outlook and radiator.

Stylish main BATHROOM (3.3m x 1.7m) co-ordinated tiled finishes, double ended bath with rain shower and hand spray over (complete with folding screen) twin wash basins

in double vanity unit with mirrored cabinets over, integrated toilet, towel radiator, down lights and fan.

BEDROOM 2 (3m x 4.3m) wood floor, east facing window and radiator.

BARN CONVERSION

Ground Floor

MAIN ROOM (5.4m x 4.3m) courtyard view.

EN-SUITE SHOWER ROOM (2.4m x 1.4m) doorless entry shower cubicle, wash hand basin (with mixer tap), toilet, co-ordinated décor and vinyl flooring, fan, towel radiator, vanity mirror, etc.

First Floor

BEDROOM 3 (4.3m x 5.4m) Courtyard view, roof/sky light window and glazed door to french balcony.

OUTSIDE

Corner location (Cross Slack and The Slack) with driveway off Cross Slack and generous parking in front of modern detached **GARAGE** (6m x 3m). with side personal door Courtyard garden (private and enclosed) with deck terraces, lean-to domestic store, tiled patios and water tap.

Newly constructed **BUILDING** (PA/2020/1020) self contained work-live building high in architectural design and of 2 storey character (6m x 6m ground floor and 6m x 4.2m first floor) at the current advanced stage of construction (with appropriate Building Control stage approvals). Requiring further works to complete.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

LOCAL AUTHORITY

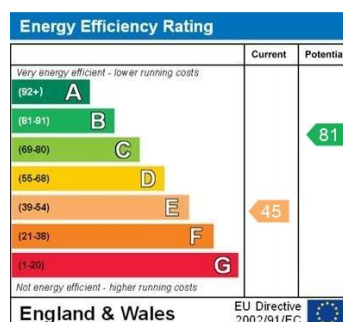
North Lincolnshire Council

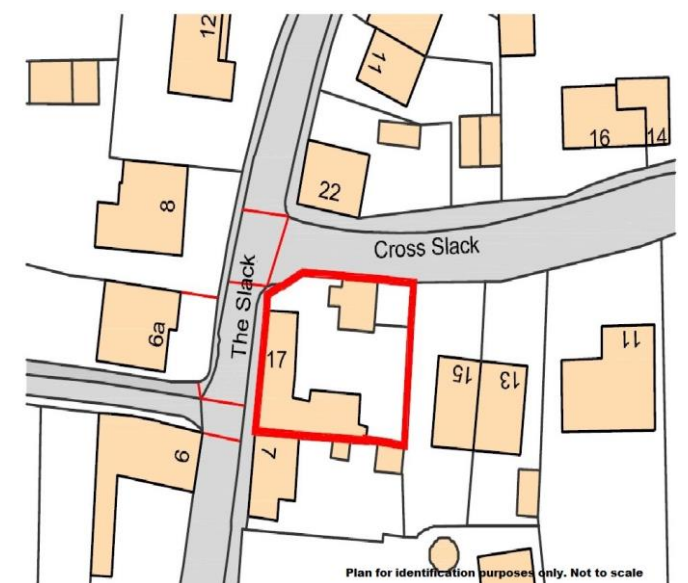
COUNCIL TAX Band ‘C’ (on-line enquiry)

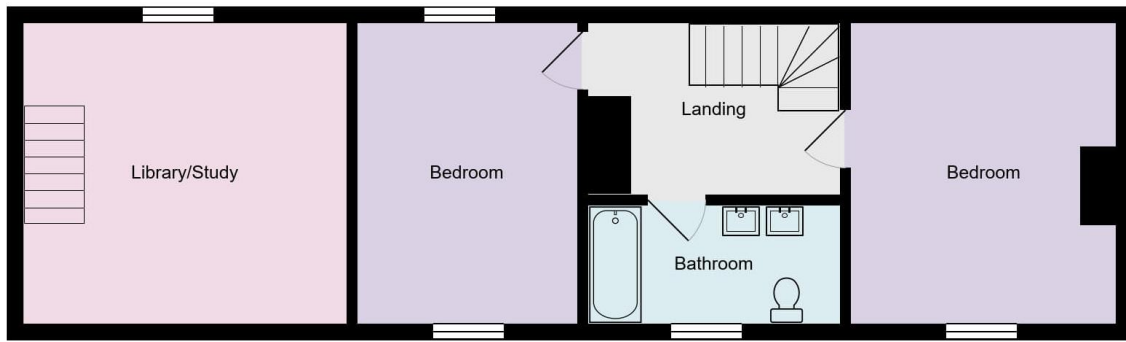
TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
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