



- SET UPON APPROXIMATELY ONE ACRE
- 4 Bedroom Detached House
- Includes Grade II Listed Mill Tower
- Unique Renovation Project
- 2 Reception Rooms PLUS Sun Room
- Family Bathroom & Ground Floor WC
- Ample Off Street Parking
- Chain Free

Barrow Road, Goxhill, DN19 7LN,  
£400,000



Set upon a peaceful plot of approximately ONE ACRE in this desirable village setting, this exciting renovation project is one not to be missed! Included in the sale is a detached family home, grade II listed mill tower and a range of outbuildings. The main residence briefly comprises of 4 bedrooms and a bathroom to the first floor, whilst downstairs boasts 20ft<sup>2</sup> lounge, separate dining room opening into fitted kitchen, WC, sun room with sliding doors onto the garden and a utility area/rear entrance. This rare opportunity is ideal for anyone wanting to put their own stamp onto a property (subject to the necessary planning permissions). A viewing is highly recommended to truly appreciate the plot and the endless possibilities for a future purchaser. Call today to view! Freehold. Council tax band: D.



## Entrance/Utility

Having door to side aspect, uPVC double glazed windows to rear and side aspects. Door into:

## Hallway

Having radiator and covered ceiling.

## Sum Room

8' 9" x 16' 2" (2.66m x 4.92m)

Having uPVC double glazed window to front and side aspects, uPVC double glazed sliding doors to side aspects, radiator and covered ceiling.

## Kitchen

16' 2" x 7' 5" (4.92m x 2.26m)

Having uPVC double glazed window to rear aspect, radiator, boiler, wall and base units with work surfaces over, sink and drainer unit, space for white goods and space for cooker.

## WC

6' 0" x 3' 3" (1.83m x 0.99m)

Having uPVC double glazed window to front aspect and low level WC.

## Dining Room

11' 6" x 10' 8" (3.50m x 3.25m)

Having uPVC double glazed bow window to front aspect, radiator, wood beamed ceiling, feature log burner and understairs storage cupboard.

## Lounge

20' 2" x 13' 1" max (6.14m x 3.98m)

Having uPVC double glazed window to front, side and rear aspects, 2 radiators, feature brick wall and wooden beams.

## First Floor Landing

Having access to loft.

## Bedroom 1

11' 7" x 13' 2" (3.53m x 4.01m)

Having uPVC double glazed window to front aspect, radiator, storage cupboard and additional over stairs storage cupboard.

## Bedroom 2

12' 9" max x 7' 6" max (3.88m x 2.28m)

Having uPVC double glazed window to rear aspect, radiator and covered ceiling.

## Bedroom 3

10' 8" max x 11' 7" (3.25m x 3.53m)

Having uPVC double glazed window to the front aspect and radiator.

## Bedroom 4

10' 8" max x 7' 5" max (3.25m x 2.26m)

Having uPVC double glazed window to front aspect, radiator and covered ceiling.

## Bathroom

7' 5" x 4' 4" (2.26m x 1.32m)

Having uPVC double glazed window to rear aspect, heated towel rail, wash hand basin, low level WC, spot lights and panelled bath with shower over.

## Outside

The property sits upon a plot of approximately one acre which is mainly laid to lawn with a Grade II Listed Mill Tower and a range of outbuildings.

## Agents Note

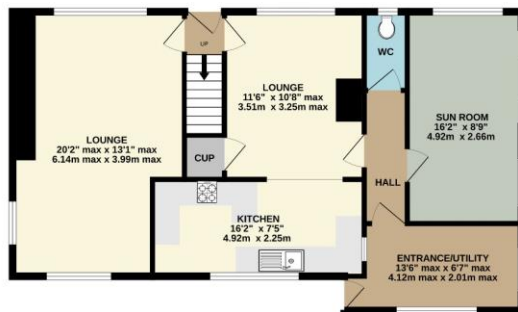
This property has an overage clause linked to this property which limits the mortgage lenders you can use, please enquire for more information.





GROUND FLOOR

1ST FLOOR



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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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