



Glebe Farm, Coleby Road, West Halton, North Lincolnshire DN15 9AN



COMBINING A RESTORED GRADE II LISTED FARMHOUSE WITH A STRIKING BARN CONVERSION AND A SEPARATE TWO-BEDROOM COTTAGE



Glebe Farm is a rare mix of character, space and modern living, set in over five acres on the edge of West Halton with open countryside views and easy access to the Humber Bridge. Inside, the standout 63ft open-plan kitchen, dining and living area is built for family life and entertaining, while six bedrooms, five bathrooms and several reception rooms give plenty of flexibility. Outside, there's extensive parking, garaging for six cars, grazing land and large outdoor seating areas designed to make the most of the setting.

Agent's Perspective

Set on the edge of West Halton with open countryside surrounding it, Glebe Farm offers a huge amount of space, flexibility and character in a setting that feels private while still being well connected.

The Humber Bridge is just over ten minutes away, making it ideal for buyers wanting village living without feeling isolated.

The property sits within grounds of more than five acres and combines the original Grade II Listed farmhouse with a carefully designed barn conversion. The result is a home that keeps the warmth and charm of the original buildings while bringing in modern layouts and finishes that work well for everyday family life.

The main living space is the real centrepiece. A 63ft open-plan dining, living and kitchen area creates a fantastic social space with room for large gatherings, family events or relaxed evenings at home.





A second preparation kitchen helps keep the main area practical as well as stylish.

Across the house there are also four reception rooms, giving buyers plenty of options for home working, playrooms, formal dining or quieter sitting areas.

The main house includes six bedrooms and five bathrooms, all finished to a high standard. The principal bedroom suite stands out with its vaulted ceiling, countryside views, large dressing room and spacious feel.

A major advantage of the property is the separate cottage or annex. With its own entrance, garden and parking, it works perfectly for multi-generational living, visiting family or possible Airbnb income.



The cottage includes a large open-plan kitchen, dining and living area, two en-suite bedrooms, a dressing room and underfloor heating throughout.

Outside, the grounds have been arranged to suit a wide range of lifestyles. There are two separate access points, extensive parking and turning space for larger vehicles or horse boxes, plus garaging for six cars and additional covered parking that could easily be adapted for stabling.

The grazing land will appeal to buyers with equestrian interests or anyone wanting extra outdoor space.

The south and west-facing entertaining areas make the most of the sun throughout the day and create a great setting for outdoor dining and family gatherings.

West Halton itself is a well-placed village with a pub, church and village hall, while Barton-upon-Humber and Scunthorpe provide wider shopping, schools and amenities just a short drive away.

Tenure

The property is freehold.



Council Tax

Council Tax is payable to the North Lincolnshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our ---- office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

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