



Grange Farm, Croxton
£875,000

Grange Farm

Croxton, Ulceby

Striking, colour washed period farmhouse with 3 acre paddock, gardens and extensive parking. Includes separate 2 bed apartment, stores and triple garage. Superbly flexible property. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Traditional Farmhouse with 3 acre paddock
- 17.77m x 8.61m open plan living area and kitchen
- West and south facing grounds.
- Separate 2 bedroom cottage, office and stores.
- Triple garage and extensive parking.
- Ideal for multi-generational living or income potential.





Entrance

A south facing double glazed porch opens to the Hall with central arch, 2 radiators, return staircase with fine , slender spindle balustrade rail and storage cupboard.

Open Plan Living area

58' 4" x 28' 3" (17.77m x 8.61m)

A striking triple aspect social and entertaining space and comprising of:

Lounge/games area

A striking dual aspect room with bi-fold doors to the western terrace and including a central slate clad fireplace with raised hearth and inset cast iron multi-fuel stove and light oak flooring linking through in to the games area with fitted bar with display shelving, cabinets and integrated refrigerator. The seating area opens through to the open plan kitchen/diner.

Kitchen/dining area

13' 4" x 28' 3" (4.06m x 8.61m)

The undoubted social heart of the home with the substantial U-shaped, 10 seat, granite topped island linking the extensive oak style preparation kitchen with the lounge area to ensure that friends and family alike enjoy a warm welcome. In addition to the integrated dishwasher and 6 burner propane fired range there is housing for an American style refrigerator, non-slip ceramic tiled flooring and bi-fold doors to the terrace.

Sitting Room/Bedroom 5

19' 5" x 17' 1" (5.91m x 5.20m)

A generous, south facing bay fronted room with dressed stone fire surround with inset cast iron stove. The room has a variety of uses including a quiet retreat or as an additional, occasional bedroom.



**Laundry**

15' 2" x 5' 5" (4.62m x 1.65m)

Attached to the side with wash hand basin and plumbing for washing machine. Door to Boiler Room (3.76m x 1.73m) with oil fired boiler.

Rear Landing

Balustrade rail, spot lighting and window to the rear.

Family Bathroom

18' 8" x 12' 8" (5.68m x 3.87m)

A most distinctively styled, indulgent room with central, circular spa bath, twin vanity basins close coupled wc and glass mosaic tiled walk-in shower area with floor drain. The room also includes 2 chrome radiators, part sloping ceiling, 2 windows and 2 skylights.

Bedroom 3

14' 1" x 12' 4" (4.29m x 3.75m)

A south facing double room with fitted furniture.

Bedroom 4

10' 3" x 8' 4" (3.12m x 2.54m)

A further south facing room.

Inner Landing

Spot lights and radiator.

GaBedroom 1

14' 10" x 16' 3" (4.53m x 4.96m)

A generous dual aspect double room with high, vaulted and beamed ceiling, fitted wardrobe and French doors opening to a west facing balcony with curving iron railings.

Dressing Room

14' 8" x 11' 1" (4.47m x 3.38m)

Fitted with full height wardrobes to 2 walls together with a dressing table, window, radiator and spot lights.

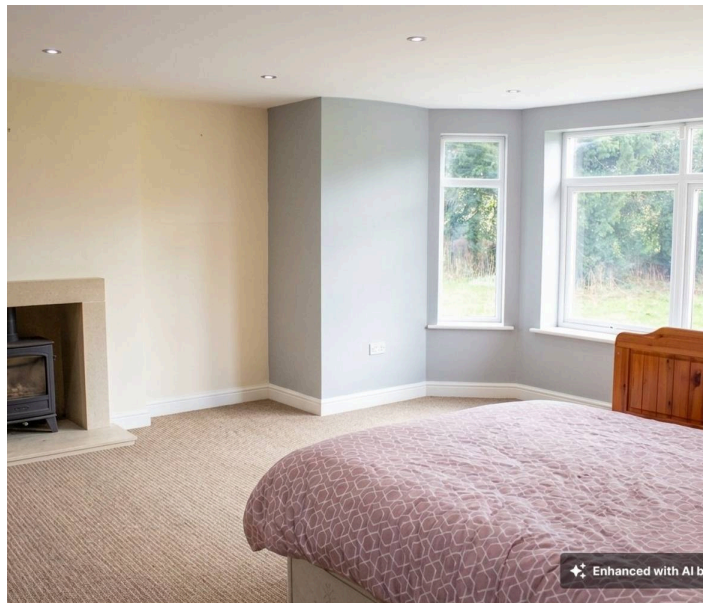
Bedroom 2

14' 9" x 10' 3" (4.50m x 3.12m)

The final, west facing double room with fitted furniture.

Garden

The property is approached over a gated driveway which leads to a substantial reception area and is fronted by walled, flagged terrace ideal for entertaining on those warm summer evenings. The front lawn extends to the side of the home and there is a fenced vegetable garden and a vine covered trellis opens to a mature orchard. OUTBUILDINGS To one side of the reception area there is a range of single storey red brick buildings which comprises of 3 substantial STORES, FARM OFFICE (5.25m x 4.70m) and an adjoining 2 bedroom APARTMENT which could be utilised as a holiday let (subject to the necessary permissions) or for multi-generational living. The property is completed by a block built TRIPLE GARAGE (11.15m x 6.22m). NOTE: The Vendors intend to complete the brick wall to the northern boundary prior to completion. PADDOCK The home benefits from a 3 ACRE (approx) paddock to the east which has its own access from the courtyard reception area.



BUYERS AML FEES AND PRE-PURCHASE CHECKS are required by law to conduct anti-money laundering checks on all those buying a property. These searches are outsourced to a partner supplier HIPLA who will contact you once you have had an offer accepted on a property you wish to buy. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which may be required. A fee of £25 + VAT per purchaser will need to be paid by you in advance of the office issuing a memorandum of sale. We will receive a portion of the fee to cover the administration of this process. We will also require proof of fund availability to purchase the property prior to issuing a memorandum of sale.





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