



Quarry House, Wold Road, Barrow-Upon-Humber, Lincolnshire, DN19 7DQ

FINE & COUNTRY

PRIVATE FAMILY HOME WITH EXTENSIVE SPACE, LARGE WORKSHOP AND GATED SETTING



Set behind electric gates on a plot of around two-thirds of an acre, this spacious home offers up to six bedrooms, three bathrooms and four reception rooms. A large open plan dining kitchen with bi-fold doors opens onto a south-facing rear garden. The property also includes a substantial workshop with excellent potential. Located in Barrow Upon Humber, it is close to local amenities and just 10 minutes from the Humber Bridge.

This is a property that offers far more than first meets the eye. The sense of privacy is immediate as you enter through the gates and follow the long driveway, creating a setting that feels both secure and well removed from the everyday pace. For buyers who value space both inside and out, this home delivers in a way that is hard to match.

The main house is well suited to modern family life, with a flexible layout that can easily adapt over time. The multiple reception rooms allow for a range of uses, whether that's creating dedicated work-from-home space, a playroom, or more formal living areas. The open plan kitchen stands out as a key feature, offering a generous area for cooking, dining and socialising, with a natural connection to the garden that works especially well during warmer months.

What truly sets this property apart is the large purpose-built workshop. At over 1,100 sq ft, it provides an incredible opportunity for those needing workspace, storage or looking ahead to future projects. Subject to the necessary consents, it could be transformed into additional accommodation, leisure space or something entirely bespoke to suit the next owner's needs. This level of flexibility is rarely available and adds real long-term appeal.

The outdoor space complements the house perfectly, with a good-sized plot and a south-facing aspect to the rear, ideal for making the most of natural light throughout the day. The overall setting feels calm and private, while still being within easy reach of the village centre, which offers a great mix of local shops, pubs and everyday essentials.





For buyers looking for a home that combines size, privacy and potential, this is a strong and exciting option with plenty of scope to make it your own.

Tenure

The tenure of 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 D.*

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 Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.



IMPORTANT NOTICE

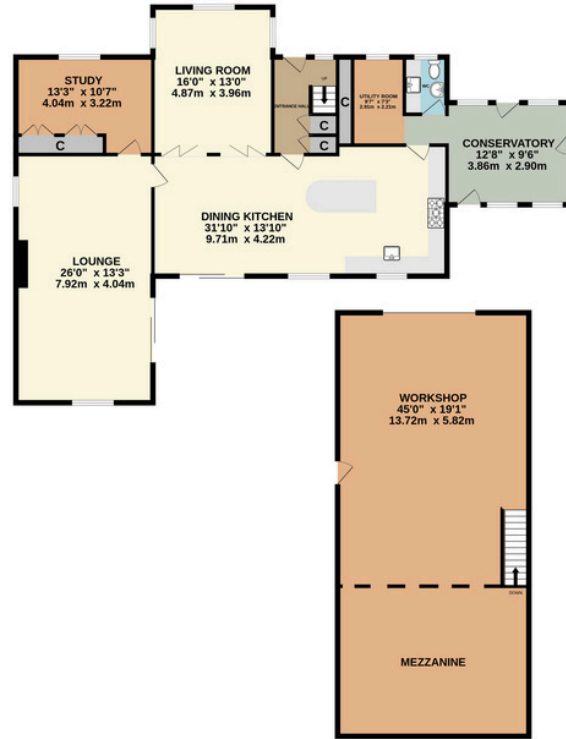
In this listing, some of the property photos have undergone virtual staging to enhance the visual appeal and highlight the full potential of the space. Virtual staging is a digital technique wherein computer-generated furniture, decor, and other elements are added to the images, creating an aesthetically pleasing representation of the property. This process allows potential buyers to envision the possibilities and imagine the furnished layout of the home. While the actual property is vacant and minimally furnished, virtual staging helps bridge the gap between imagination and reality, providing a more compelling presentation of the property's features and potential. It's important to recognise that the virtually staged images are for illustrative purposes only and differ from the current state of the property.

We have NOT modified the physical fabric or fittings of this property.

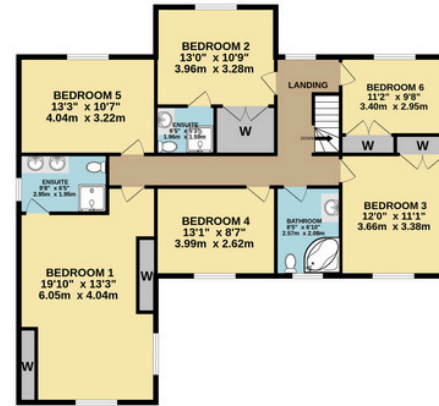
Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



GROUND FLOOR
2475 sq.ft. (229.9 sq.m.) approx.



1ST FLOOR
1381 sq.ft. (128.3 sq.m.) approx.



TOTAL FLOOR AREA: 3856 sq.ft. (358.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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8 Kingston Rd, Willerby, Hull, HU10 6BN

Tel: 01482 420999 E-mail: eastyorkshire@fineandcountry.com

1 Saturday Market, Beverley, HU17 0BB

Tel: 01482 887770 E-mail: eastyorkshire@fineandcountry.com



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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

