

Birchwood House - High Street, Barrow-upon-Humber

North Lincolnshire

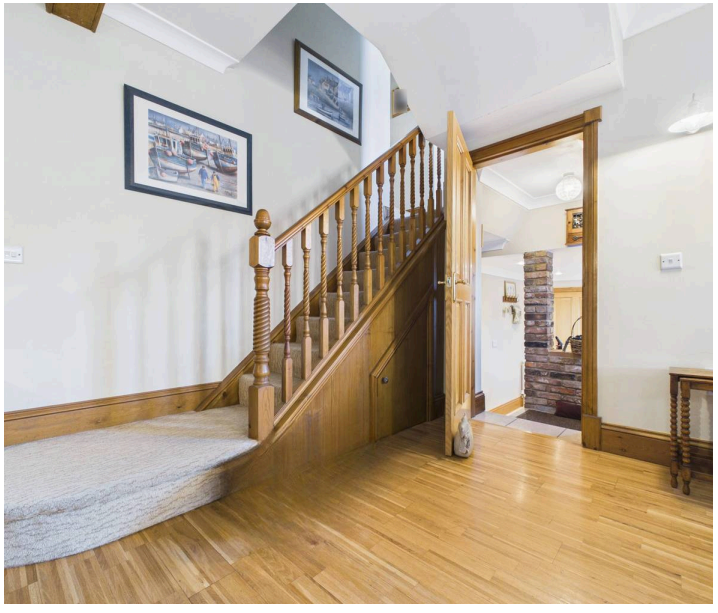
Offers Over £475,000

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Birchwood House - High Street

Barrow-upon-Humber

AN IMPRESSIVE GEORGIAN RESIDENCE DATING BACK TO THE 18TH CENTURY.

This fabulous property is on the market ready for new owners to move in and enjoy this piece.

Upon entering, it opens up with a sitting room room and a cosy lounge, with original period features. Further on, there is an open plan family kitchen. Divided into a living area and a fully equipped kitchen with a dining area. Perfect space to receive or entertain family and guests in. Finished with a downstairs WC and a utility room. Adding convenience and versatility to the property. While the first and second floors offer five spacious bedrooms. With two having en-suites and the rest benefitting from a boutique style family bathroom and a shower room.

Continuing, the rear garden is divided into two "garden rooms". A quaint courtyard with a delightful patio, perfect to entertain guests in. And an enclosed rear garden with flower borders and a spacious gravelled driveway.

Do not hesitate and book your viewing today.

- **Total Floor Area: 151 Square Metres**
- **Sitting Room & Lounge**
- **Open Plan Family Kitchen**
- **Utility Room & WC**
- **Five Bedrooms**
- **Four Bathrooms**
- **Enclosed Rear Garden & Courtyard**
- **Driveway & Garage**
- **Period Property**
- **Village Location**

BROADBAND TYPE:

Standard- 16 Mbps (download speed), 1 Mbps (upload speed),

Superfast- 80 Mbps (download speed), 20 Mbps (upload speed),

Ultrafast- 1800 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.







ENTRANCE
3' 10" x 3' 8" (1.18m x 1.13m)
Entered through a wooden door into the hallway. Door to the sitting room.

SITTING ROOM
14' 9" x 13' 4" (4.50m x 4.06m)
Adam style fireplace surround housing an open flame cast iron fire. Perfect for those cold winter evenings. Wooden sash window to the front elevation.

LOUNGE
14' 9" x 14' 4" (4.50m x 4.38m)
Brick inglenook fireplace with original period features, housing a cast iron stove sitting on a tiled hearth. Wooden sash window to the front elevation.













OPEN PLAN FAMILY KITCHEN:
34' 3" x 14' 1" (10.43m x 4.30m)

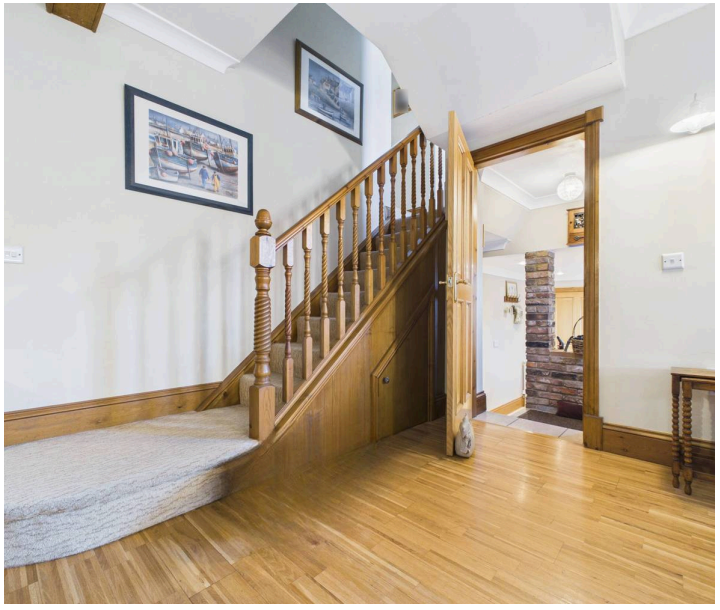
FAMILY AREA
Cast iron stove sitting on a tiled hearth. Great space to relax in or receive guests. Window to the side elevation and a staircase to the first floor accommodation.

KITCHEN
Bespoke range of wall and base units in buttermilk finish with contrasting work surfaces and tiled splashbacks. Inset Belfast sink and drainer with a swan neck mixer tap. Wine cooler and space for a tall fridge freezer. Freestanding range cooker with a gas hob, multiple ovens and an extraction canopy over. Finished with a dining area. Dual aspect with a window to the side elevation and double opening French doors to the rear elevation. Three roof windows flood this space with light.

UTILITY ROOM
6' 4" x 13' 0" (1.92m x 3.95m)
Inset Belfast sink with a mixer tap and a work surface. Plumbing for a washing machine, dishwasher and space for a tumble dryer. Window to the rear elevation and a door to the WC. Further wooden door to the rear elevation.

WC
6' 0" x 4' 0" (1.83m x 1.22m)
Two piece suite incorporating a pedestal wash hand basin with a mixer tap and a push button WC.







FIRST FLOOR ACCOMMODATION:
5' 3" x 12' 2" (1.61m x 3.71m)

PRINCIPAL BEDROOM
14' 6" x 15' 10" (4.41m x 4.82m)
Window to the side elevation and door to the en-suite.

EN-SUITE
3' 5" x 10' 6" (1.05m x 3.20m)
Three piece suite incorporating a shower cubicle with a shower over, pedestal wash hand basin with a mixer tap and a push button WC.

BEDROOM TWO
15' 0" x 14' 4" (4.58m x 4.37m)
Wooden sash window to the front elevation and a storage cupboard.

BEDROOM THREE
9' 3" x 14' 7" (2.83m x 4.44m)
Wooden sash window to the front elevation and door to the en-suite.

EN-SUITE
5' 5" x 6' 2" (1.64m x 1.87m)
Three piece suite incorporating a shower cubicle with a shower over, push button WC and a pedestal wash hand basin with hot and cold water taps. Decorative tiles to the wet areas.

FAMILY BATHROOM
7' 2" x 11' 7" (2.19m x 3.53m)
Four piece boutique style bathroom suite incorporating a clawfoot bathtub with a telephone style shower attachment and a mixer tap, walk-in shower cubicle with a shower over, pedestal wash hand basin with hot and cold water taps and a low flush WC. Window to the rear elevation and decorative wall panelling.







SECOND FLOOR ACCOMMODATION:
5' 1" x 14' 7" (1.54m x 4.44m)

BEDROOM FOUR
14' 10" x 14' 6" (4.51m x 4.42m)
Victorian style cast iron fireplace housing an open flame fire. Handy storage cupboard and a wooden sash window to the front elevation.

BEDROOM FIVE
9' 5" x 14' 2" (2.86m x 4.33m)
Wooden sash window to the front elevation.

SHOWER ROOM
7' 3" x 3' 10" (2.22m x 1.17m)
Three piece suite incorporating a shower cubicle with a shower over, pedestal wash hand basin with hot and cold water taps and a low flush WC. Decorative tiles to the wet areas.











COURTYARD

Fully laid with patio stones and finished with raised flower borders. Gated access to the driveway and rear garden.

REAR GARDEN

Fully enclosed by brick walls and wooden fencing with a manicured lawn and mature trees, shrubbery adorning the boundary.

GARAGE

Single Garage

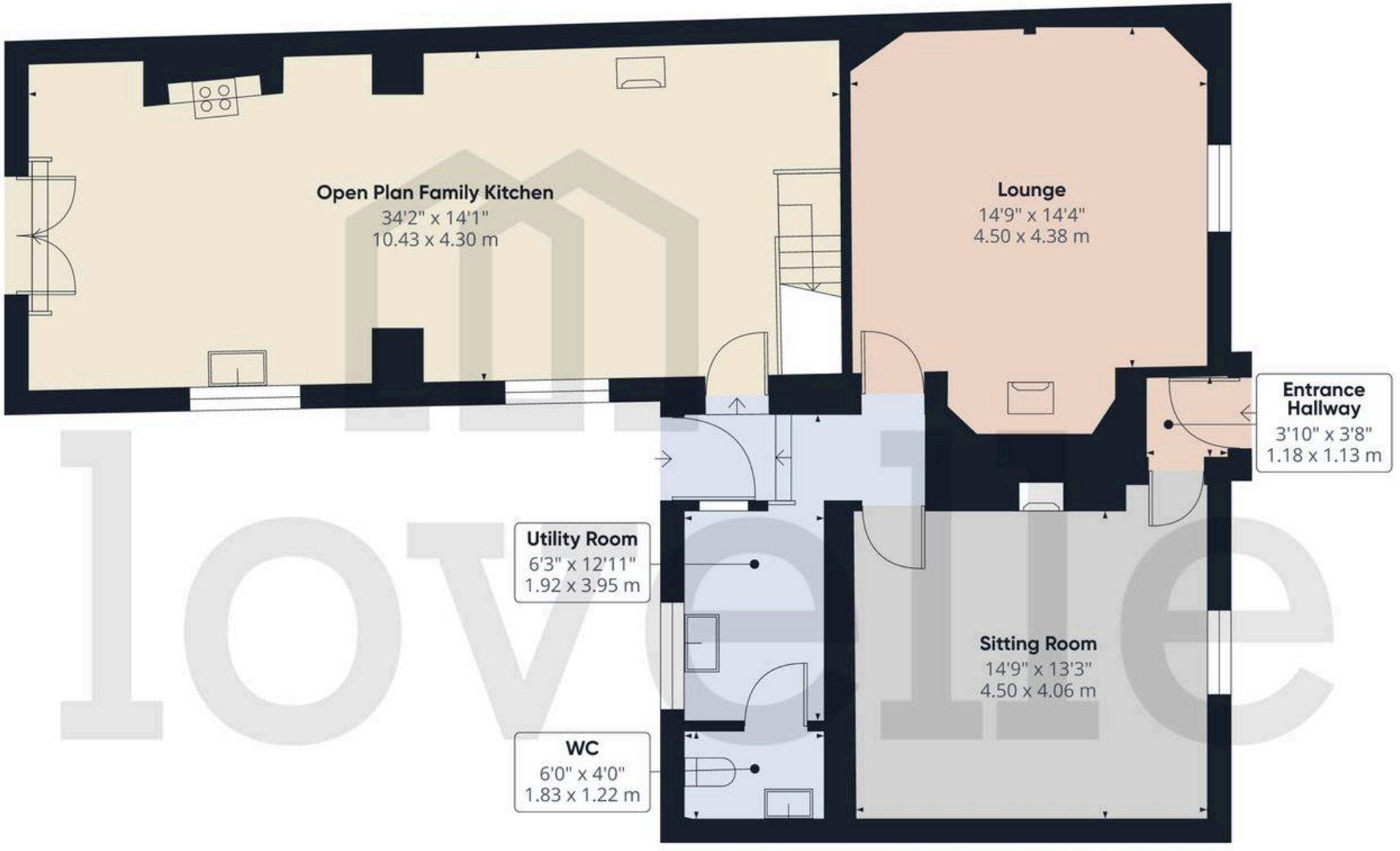
Wooden doors, power and lighting.

DRIVEWAY

2 Parking Spaces

ON STREET

1 Parking Space



Ground Floor

Approximate total area(1)

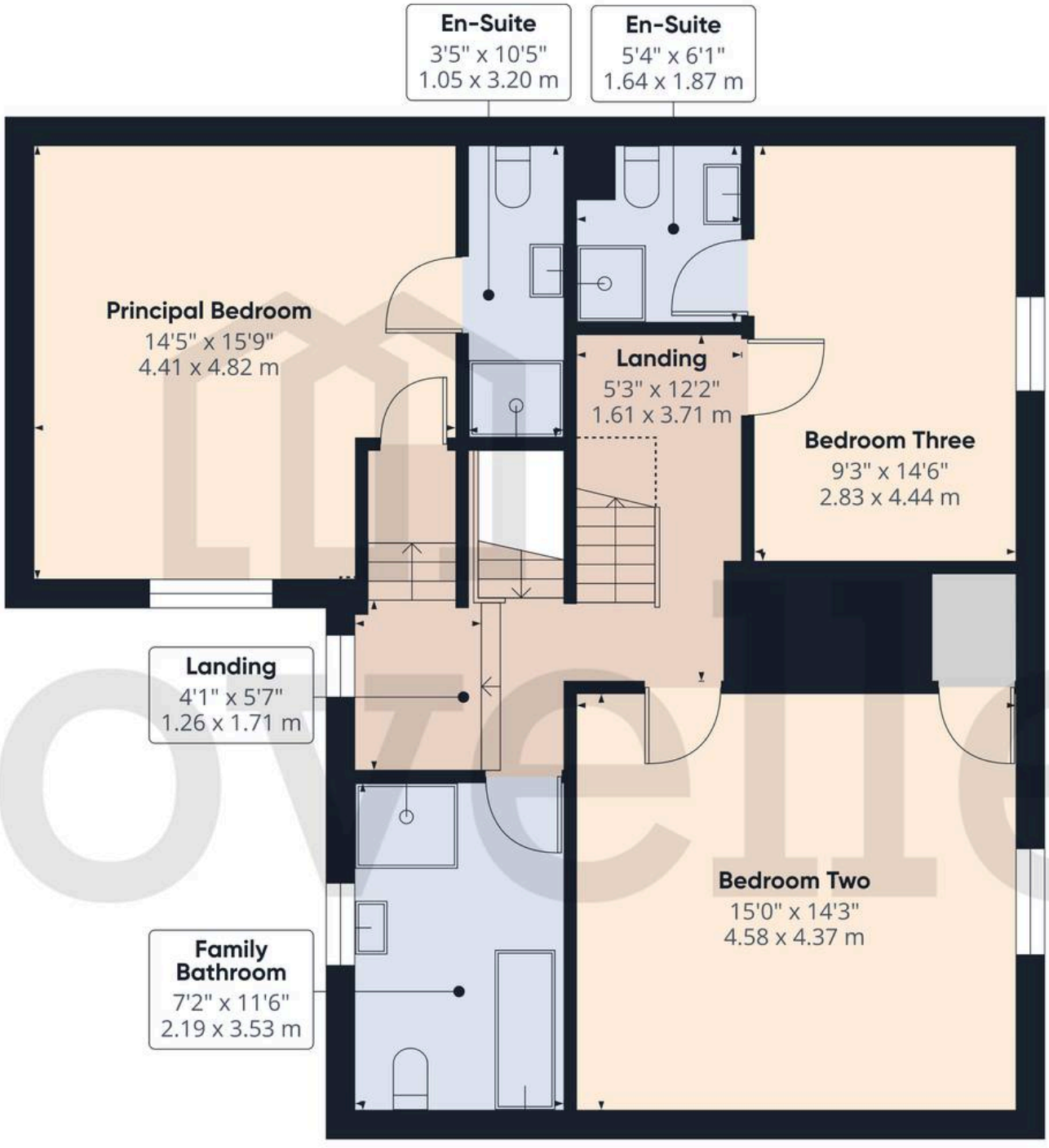
1048 ft²

97.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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Approximate total area(1)

849 ft²

78.8 m²

Reduced headroom

13 ft²

1.2 m²

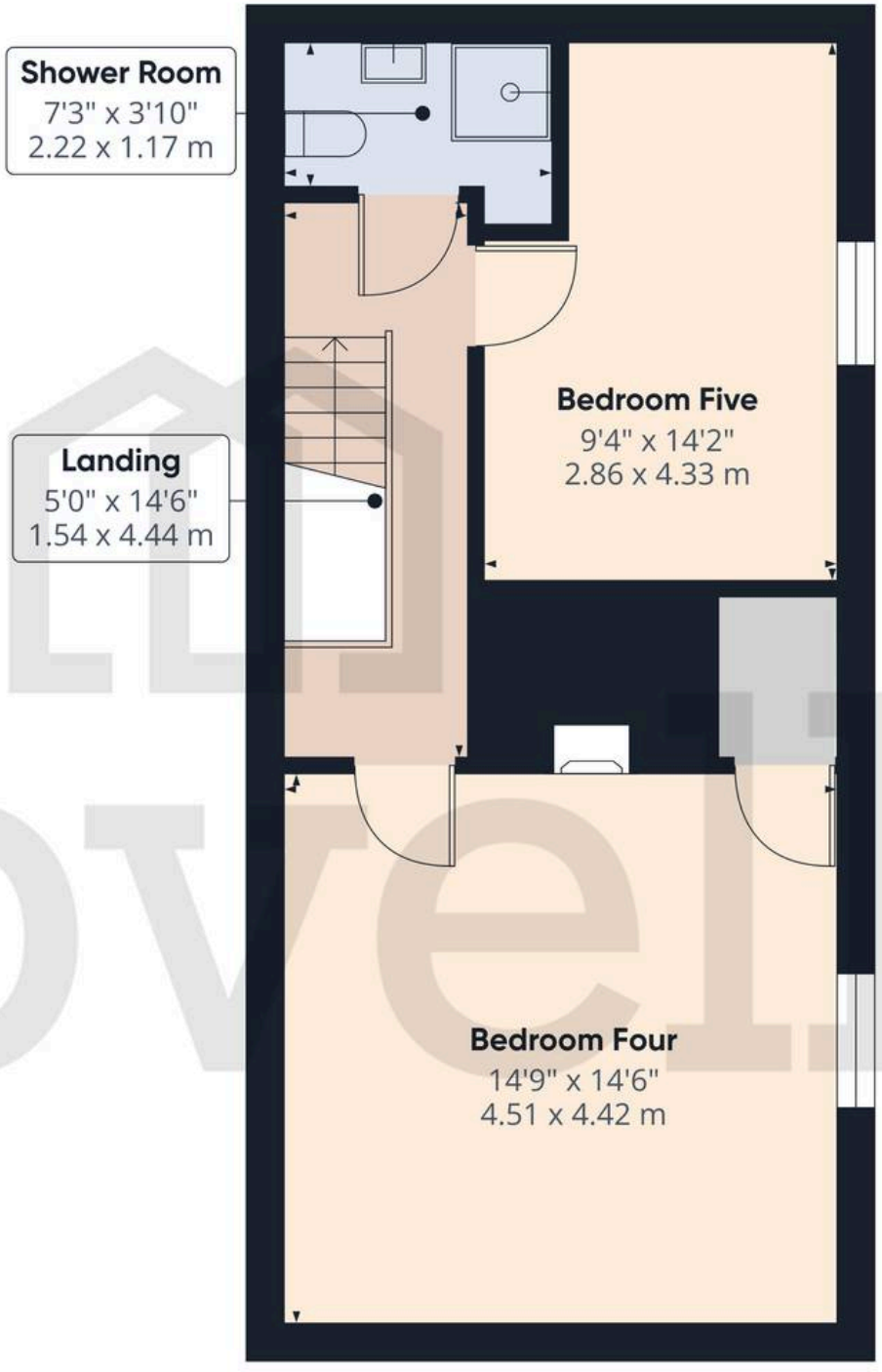
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2

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Approximate total area(1)

435 ft²

40.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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*We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £30.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

Council Tax band: E

Tenure: Freehold

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website https://www.lovelle.co.uk/privacy-policy/ and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



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