10 WEST STREET

BRIGG, DN20 9NY

£365,000

FREEHOLD

A unique three-bedroom detached bungalow occupying a generous corner plot in the popular village of Hibaldstow. The property includes a substantial detached stone-built former garage/workshop of approximately 927 sq. ft., with outline planning permission for the erection of a new dwelling and further potential to convert the existing building, subject to planning permission. Offering three double bedrooms, spacious living accommodation, two bath/shower rooms, owned solar panels, extensive parking, four timber garden sheds and an exciting development opportunity.

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DESCRIPTION

West Street, Hibaldstow

A truly unique opportunity to acquire a spacious three-bedroom detached bungalow occupying a generous corner plot in the popular village of Hibaldstow. Alongside the main residence is a substantial detached stone-built former garage/workshop of approximately 927 sq. ft., offering exciting development potential.

The stone building benefits from outline planning permission for the erection of a new dwelling, while its characterful existing structure may also lend itself to conversion, subject to obtaining the necessary planning permission and consents. This unusual proposition could appeal to developers, multi-generational families or buyers seeking extensive workshop, storage or business space alongside their home.

The bungalow itself offers well-proportioned and versatile accommodation extending to approximately 1,328 sq. ft. A rear entrance leads into the generous kitchen/breakfast room, fitted with an excellent range of contemporary high-gloss units, extensive work surfaces and integrated cooking appliances. There is also ample space for additional appliances and everyday dining.

The impressive lounge extends to approximately 24 feet in length and features a wide front-facing bay window, an attractive fireplace and ample space for a variety of seating arrangements. Glazed doors connect the lounge with the separate dining room, while the conservatory can be accessed directly from both rooms. This light-filled additional reception space overlooks and opens onto the garden.

All three bedrooms are well-proportioned doubles, with bedroom two benefiting from fitted wardrobes. A modern family bathroom features a spa-style bath with shower over, vanity wash hand basin and WC, while a separate shower room provides further convenience.

The property benefits from gas-powered warm-air underfloor heating, together with a separate gas boiler providing the domestic hot water. Owned solar panels offer a further energy-efficient feature.

Outside, the property occupies an established corner plot with gated access and extensive hardstanding providing generous off-road parking. The gardens are enclosed by a combination of walls, fencing and decorative wrought-iron railings, with lawned and block-paved areas offering plenty of space for seating and outdoor enjoyment. Four timber garden sheds provide excellent additional storage.

The substantial detached stone building is currently arranged as a workshop, garage and store and provides approximately 927 sq. ft. of additional accommodation. Full details of the outline planning permission are available upon request, and prospective purchasers should make their own enquiries regarding any proposed development or conversion.

Rarely does a property offering this level of versatility and development potential become available. Viewing is highly recommended to fully appreciate both the bungalow and the possibilities presented by the detached stone building.

Kitchen/Breakfast Room

A spacious and well-equipped kitchen fitted with an extensive range of contemporary high-gloss wall and base units, complementary work surfaces and tiled splashbacks. Integrated cooking appliances are

provided alongside space and plumbing for further freestanding appliances. There is ample room for a breakfast table, with access to the inner hallway and separate shower room.

Lounge
An impressive and generously proportioned reception room extending to approximately 24 feet in length. A wide front-facing bay window allows plenty of natural light, while an attractive fireplace creates a central focal point. Glazed doors connect with the dining room, with further direct access into the conservatory.

Dining Room
A well-proportioned separate dining room with ample space for a family dining table and additional furniture. Glazed doors connect with the lounge, while direct access is also provided into the conservatory.

Conservatory
A bright and versatile additional reception space accessed from both the lounge and dining room. Enjoying windows to multiple aspects and views over the garden, external doors provide direct access outside, making this an ideal place to sit and enjoy the garden throughout the year.

Bedroom One
A well-proportioned front facing double bedroom.

Bedroom Two
A generous double bedroom benefiting from fitted wardrobes, with additional space for further bedroom furniture and a window providing natural light.

Bedroom Three
A well-proportioned double bedroom suitable for use as a guest room, child's bedroom or home office.

Family Bathroom
A modern bathroom fitted with a spa-style bath with shower over, vanity wash hand basin and WC. The room is finished with contemporary tiling, feature wall detailing and a heated towel rail.

Shower Room
A useful additional shower room fitted with a glazed shower enclosure, wash hand basin and WC—ideal for guests and busy households.

Outside
The bungalow occupies a generous corner plot enclosed by walling, fencing and decorative wrought-iron railings. Gated access opens onto extensive hardstanding, providing ample off-road parking for several vehicles. The gardens include lawned and block-paved areas, creating space for outdoor seating, entertaining and general recreation. Four timber garden sheds provide excellent additional storage.

Detached Stone Building
A particularly impressive stone-built former garage extending to approximately 927 sq. ft. and currently arranged as a large workshop, garage and store. The building benefits from outline planning permission for the erection of a new dwelling, while there may also be potential to convert and retain the existing characterful structure, subject to the necessary planning permission, building regulations and other consents.

This substantial building offers a wealth of possibilities and is a defining feature of this highly individual property.

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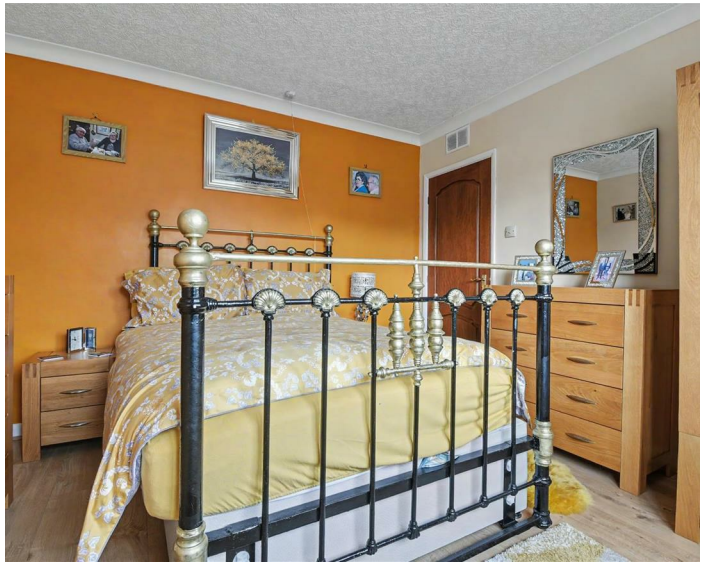
DIET
Fork
Knife



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ADDITIONAL INFORMATION

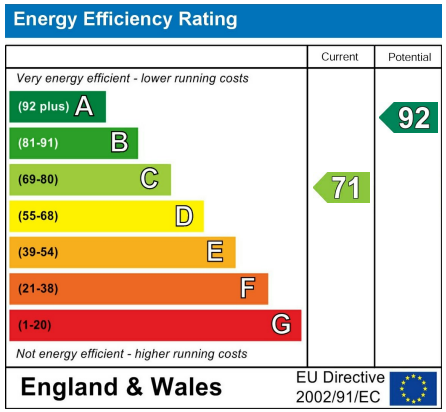
Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 2255.00 sq ft

Tenure – Freehold



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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