





CARR FARM BRIGG ROAD

BRIGG, DN20 9HP

£500,000

FREEHOLD

An exceptional period country home, originally formed from separate cottages and now beautifully combined to create a substantial and characterful family residence, enjoying superb privacy, extensive gardens and uninterrupted countryside views.

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DESCRIPTION

Carr Farm is one of those properties that immediately makes an impression. Set within a wonderfully secluded position on the outskirts of Brigg, this beautiful period home offers generous and versatile accommodation, extensive outdoor space and an abundance of original character.

A sweeping driveway creates an impressive approach to the property and provides extensive off-road parking, continuing towards a substantial detached double garage with adjoining workshop. The grounds even retain the property's original working well — a wonderful feature and particularly useful for keeping the extensive lawns and gardens watered.

Step inside and the heart of this home is undoubtedly the fantastic kitchen, dining and family room. Generous enough to accommodate a ten-seater dining table, this is a superb entertaining space made for large family gatherings and Christmases at home.

The kitchen itself is beautifully appointed with a breakfast bar, double oven and integrated appliances, while a feature log-burning stove brings warmth and atmosphere to the room during the colder months.

For quieter evenings, the forward-facing sitting room delivers everything you would hope to find in a period country property, with a magnificent inglenook fireplace housing a further log-burning stove and an abundance of traditional charm.

Leading from the kitchen is a cleverly positioned home office, where a rear-facing window frames the exceptional countryside views — certainly not a bad backdrop for the working day.

From here, the accommodation continues into the sunroom, providing another relaxing reception space overlooking the grounds. Whether enjoying a quiet morning coffee or opening the space up when entertaining friends and family during the summer, it connects beautifully with the outdoor lifestyle this home offers.

The ground floor also benefits from a full walk-in wet room and an excellent utility room with provision for additional fridge and freezer space, washing machine and tumble dryer. A large sliding wardrobe provides invaluable storage for coats, shoes and everyday family essentials.

Adding yet another dimension to the accommodation is an impressive games and entertaining room, currently arranged with a full-size pool table and bar, with direct access out towards the rear — a fantastic space for parties, teenagers or relaxed evenings with friends.

FIRST FLOOR

The first floor continues to impress.

The principal bedroom enjoys direct access into a beautifully appointed bathroom featuring a contemporary freestanding bathtub and separate walk-in shower. Cleverly designed with access from both the principal bedroom and landing, it can function as a luxurious en-suite while remaining accessible as the main family bathroom.

The guest bedroom is another generous room, complete with two built-in wardrobes and its own en-suite shower room, while bedroom three provides a further comfortable double bedroom.

GARDENS, GROUNDS & OUTBUILDINGS

Outside is where Carr Farm truly comes into its own.

The extensive gardens wrap around the property, creating a wonderful feeling of space, privacy and seclusion, with lawns opening out towards uninterrupted countryside views.

A particularly generous parcel of land extends to the side of the property and incorporates established fruit trees, a polytunnel ideal for growing your own fruit and vegetables, and a selection of useful outbuildings.

The substantial detached double garage and workshop provide excellent space for vehicles, hobbies, storage or

those requiring dedicated workshop facilities.

Private, characterful and incredibly versatile, Carr Farm offers a lifestyle that is becoming increasingly difficult to find — a substantial period family home surrounded by space and countryside, yet conveniently positioned in Cadney on the outskirts of Brigg.

ENTRANCE INTO KITCHEN
Accessed through a uPVC double glazed door with uPVC double glazed windows X 3 to front aspect, inglenook brick fireplace with oak mantle, space for a ten seater dining table, kitchen with wall and base units, timber block worktops, vinyl single drainer sink, integrated dishwasher, eye level fan assisted oven and grill, break fast bar with Neff four ring induction hob having an extractor fan, integrated fridge and freezer and a window seat.

OFFICE
uPVC double glazed window to side aspect.

LIVING ROOM
With a uPVC double glazed bay window to front aspect, inglenook brick fireplace with oak mantle.

UTILITY
With a uPVC double glazed door and uPVC double glazed window to rear aspect, range of wall and base units with timber worktops, vinyl single drainer sink, space for a washing machine and dryer, space for under counter fridge and freezer, wardrobe space with sliding doors.

DOWNSTAIRS SHOWER ROOM
With a uPVC double glazed window to rear aspect, WC, vanity housed hand wash basin and a walk in shower.

SUN ROOM
With uPVC double glazed windows X 2 to rear aspect and uPVC double glazed window to side aspect leading into:-

GAMES ROOM
With uPVC double glazed French doors to rear aspect, uPVC fully glazed door to side aspect, uPVC double glazed windows X 2 to front aspect, loft hatch access, with a built in brick bar having space for pool table.

FIRST FLOOR LANDING
With uPVC double glazed windows X 2 to front aspect and a radiator.

MASTER BEDROOM
With a uPVC double glazed window to rear aspect, radiator and built in wardrobes with sliding doors.

MASTER EN-SUITE/FAMILY BATHROOM
With a uPVC double glazed window to rear aspect, WC, contemporary free standing bath, vanity housed hand wash basin and a walk in shower with rainfall and handheld attachments, chrome towel heater with access from the landing.

BEDROOM TWO
With uPVC double glazed windows to front and rear aspect, radiator and built in wardrobes to the alcoves leading into:-

BEDROOM TWO EN-SUITE
With a uPVC double glazed window to rear aspect, WC, vanity housed hand wash basin and a shower cubicle.

BEDROOM THREE
With a uPVC double glazed window to front aspect, built in wardrobes and a radiator.

EXTERNALLY
The front of the property has a gravelled sweeping driveway providing off street parking for several vehicles, with a lawned garden having a well which leads to a double garage. The rear garden has privet hedging with open views over fields, is laid to lawn with different seating areas, paved patio area with gazebo, extra land with poly tunnels and out buildings.

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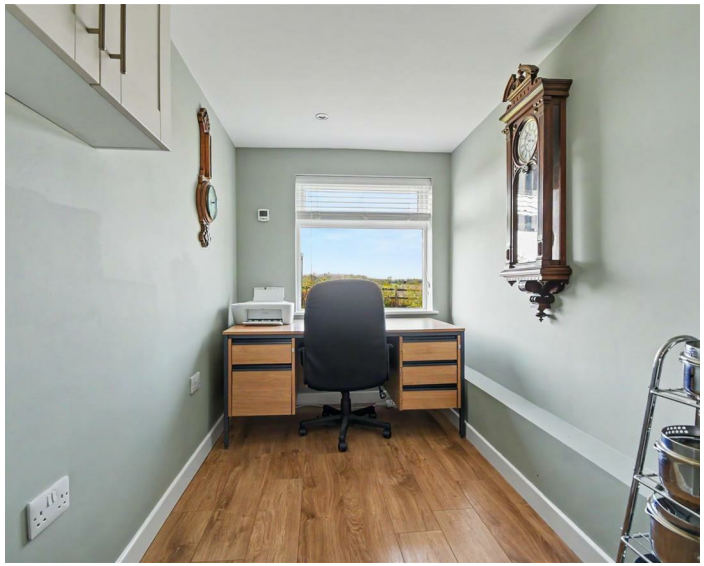












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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 2239.00 sq ft

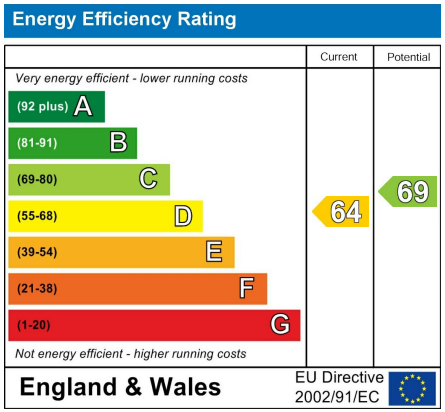
Tenure – Freehold











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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