



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

**HALDENBY HALL, LUDDINGTON, DN17 4QU
ASKING PRICE OF £695,000**





HALDENBY HALL

This charming Grade II Listed Hall dates back to the 17th Century, with attractive 21st Century additions, and enjoys a superb Parkland setting in a secluded position on the edge of the picturesque rural village of Luddington. Conveniently located approximately 10 miles west of Goole, 15 miles north-west of Scunthorpe, and within easy reach of Junction 2 of the M180 motorway, the property offers an enviable blend of privacy and accessibility.

The Hall provides beautifully proportioned accommodation, combining an abundance of Period character with high-quality Contemporary features. The accommodation includes 3 elegant Reception Rooms, an impressive 26' Living Kitchen, 4 Double Bedrooms, and 3 Bathrooms.

Set within delightful Woodland grounds extending to approximately 0.9 Acres, the property offers a rare opportunity to acquire a distinguished Country Residence in an idyllic setting. The spacious accommodation briefly comprises:





GROUND FLOOR

ENTRANCE HALL

Yorkstone floor, radiator, vaulted ceiling and glass floating staircase to the first floor.

SITTING ROOM 16' 6" x 14' 9" (5.03m x 4.5m)

Stone fire surround with recess housing Dog Gate. Beamed ceiling, 2 radiators and oak floor.

DINING ROOM 18' 6" x 13' 3" (5.64m x 4.04m)

Beam to ceiling, radiator, oak floor and French doors leading to the garden.



LIVING ROOM 18' 0" x 17' 3" (5.49m x 5.26m)

Large recess fireplace with oak mantle housing Cast Iron Stove. Beamed ceiling and 2 radiators. Access to CELLARS via stone stairs leading to 2 Cellars.

LIVING KITCHEN 26' 3" x 11' 0" (8m x 3.35m)

Extensive range of units comprising sink unit, base units with worktops, pan drawers and glass fronted display unit. 2 Built in ovens and integrated fridge. Island unit having ceramic hob with extractor over, and breakfast bar. Beam to ceiling, radiator, part Yorkstone floor and French doors to the Patio area.



UTILITY ROOM 9' 3" x 7' 6" (2.82m x 2.29m)

Range of units comprising sink unit, base units with worktops and wall cupboard. Plumbing for auto washer. Oil fired central heating boiler.

CLOAKROOM

White suite comprising low flush WC and hand washbowl. Radiator.

REAR ENTRANCE LOBBY

Radiator and door to the gardens.

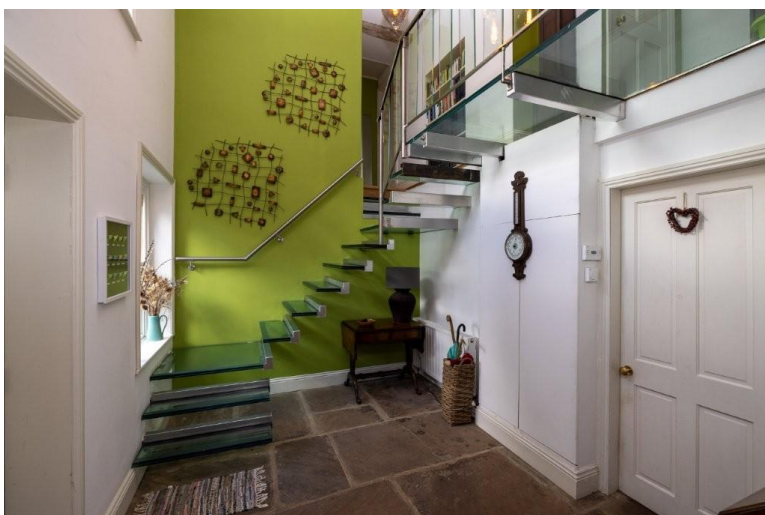
FIRST FLOOR

GALLERIED LANDING

This is approached via the glass floating staircase from the Entrance Hall, and opening from the galleried landing with glass balustrading, radiator, oak floor, airing cupboard housing cylinder are:

MASTER BEDROOM 18' 0" x 13' 3" (5.49m x 4.04m)

Radiator and leading to:





ENSUITE BATHROOM 10' 6" x 7' 6" (3.2m x 2.29m)

White suite comprising contemporary free standing bath, twin washbasins, low flush WC with concealed cistern and walk in shower.

DRESSING ROOM 9' 9" x 8' 9" (2.97m x 2.67m)

Fitted hanging space and shelves. Radiator.

GUEST BEDROOM 19' 3" x 17' 6" (5.87m x 5.33m)

2 radiators and leading to:

ENSUITE SHOWER ROOM 9' 9" x 6' 3" (2.97m x 1.91m)

White suite comprising shower cubicle, vanity washbasin and low flush WC. Radiator and ceramic tiled floor.

BEDROOM 17' 0" x 15' 6" (5.18m x 4.72m)

Vaulted ceiling with exposed trusses, 2 radiators, and pine floor.

BEDROOM 13' 3" x 12' 0" (4.04m x 3.66m)

Radiator.

HOUSE BATHROOM 11' 6" x 6' 6" (3.51m x 1.98m)

White suite comprising panelled in bath, hand washbowl, low flush WC and shower cubicle. Contemporary radiator, and radiator.

OFFICE 6' 0" x 6' 0" (1.83m x 1.83m)

Fitted desk.

TO THE OUTSIDE

Oak framed OPEN GARAGE 17' 9" x 17' 6"

Surrounding mature GARDENS extending to approximately 0.9 Acres.

The Hall is access via a Right of Way over the track from Garthorpe Road which is a local Highway Authority maintained roadway.

SERVICES

It is understood that mains water and electricity are laid to the property with drainage to a Septic Tank. There is oil fired central heating to radiators.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the Council Tax Banding for the property is currently being reassessed and then will be payable to North Lincolnshire Council.





VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO₂) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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