



1 HALL FARM COTTAGES HIGH STREET SCUNTHORPE, DN15 9AL

£225,000
FREEHOLD

A beautiful two-bedroom semi-detached cottage in the idyllic village of Coleby, offering approximately 1,030 sq ft of characterful accommodation. Featuring a spacious lounge with log-burning stove, kitchen diner, light-filled garden room, utility and ground-floor WC, together with two generous bedrooms, solar panels, electric heating, private gardens, open field views, driveway and detached garage. Offered with no onward chain.



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DESCRIPTION

Hall Farm Cottages, Coleby

A beautiful two-bedroom semi-detached cottage, enjoying an idyllic rural setting in the sought-after village of Coleby, with charming character features, generous gardens and wonderful open field views to the rear. Offered for sale with no onward chain, this delightful home provides approximately 1,030 sq ft of well-proportioned accommodation, together with solar panels, electric heating, a private driveway and detached single garage.

Step inside through the front entrance into a spacious and welcoming lounge, featuring a superb brick fireplace with inset log-burning stove, traditional tiled flooring and useful built-in storage. This comfortable reception room perfectly captures the warmth and character of the cottage.

The kitchen diner offers plenty of space for both cooking and dining, with a range of fitted units, wooden work surfaces, tiled splashbacks and an integrated oven. Exposed ceiling beams and traditional tiled flooring add further character, while the dining area provides an inviting space for everyday meals and entertaining.

Leading from the kitchen diner is a wonderful garden room, filled with natural light from windows along two sides and French doors opening directly onto the garden. This versatile second reception room is ideal for relaxing, dining or simply enjoying the peaceful garden outlook throughout the seasons.

A separate utility room provides additional storage and space for laundry appliances, with access to a convenient ground-floor WC.

To the first floor are two attractive and well-proportioned bedrooms. The generous principal bedroom benefits from built-in storage, while both bedrooms feature decorative cast-iron fireplaces which provide a lovely reminder of the cottage's history. Completing the accommodation is a stylish and spacious bathroom fitted with a traditional suite comprising a panelled bath, separate shower enclosure, vanity wash hand basin and WC.

Outside, the property enjoys gardens extending around the front, side and rear, offering a good degree of privacy and plenty of space for relaxing, gardening and outdoor entertaining. The established planting, mature hedging and open field views beyond create a wonderfully peaceful setting.

To the rear is a private driveway providing off-road parking and access to the detached single garage. A timber garden shed offers further useful storage.

Coleby is a picturesque rural village surrounded by beautiful North Lincolnshire countryside, offering a peaceful village lifestyle while remaining conveniently positioned for nearby towns and amenities. The property is also well placed for access to the A15 and Humber Bridge, making it ideal for those commuting to Hull and the surrounding areas.

Offered with no onward chain, this charming cottage presents a wonderful opportunity for first-time buyers, downsizers or anyone dreaming of a characterful home in an idyllic countryside setting.

Driveway, Detached Garage And No Onward Chain

The property is entered into an entrance lobby with door opening into the lounge, and access to the staircase leading to the first floor.



Lounge

A spacious and characterful main reception room featuring a brick fireplace with inset log-burning stove and timber surround. Traditional tiled flooring, a front-facing window, built-in shelving and useful storage complete this welcoming living space.

Kitchen Diner

A charming country-style kitchen diner fitted with a range of wall and base units, wooden work surfaces and tiled splashbacks. There is an integrated oven, space for additional appliances and ample room for a dining table and chairs. Exposed ceiling beams and traditional tiled flooring add to the cottage character, with access leading through to the garden room.

Garden Room

A superb additional reception room enjoying an abundance of natural light from windows along two sides. French doors open directly onto the garden, creating an excellent connection between the indoor and outdoor spaces. Perfect as a second sitting room, dining room or peaceful place from which to enjoy the garden outlook.

Utility Room

Providing useful additional storage, fitted units and work surfaces, together with space and plumbing for a washing machine. A door provides access to the outside.

Ground-Floor WC

Conveniently positioned off the utility room and fitted with a WC and wash hand basin.

First-Floor Landing

Providing access to both bedrooms and the family bathroom.

Bedroom One

A generous principal bedroom with a front-facing

window, built-in storage cupboard and a charming decorative cast-iron fireplace.

Bedroom Two

A well-proportioned second bedroom featuring exposed wooden flooring, a rear-facing window and a beautiful decorative cast-iron fireplace.

Bathroom

A stylish and spacious bathroom fitted with a traditional panelled bath, separate shower enclosure, vanity wash hand basin and WC. Finished with attractive panelling and a rear-facing window providing natural light.

Outside

The cottage stands within established gardens extending around the front, side and rear. Mature hedging and planting provide privacy, while the rear garden enjoys a delightful open outlook across neighbouring fields. The gardens offer plenty of room for seating, entertaining and further landscaping, with a timber shed providing useful storage.

Driveway And Garage

A private driveway to the rear provides off-road parking and leads to a detached single garage, offering secure parking or additional storage.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1030.00 sq ft

Tenure – Freehold





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Approximate Gross Internal Floor Area : 95.70 sq m / 1030.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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