

Buy. Sell. Rent. Let.

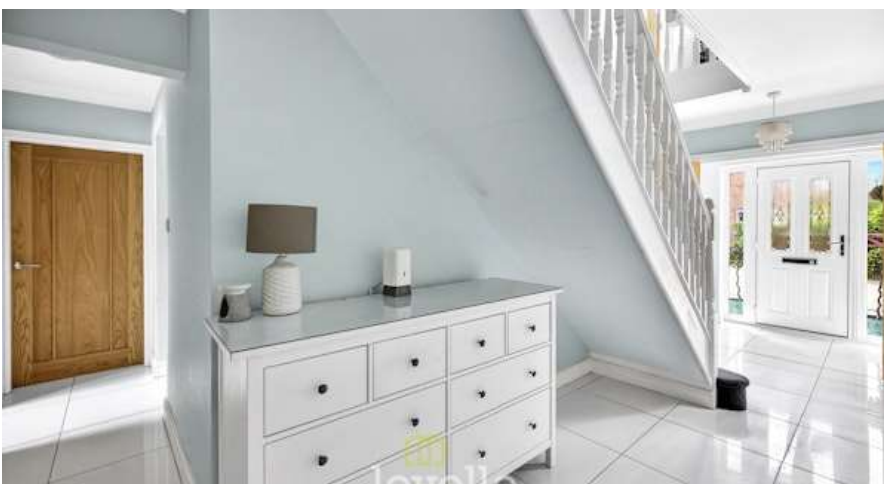


## Beck Farm Mews, Barnoldby Le Beck



When it comes to  
property it must be

  
lovelle



**£549,950**



This immaculate, executive four-bedroom detached house sits on a generous 0.4-acre plot (sts) at the end of a quiet cul-de-sac in a prestigious village, offering luxurious and flexible living space, stunning woodland views, modern amenities, and exceptional privacy—ideal for discerning families seeking an idyllic village home.

### Key Features

- Executive Detached House
- Four Bedrooms & Three Bathrooms
- Two Reception Rooms & Living Kitchen/Diner
- Substantial Plot (0.4 acre sts)
- Large Driveway & Double Garage
- Oil Central Heating & uPVC Double Glazing
- EPC rating C
- Tenure: Freehold





**\*\*NO CHAIN\*\*** Presenting an exceptional opportunity to acquire an immaculate executive detached house, perfectly situated within the prestigious village of Barnoldby le Beck, nestled at the end of a peaceful cul-de-sac. This substantial property enjoys a generous 0.4-acre plot (sts) that backs onto tranquil, mature woodland, offering an idyllic backdrop and enviable privacy. The location is highly sought after, with easy access to the vast range of excellent amenities at the neighbouring village of Waltham.

Upon entering, you are welcomed by an impressive hallway adorned with striking white tiled floors, seamlessly extending through to the heart of this home - the meticulously appointed kitchen. Off the hallway, a practical cloakroom with wc and sink caters to the needs of guests and family alike. The first-floor landing is notably spacious and provides an ideal area for a study space, perfect for those seeking to work from home.

The flexible layout comprises three generous reception rooms, each thoughtfully designed for both relaxation and entertaining. The elegant lounge features dual aspect windows, flooding the space with natural light, and a charming log burner, creating a cosy atmosphere. The snug boasts direct access to the garden, ideal for peaceful mornings or evening retreats. The family room, open plan from the kitchen, showcases a freestanding multi-fuel stove and offers further access to the garden via sliding doors.

The impressive kitchen exudes contemporary style with modern units, a central island, and integrated appliances including a microwave, double oven, hob, dishwasher, and fridge. The kitchen opens onto an informal dining area and seamlessly transitions to the family room. For added convenience, a separate utility room is provided.

Accommodation comprises four spacious double bedrooms, ideally suited for families. The master bedroom benefits from an en-suite with a stunning suite, and features a private balcony overlooking the beautiful surrounding landscape. The second double bedroom also offers an en-suite and built-in wardrobes, while the third bedroom includes built-in storage. The main family bathroom features a luxury suite with a free-standing bath, shower, sink, and wc, affording a spa-like experience.

Externally, the property boasts a large driveway and double garage, as well as an EV charger. The rear garden provides direct access to the bordering woodland, offering a peaceful sanctuary to enjoy outdoor living. Spread across the entire width of the property is a patio area that lends itself to entertaining.

With uPVC double glazing, oil central heating, this superb home blends luxury, comfort, and convenience - truly ideal for discerning families seeking their perfect village residence.

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

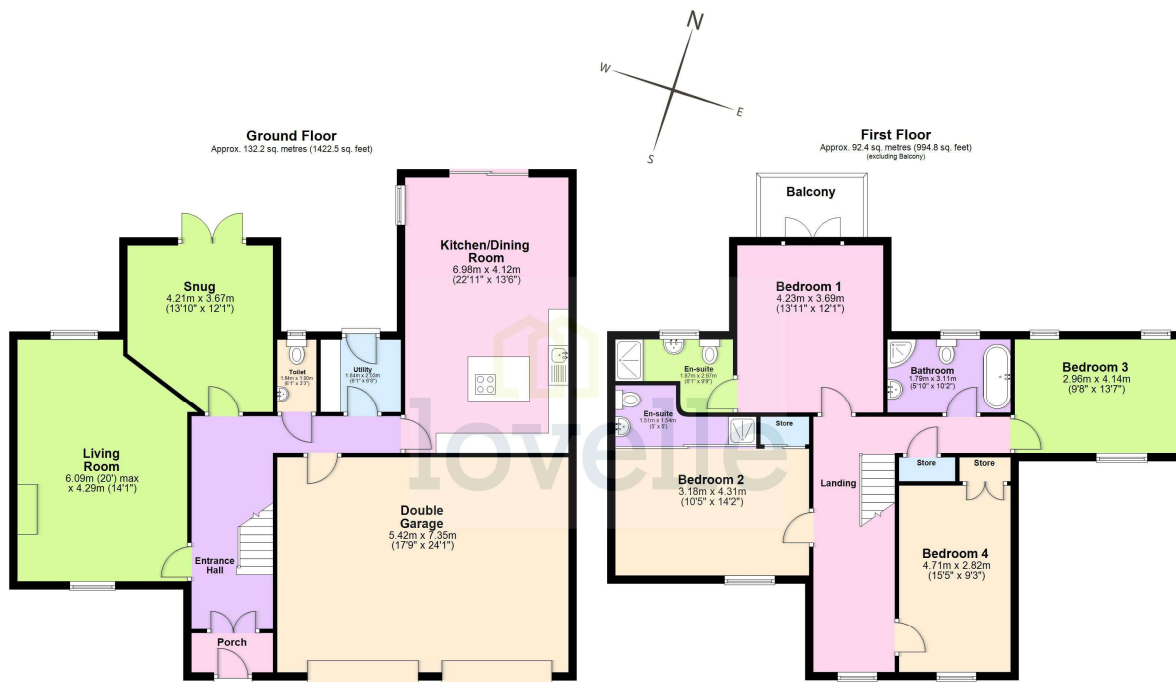
## Mobile and broadband

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.









Total area: approx. 224.6 sq. metres (2417.3 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.  
Plan produced using PlanUp.



When it comes to **property**  
it must be

**lovelle**

01472 251918

grimsby@lovelle.co.uk

