



Ancholme House, 19 Main Street, Horkstow, DN18 6BH



## STUNNING FIVE BEDROOM COUNTRY HOME WITH ORANGERY AND PANORAMIC VIEWS



This stunning individual property has been exclusively designed and crafted by a locally renowned builder from Horkstow itself.  
A warming home that encompasses the very heart of this stunning Wolds Village to include a beautiful Lincolnshire gable.

Each living space is designed with the extraordinary countryside views in mind and all being of substantial proportions, to create the ideal space for entertaining or practical family living.

The whole plot flows beautifully with gardens surrounding all sides and a detached two storey double garage.

Outside, the garden is private and includes raised beds for growing fresh produce, while the DOUBLE GARAGE with loft space adds practicality.

#### FROM THE AGENT'S PERSPECTIVE

On entering Ancholme House you are immediately greeted by a spacious hallway with three reception rooms, kitchen and cloakroom leading from it.

Moving through the kitchen to the rear of the property a stunning ORANGERY allows any visitor to fully appreciate the panoramic countryside views, that no photograph can justify.





Being spread over the first and second floor, all five bedrooms are of double size, with the penultimate surprise being the master suite to the top floor.

Horkstow is a highly regarded North Lincolnshire Village, giving a rural lifestyle with easy transport links to both Market Towns of Brigg, Barton upon Humber and a ten minute drive to the Humber Bridge and the A180. The ease of commuting is really second to none.

**FROM THE SELLER'S PERSPECTIVE**  
We've loved living in this house since it was built, and it's been a wonderful home for our family.



The space has been perfect for hosting friends and neighbours, whether it's a dinner party in the dining room or relaxing in the orangery as the sun sets.

The master bedroom on the top floor feels like a private retreat, with its ensuite and stunning views through the Velux windows.

The garden has been a joy to maintain, especially the raised beds where we've grown our own fruits and vegetables. It's private and not overlooked, which makes it feel like our own little oasis.

The double garage has been incredibly useful, and the loft space above provides extra storage.

Living in Horkstow has been a pleasure – the village is quiet and friendly, and the views across the countryside are something we'll miss.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the North Lincolnshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*



## Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings

Strictly by appointment with the sole agents.

## Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.

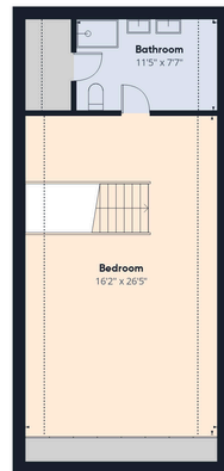




Ground Floor Building 1



First Floor Building 1



Second Floor Building 1



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To find out more or to arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

