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34 Cromwell Road
Cleethorpes
DN35 0AW

Offers in the Region Of £595,000

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Property Description

Crofts Estate Agents are delighted to present Ryehill — an impressive and highly individual 1937 Art Deco family residence occupying a superb corner position on the highly desirable Cromwell Road in Cleethorpes. Believed to have been originally constructed for one of the directors of the renowned local building company Wilkinson and Houghton Ltd, this rather special detached home retains a wealth of authentic architectural character. From its distinctive wooden shingle-clad first-floor elevation and castellated parapets to the basketwork pattern lintels and quadrant-shaped entrance lobby, there is always something to catch the eye and set it apart from its neighbours. Properties of this size, position and potential are rarely offered for sale in this sought-after location. Offering an exceptional amount of accommodation and generous gardens, Ryehill provides the perfect blank canvas for a new owner to modernise and personalise, creating a truly outstanding long-term family home. The ground floor is particularly impressive. A breathtaking wood-panelled reception hall with mezzanine gallery landing sets the tone, leading to a versatile arrangement of rooms including a grand drawing room with classic mahogany fire surround and semi-circular bay, a main lounge with French doors opening onto the rear garden, a combined sitting/dining room, a delightful

conservatory, a large study/office, and a comprehensively fitted dining kitchen with chestnut units, pale grey worksurfaces and Neff appliances. A utility room and useful cloakroom complete the ground floor accommodation. At first floor level, a particularly substantial central galleried landing provides access to four well-proportioned double bedrooms (three with double-aspect windows for maximum natural light). One bedroom features a concealed vanity handbasin — an early forerunner to en-suite facilities — while the family bathroom is complete with a sunken bath, quadrant shower and original tiling. There is also a separate WC, and a pull-down ladder gives access to a spacious standing room loft providing excellent storage. Ryehill benefits from gas central heating, uPVC double glazing and a security alarm system, and is adjoined by an excellent-sized garage with sliding doors and internal access to the house. The outside space is one of the property's major attractions. Occupying a substantial corner plot, the front garden is wonderfully mature and well screened from Cromwell Road by established shrubs and trees, creating a good degree of privacy. A driveway provides off-road parking and leads to the garage, while a wider-than-expected side garden adds further appeal. The superb rear garden offers a generous rectangular lawn, a sunken paved area with pond, and

beds and borders replete with established shrubs, plants and flowers — a wonderful private setting for family life and entertaining. Subject to the necessary planning permissions, there is also the exciting possibility of creating a second driveway from Howlett Road to further enhance parking provision. The facilities of the popular resort of Cleethorpes are within easy reach, with the sea front just a few hundred metres away at the eastern end of Cromwell Road. Shopping, bars and restaurants on St Peters Avenue and the Kingsway, together with regular bus services, complete the convenient location. This is a rare opportunity to acquire a substantial and highly characterful family home on one of Cleethorpes' most desirable roads — offering space, privacy, architectural interest, an exceptional plot and enormous potential. Early viewing is strongly recommended to fully appreciate the scale, position and possibilities that Ryehill has to offer.

Entrance Lobby

Offering entry door to the front elevation and an inner door through to the beautiful hallway.

Reception Hallway

An impressive entrance hallway of considerable character, featuring extensive original wood panelling, a graceful curved staircase with solid timber handrail, and polished wooden flooring. Glazed internal doors with period detailing, built-in storage cupboards, and a large wall mirror complete this welcoming space, which sets the tone for the rest of the property.

Lounge

18' 10" x 13' 11" (5.74m x 4.24m)

An impressive and generously proportioned reception room offering an excellent sense of space and an abundance of natural light. The room features a characterful fireplace with attractive surround and contrasting hearth, creating an appealing focal point, together with a range of windows overlooking the rear/side gardens. French doors provide direct access to the garden, while the generous proportions offer ample space for a variety of furniture arrangements. Finished with decorative wall panelling, ceiling coving, fitted shelving and a radiator, this is a particularly comfortable and welcoming principal reception room.

Living/Dining room

13' 11" x 14' 11" (4.24m x 4.55m)

A bright and generously proportioned rear living/dining room, offering an excellent space for both relaxing and entertaining. The room is filled with natural light from the extensive glazed windows and French doors, which provide attractive views over and access to the rear garden. The living area features an attractive timber fireplace with a traditional surround, complemented by a patterned carpet and period-style décor. The dining area provides ample space for a large table and chairs, making this a versatile room ideal for family gatherings and entertaining. The combination of generous proportions, excellent natural light and direct garden outlook makes this a particularly appealing reception room.

Drawing room

23' 0" x 15' 5" (7.01m x 4.69m)

An elegant and generously proportioned drawing room featuring a striking bay window that floods the space with natural light, original herringbone parquet flooring, and a period fireplace with decorative tiled surround. High ceilings and refined architectural detailing create a formal yet welcoming atmosphere, ideal for entertaining.

Office/Study

7' 10" x 19' 11" (2.39m x 6.08m)

A versatile office or study room benefiting from multiple windows that provide excellent natural light and pleasant outlooks. The room offers ample space for a desk and extensive shelving or storage, making it ideal as a home workspace or additional reception room. Central heating radiator.

Conservatory

7' 3" x 13' 1" (2.20m x 4.00m)

A charming conservatory with a glazed roof and large windows, creating a light and airy space that enjoys an attractive outlook over the garden. Exposed brickwork and a mature climbing grapevine add character, while the tiled floor provides a practical surface for year-round enjoyment.

Kitchen/Dining room

14' 5" x 12' 6" (4.40m x 3.80m)

A spacious and well-equipped kitchen fitted with an extensive range of wooden wall and base units with complementary worktops and tiled flooring. Multiple windows provide excellent natural light, while the central space comfortably accommodates a dining table and chairs. A sink with mixer tap and ample storage complete this



practical family kitchen. Integrated hob and double oven. Central heating radiator.

Utility room

10' 6" x 6' 7" (3.20m x 2.00m)

A practical utility room with fitted worktops, base units and a stainless steel sink. The space benefits from a ceiling-mounted drying rack, tiled flooring and an external door providing convenient access to the garden. Multiple windows ensure good natural light. Plumbing for washing machine and dishwasher. Space for a tumble dryer.

Cloakroom

5' 9" x 3' 8" (1.74m x 1.11m)

A convenient cloakroom comprising a white pedestal wash-hand basin and separate close-coupled WC. The room features part-tiled walls with a contrasting border, a patterned tiled floor, and a window providing natural light.

Galleried Landing

A spacious galleried landing with a distinctive curved wooden balustrade, continuing the period character of the hallway below. The area is carpeted and benefits from natural light through several windows, with good sized Central heating radiator. Good sized airing cupboard housing the hot water cylinder. Loft access with

pull down ladder gives access to the large standing room boarded out loft space .

Bedroom 1

13' 11" x 14' 11" (4.24m x 4.55m)

A well-proportioned double bedroom with attractive floral wallpaper and red carpeting. Two windows to the rear and one to the side provide good natural light and outlooks, creating a bright and comfortable space. Central heating radiator. Concealed wash basin set in a cupboard

Bedroom 2

14' 0" x 13' 11" (4.26m x 4.25m)

Two double glazed windows to the rear elevation and one to the side. Central heating radiator.

Bedroom 3

14' 6" x 12' 6" (4.42m x 3.80m)

Central heating radiator and a double glazed window to the front and side elevations.

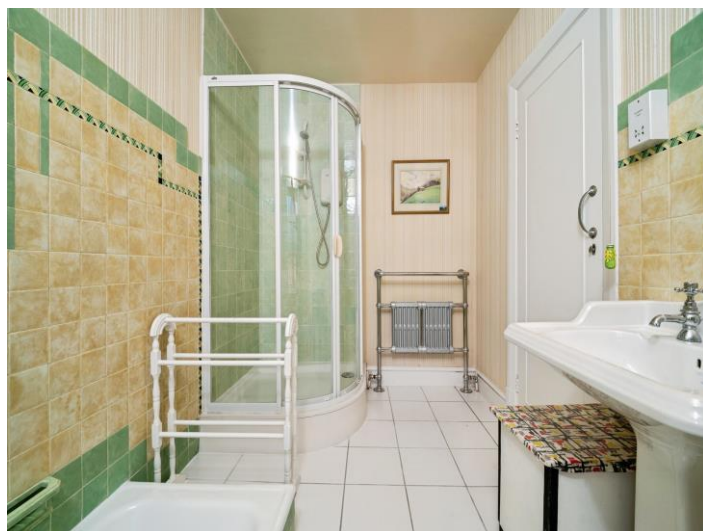
Bedroom 4

10' 5" x 10' 5" (3.18m x 3.18m)

Double glazed window to the front. Central heating radiator.

Bathroom

6' 7" x 10' 6" (2.00m x 3.20m)



The family bathroom is equipped with a part sunken bath, corner shower cubicle, pedestal wash hand basin and w.c. Double glazed window. The walls are part-tiled in complementary beige and green tones, with a white tiled floor. Central heating towel radiator.

WC

2' 7" x 5' 3" (0.80m x 1.60m)

A separate W.C. with a white close-coupled toilet, part-tiled walls and a distinctive circular window. The room features complementary tiling and wallpaper, providing a practical and private facility.

Garage

19' 0" x 16' 5" (5.80m x 5.00m)

An attached garage creating either internal parking or ample storage.

Outside

To the front, the property is set behind a low brick wall with wooden fencing and gates, offering a degree of privacy from the road. Mature trees, including a distinctive copper beech, and established shrubs frame the house and create an attractive approach. The rear garden is a particular feature — a generous lawned area enclosed by mature trees, hedging and shrubs that provide excellent privacy and seclusion. The garden enjoys a sunny aspect and offers ample space for outdoor living, with direct access from the house via French doors and the conservatory. The garden also offers a Mediterranean styled sunken garden along with a lovely wildlife pond both creating pleasant focal points to the garden. To the rear of the garden it may be subject to permissions be able to create another driveway from Howlett Road for those wishing to do so enabling parking for a motorhome or similar.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

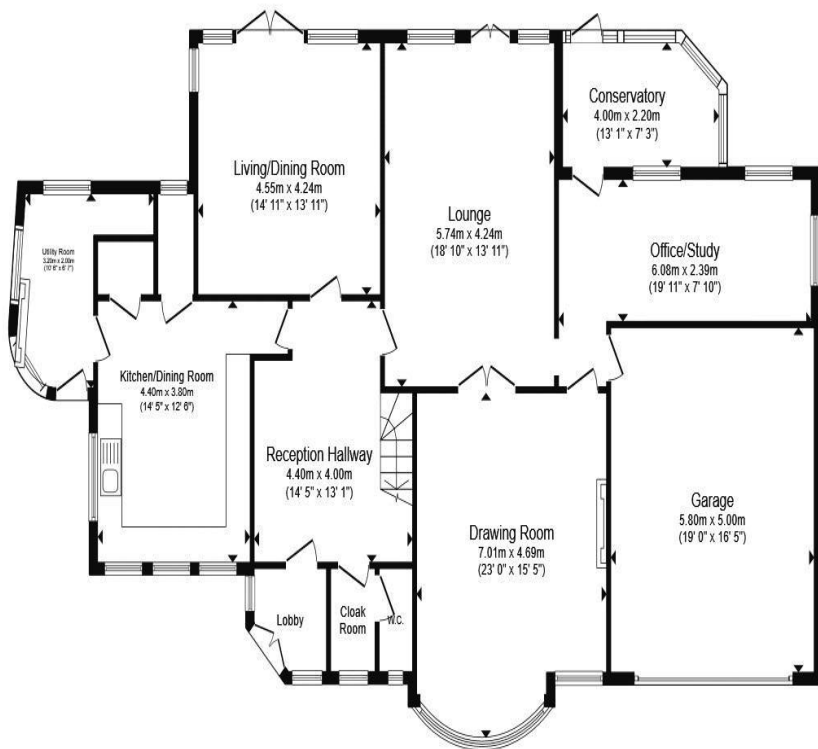
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service



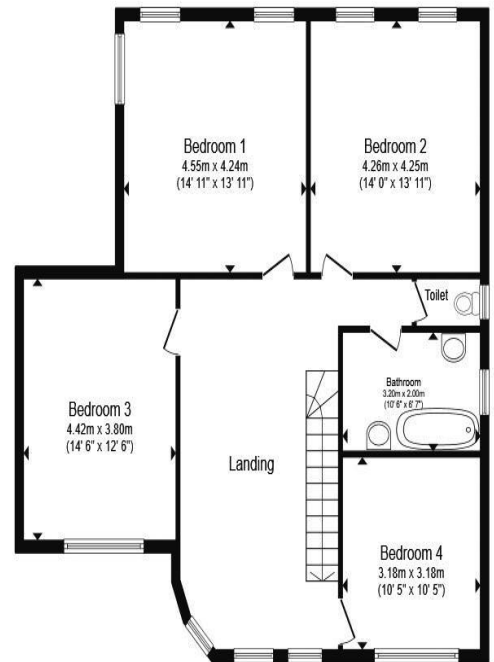
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Ground Floor



First Floor

Total floor area 280.2 m² (3,016 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		