



**Ivy Cottage Walcot, Alkborough Scunthorpe DN15 9JT**

**welcome to**

## **Ivy Cottage Walcot, Alkborough Scunthorpe**

Charming detached countryside home offering versatile living accommodation, four/five bedrooms, extensive land and gardens, triple garage, stables and barn, set within a private gated plot.



### **Entrance Hall**

Front entrance door and staircase leads to first floor accommodation.

### **Lounge**

Taking centre stage between the lounge and snug/dining room is a stunning open brick inglenook fireplace, featuring a double-sided multifuel wood burner that provides warmth and character to both rooms while creating a striking visual connection between the two spaces. Other features include two double-glazed windows, radiator, and spiral staircase leads to the study upstairs.

### **Snug/Dining Room**

Two double-glazed windows, beams to ceiling, and inglenook with double-sided multifuel wood burner.

### **Games Room**

Double-glazed windows, and a radiator.

### **Kitchen**

Fitted kitchen with the range of wall and base cupboards, sink and drainer, work surfaces, extractor hood, radiator, spotlights, and exposed decorative wall stones.

### **Sun Room**

Double-glazed windows, wall lights, beams to ceiling and double-glazed French doors.

### **Utility Room**

Sink and drainer, WC.

### **Bedroom One**

Two double-glazed windows, sink, radiator and built-in wardrobes.

### **Bedroom Two**

Two double-glazed window, and a radiator.

### **Bedroom Three**

Double-glazed window, and a radiator.

### **Bedroom Four (Ground Floor)**

Double-glazed window, and a radiator.

### **Study**

Double-glazed window, fitted storage cupboards, and a radiator.

### **Bathroom (Ground Floor)**

Double-glazed window, corner bath with mixer taps and shower attachments, large shower cubicle, WC, wash hand basin, and fully tiled.

### **Garden**

Accessed via a gated entrance, the property benefits from a generous gravel driveway providing ample off-road parking and access to a triple garage. The grounds feature extensive lawned gardens bordered by mature trees and established hedging, creating a private countryside setting. A patio area adjoining the property offers an ideal space for outdoor seating and entertaining. Beyond the garden, a gravel pathway leads to the land hosting a range of equestrian outbuildings including three stables and a barn, making the property well suited to those seeking equestrian or hobby farming facilities.

### **Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## Ivy Cottage Walcot, Alkborough Scunthorpe

- Detached character property
- Four bedrooms plus study/dressing room
- Three reception rooms - lounge, snug (including inglenook fireplace) and games room
- Double-sided multi-fuel wood burner
- Triple garage and ample parking

Tenure: Freehold EPC Rating: E  
Council Tax Band: E

offers over  
**£675,000**



Please note the marker reflects the  
postcode not the actual property

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