



Old School House
Redbourne Road, Hibaldstow, Brigg. DN20 9EE

BELL



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The Old School is a substantial and wonderfully dramatic stone-built detached family residence of considerable charm, character and distinction, extending to approximately 3,920 sq ft / 364 sq m, dating from 1873 and displaying striking late Victorian Gothic architectural detailing that immediately catches the eye. The property stands within mature landscaped grounds extending to approximately 0.28 of an acre (sts).

At the heart of this unique home is the stunning open feature “Great Hall” — an exceptional living space with a high vaulted ceiling, exposed roof trusses, a multi-fuel stove set within an impressive stone fireplace and a delightful hard wood staircase rising to a minstrel’s gallery above. Despite its scale and dramatic architectural presence, the house remains both practical and manageable for modern family living.

The accommodation offers excellent versatility, including three further principal reception rooms, a garden room, five well-proportioned bedrooms — two of which enjoy quality ensuite facilities — together with additional shower room facilities to both floor levels.

Beyond its striking aesthetics and generous proportions, the property offers a rare degree of flexibility in how the accommodation may be used and adapted. The house has already successfully accommodated integral multi-generational living and also provides excellent potential for those seeking dedicated work-from-home or home business space, as the current owners will testify.

Potential: subject to all necessary consents and requirements, there may be scope for alternative educational, studio or commercial-style use associated with the property’s unique layout and character. Of additional significance, full planning consent has already been granted for the subdivision of the residence into two substantial character semi-detached homes (North Lincolnshire Council Planning Application Ref: PA/2024/359).





ACCOMMODATION

Entrance Hall with uPVC obscure leaded light style front entrance door, egg and dart and dentil ceiling cornice and radiator. Archway through to Rear Hallway, glazed panelled door through to inner lobby and glazed double doors through to:

The Great Hall an absolutely stunning open reception space having high pitched vaulted ceiling level with exposed Victorian braced arched ceiling trusses; classic gothic style window, simple wainscot panelling to up to dado rail height, exposed pine floorboards, outstanding stone feature fireplace with quarry tiled hearth, large multi fuel stove inset; five radiators and feature wire stretched spotlight fittings over the large dining area. Fine hardwood staircase to one corner rising to a wonderful feature minstrel's gallery on the first floor; and glazed panelled doors to the front entrance lobby and the

Substantial Dining Kitchen having a pleasant westerly outlook over the side grounds towards Redbourne Road; a comprehensive range of fitted kitchen units comprising; two single drainer stainless steel sink units with cupboard space and small areas of fitted work surfaces in between and above a pine featured corner wall cabinet.

To one side of sink unit area there is further fitted work surface with drawer and cupboard space, room for oven/grill to be installed, space for a kitchen white good and the Ideal Mexico gas central heating boiler beneath, attractive pine shelf unit above. Additional fitted work surface across one wall with a comprehensive range of drawer and cupboard space beneath, room between units for the gas fired Aga cooking range with illuminated canopy above, wall cupboard space set on either side. To the centre of the kitchen area, there is a large food preparation island with work surface top having inset Bosch ceramic induction hob and an extensive range of cupboard and drawer space beneath. Good size dining area to one side of the room and space as necessary for freestanding fridge/freezers, radiator, tiled floor, suspended ceiling level with inset ceiling spotlights. Glazed panelled door through to Front Entrance Lobby and door to:

Pantry having attractive northerly and westerly views over the gardens; a good range of fitted units comprising work surfaces with ceramic one and a half bowl sink unit inset, a range of cupboard space beneath and room to one end for a fridge/freezer as required. Comprehensive area of fitted shelving, tiled splash back to work surface areas, access to roof space, tiled floor and inset ceiling spotlight fittings.





Boot Room having an attractive braced panelled front entrance door, high-pitched ceiling level with exposed ceiling beam, tiled floor, wall cabinet and radiator. Glazed panelled door through to the Great Hall and door to:

Cloakroom comprising low level WC, corner wash hand basin, built-in airing cupboard to one side, tiled floor, radiator and extractor vent.

Inner Lobby with extensive fitted storage shelf space across one wall, period style patterned tiled floor and a small area of exposed pine floorboards. Staircase up to first floor West landing. Glazed panelled pine doors through to Family Room and to:

The Secondary / Garden Kitchen appointed to a very good standard with ceramic single drainer sink unit with cupboard space beneath and a small area of fitted work surface to one side; room for a laundry white good beneath and above a comprehensive range of wall cupboard space. The fitted work surface extends around the adjoining wall in part, with room for kitchen white good and a corner carousel cupboard unit below. To the opposite side of the room there is a small area of fitted surface with open storage space below and room to one side for a freestanding electric stove/oven. Attractive pine featured built in corner cupboard space, feature circular ceiling lantern, tiled floor, tiled splash back to work surface areas, radiator and extractor vent. uPVC double glazed side entrance door to the rear western grounds and door to

Downstairs Shower Room attractively presented and appointed with a good size open walk in shower cubicle across one wall with Mira shower fitting and accompanying full height wall tiling, wash hand basin with vanity surround, cupboard and drawer space beneath and large vanity mirror with spotlight fittings above and low level WC with wood seat and lid. Tiling to all walls to full height with inset feature LED light fittings in part to the shower area, tiled floor, radiator and extractor vent.

Family Room a good-sized yet cosy reception room with a westerly aspect; attractive wall panelling in part, exposed pine floorboards, ceiling spotlight fittings and radiator. Previously utilised as formal home office/business space, with LAN connections (requiring reinstatement) and power point conduit running around the walls at desktop height level.

Central Hallway with period style featured egg and dart and wide dentil ceiling cornice, built in cloaks cupboard to one corner colour and radiator.







The Headmasters Study with a delightful westerly outlook and interior window with view over the adjoining garden room to the south; glazed tiled fireplace with period cupboards and shelf space set either side of the chimney breast, radiator and spotlight fittings.

Garden Room of excellent proportions offering a delightful panoramic outlook over the landscaped rear garden; tiled floor and uPVC French doors providing access out onto the rear patio area.

Sitting Room with the most appealing view out over the patio area and garden; fireplace with gas fired stove inset on a slate hearth with cupboard space and shelving to one side of chimney breast, chequer patterned, tiled floor in part, space for desk to one corner, wall light fittings, ceiling spotlight fittings and radiator. Pine panelled door to:

Laundry Room having an easterly aspect; Belfast sink with accompanying hardwood work surface with incised drainer to one side and room beneath for two laundry appliances, tiled splashback to fitted worksurface area, chequer patterned tiled floor and radiator. Period style braced panelled door to east side entrance lobby/vestibule and folding panel door through to:

Cloakroom comprising low-level WC, cantilevered wash hand basin with tiled splashback, wall mounted Valiant gas fired central heating boiler and chequer patterned tiled floor.

East Side Entrance Vestibule having a northerly outlook up the driveway, Obscure uPVC side entrance door, chequer patterned tiled floor and Blyss contemporary design style wall panel heater.

First Floor

West Landing with appealing coloured glass block panel to one wall, doors through to shower room and to:

Principal Bedroom having attractive gable end gothic arched window casement with a view down over the fruit and vegetable garden and beyond across the road to the village store; sloping ceiling levels having feature Velux roof windows with blinds, contemporary design style vertical Rointe electric wall panel heater and access to roof space.

Shower Room having sloping ceiling level in part with Velux roof window with blind, attractive quality appointment comprising; shower cubicle with Triton shower fitting and accompanying mermaid board style splashback, pedestal wash hand basin and low level WC.





Built in storage cupboard space to one corner, ladderback style electric radiator, inset ceiling spotlight fittings and extractor vent.

Stunning Minstrels Gallery Landing having wood wall panelling and balustrade rising up with staircase to the gallery with its dramatic view down over the grand hall with its period detailing and pilaster moulded archway through to:

Central Landing with further additional pilaster moulded wide archway, wood panel doors through to all adjoining accommodation and radiator.

Shower Room having good quality appointment comprising corner cubicle with shower fitting and full height mermaid board style splashback, cantilevered wash hand basin with splashback and vanity mirror above, built-in storage space to eaves, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Separate Toilet/Washroom having a sloping ceiling in part with conservation period style roof window; pedestal wash hand basin with tiled splashback and illuminated vanity mirror above; low level WC with bamboo seat and lid, wood style laminate flooring and radiator.

Bedroom with part vaulted ceiling level and an easterly view out over neighbouring homes in the village; small period roof window and radiator.

Bedroom of good proportions and having a delightful outlook down over the garden to the south; and radiator. Door and steps down into the adjoining:

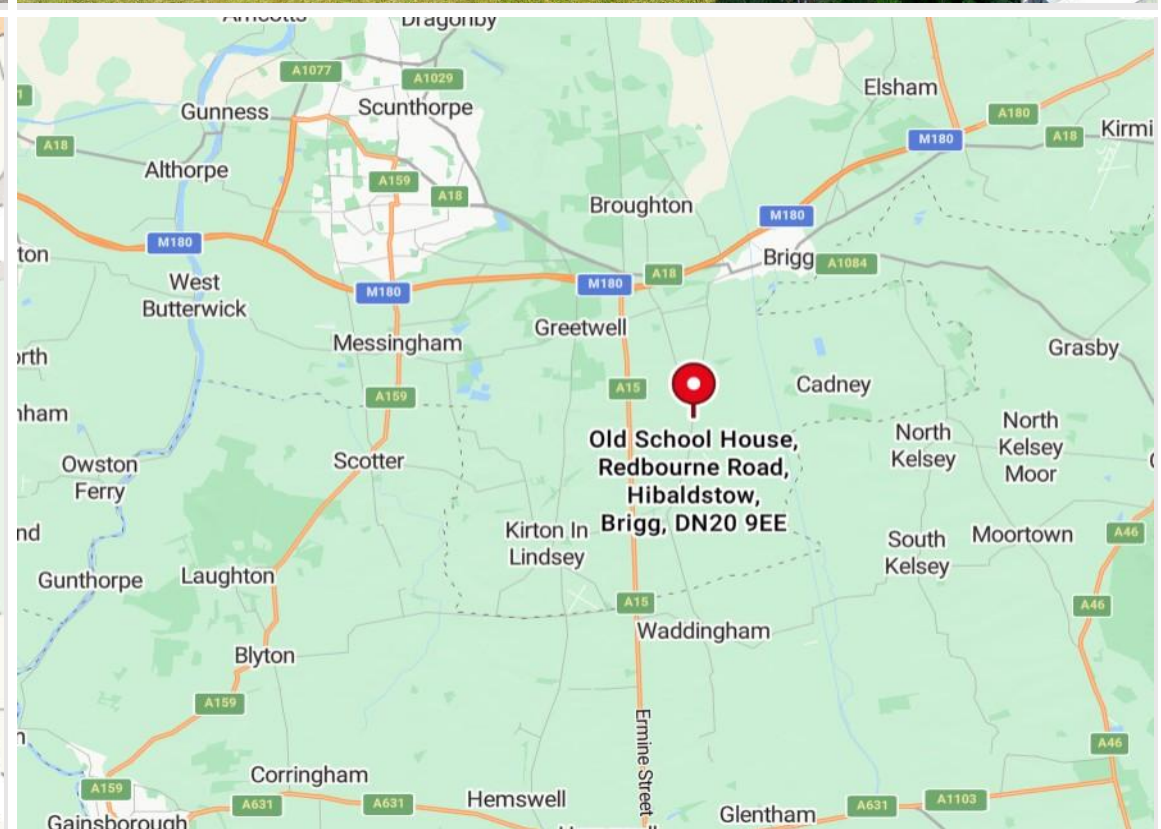
En-suite Bathroom comprising panelled bath across one wall with tiled splashback and shower curtain rail above, pedestal wash hand basin with tiled splashback and low-level WC with wood seat and lid. Attractive wall panelling to dado rail height, radiator, access to roof space, wall light fitting, inset ceiling spotlight fittings and extractor vent.

Bedroom yet another delightful well-proportioned bedroom having a westerly view down into the grounds and across Redbourne Road; and radiator.

Bedroom with a most appealing southerly outlook down over the delightful English country style garden to the south; and radiator.



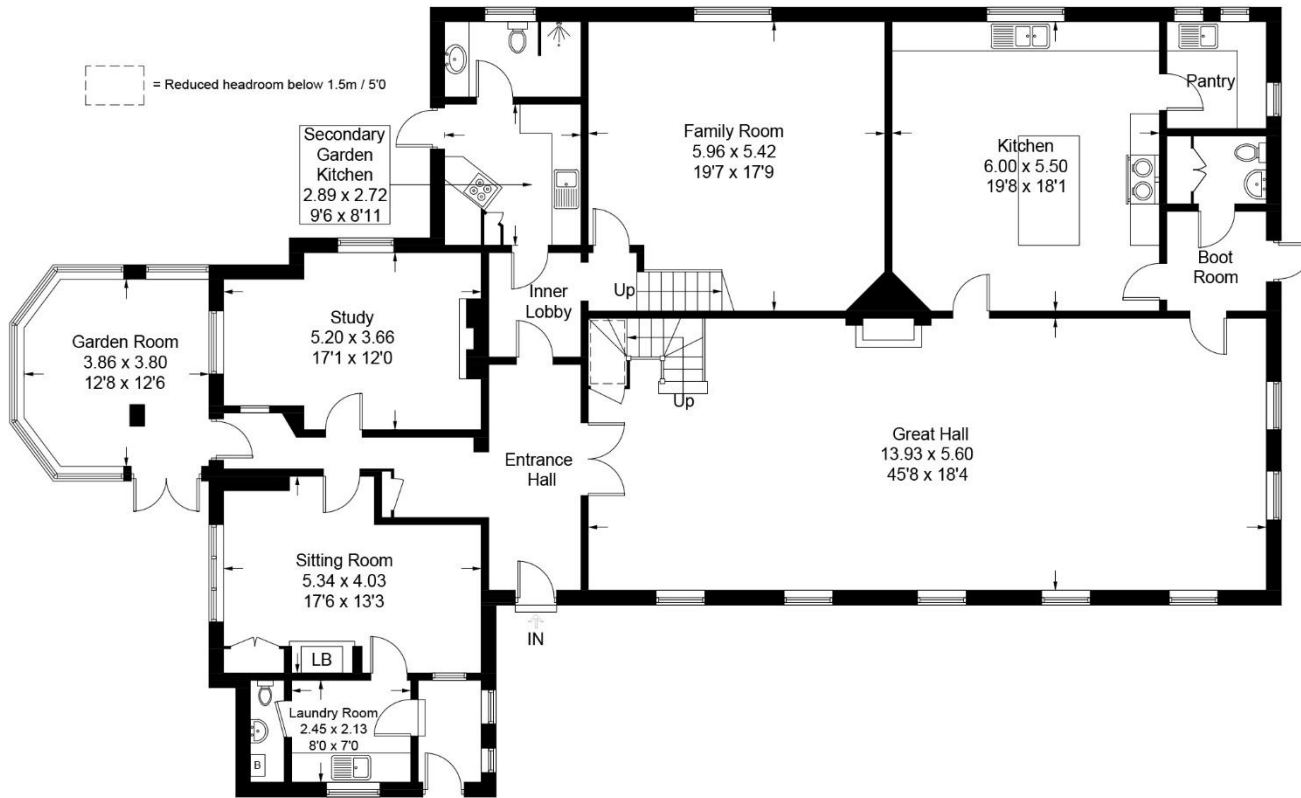




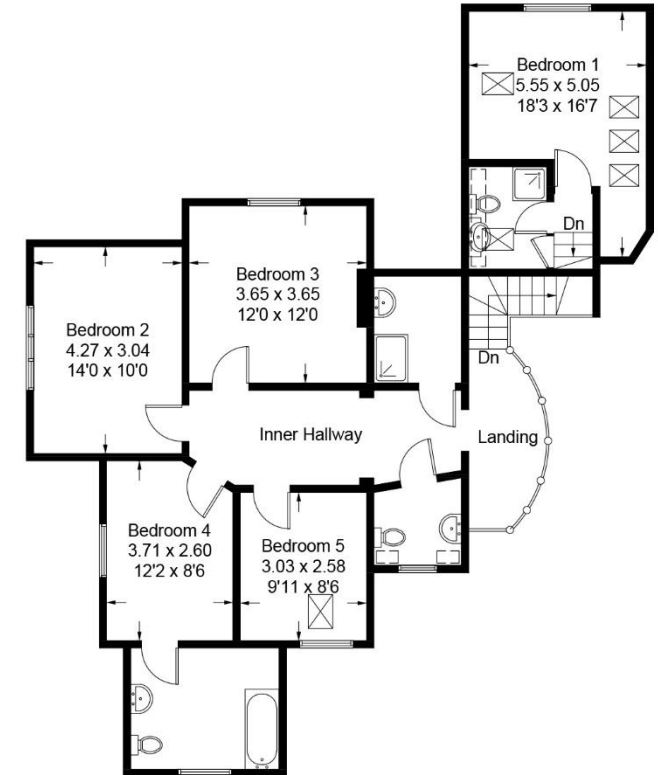


The Old School House

Approximate Gross Internal Area
 Ground Floor = 263.9 sq m / 2840 sq ft
 First Floor = 100.3 sq m / 1080 sq ft
 Total = 364.2 sq m / 3920 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

OUTSIDE

This visually striking period home is approached from East Street through a five-bar gate, across a stone set driveway which provides a copious area of parking for both family and visitors, as well as access to a detached concrete sectional **Garage** set along the eastern boundary to the rear. The northeastern driveway garden areas have been classically landscaped with mature topiary/well-tended shrubs, Laurel hedging in part and a shading Yew tree. There is pedestrian access down both the western and eastern elevations of the house to the rear.

The good-sized and surprisingly private rear garden has been delightfully landscaped in an English Cottage Garden style, with an area of formal lawn, accompanying meandering beds and borders containing a profusion of shrubs and flowering plants, Buddleia, Geraniums, Ornamental Grasses, Peonies, Lilac, Alliums, and colourful bedding plants, Twisted Hazel, Yew, Apple and Pear trees, and yet more. There are composting bins discreetly concealed to one corner.

Adjoining the southern elevation of the house and its garden room, is a good sized, paved patio area from which to relax and view the garden. A very useful range of **Outbuildings** include a large uPVC greenhouse/garden room, adjoining weather board clad bike/garden store with light fittings and power points, attractive open potting shed/garden entertainment area with light fitting and power points, a good-sized wood store and garden tool shed.

From the rear garden a pedestrian gate leads through to the fence enclosed Courtyard to southwestern corner of the house with a large private paved and gravel seating area, ideal for displays of colourful flower posts/tubs and sheltered by Yew trees. There is a access through to a pedestrian gate out onto Redbourne Road – convenient for access to the village store – as well as a gate through to the marvelous fruit, herb and vegetable garden running down the western elevation with its gravel walkways and raised beds containing seasonal fruit/herbs. There are exterior light fittings, power points and two water taps.

Planning Information:

North Lincolnshire Council Planning Application No: PA/2024/359

Full Planning Consent received on 21/03/2024 to sub-divide the Old School House into two quality homes dwelling into two dwellings subject to the conditions.

www.northlincs.gov.uk/planning-and-environment/planning-permission-applications-and-appeals/

Note: Phase 1 of the Plans to the West Wing have already been completed.

DISCLAIMER

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THE AREA

Hibaldstow is a highly regarded North Lincolnshire village, pleasantly positioned between the market towns of Brigg and Kirton in Lindsey, with excellent accessibility via the nearby A15 and M180 motorway network. The village offers an attractive balance of rural living and commuter convenience, making it popular with families, professionals and those seeking a quieter countryside setting.

Village amenities include a primary school, village stores, Doctor's with pharmacy, hairdressers, beauty salon, fish & chip shop, Jenny's vegetable store and café, public house, church, village hall and recreational facilities, together with a strong community atmosphere. There is also: Skydive Hibaldstow/15,000 ft Tandem Skydiving and the North Lincolnshire Aviation Heritage Centre.

Wider shopping, schooling and leisure amenities are available in nearby Brigg (4.6 miles) and Kirton in Lindsey (6 miles). The location is particularly well placed for access across Lincolnshire and Yorkshire, with the M180 providing convenient routes towards Scunthorpe, Hull, Doncaster, Leeds and York. Humberside Airport is approximately 10 miles away (15 minutes), whilst the Historic City of Lincoln lies around 22 miles to the south (35 minutes), offering extensive shopping, cultural and professional amenities.

Trains run from Scunthorpe to Doncaster, which is the main line to London, Edinburgh, Manchester, Leeds, Birmingham line so is well connected to all parts of the country e.g Scunthorpe to Doncaster 30 mins, Doncaster to London 1 hour and 43 mins Scunthorpe to Edinburgh under 4 hours.

North Lincolnshire Council – Tax band: C

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
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