



**Holywell Farmhouse,
Beltoft, DN9 1NB**

A rare and exciting opportunity to acquire a charming, detached family home set within just under an acre of beautifully established grounds, offering exceptional potential to create a stunning 4/5-bedroom residence. Bursting with character and retaining many original features throughout, this unique property provides the perfect balance of space, charm, and opportunity for buyers looking to personalise their forever home. While some areas require finishing, this allows prospective purchasers the freedom to complete the property to their own taste and specification. The spacious accommodation briefly comprises entrance lobby, study, snug, sunroom, living room, kitchen, utility/pantry, dining room, additional lobby and sitting room. To the first floor is a split-level landing leading to four bedrooms, family bathroom, dressing room, inner hallway, and an additional attic room offering further versatility. Externally, the property enjoys patio seating areas, several substantial outbuildings, and breathtaking open countryside views. The mature grounds feature lawned gardens, established trees, hedged boundaries, shrubs, and planting, creating a wonderful sense of privacy and tranquillity. Ideally situated in the desirable village of Beltoft, the property remains within easy reach of excellent local amenities. Homes of this character, size, and potential rarely come to market. Viewing highly recommended! ●

- 4–5-bedroom detached family home - Semi rural location with views - Many original features - Potential to be extended - Excellent local amenities and motorway networks - Several outbuildings - Stands on just under 1 acre ●

Price Region: £485,000

ENTRANCE LOBBY Rear entrance door. Window over looking sunroom. Radiator. Steps up into: -

STUDY 10' 1" x 9' 8" (3.080m x 2.971m) Rear facing window. Radiator. This room requires completing.

SNUG 10' 3" x 10' 2" (3.142m x 3.108m) Rear facing window. Rear facing French doors leading into the sunroom. Beams. Radiator. This room requires completing.

SUNROOM 13' 1" x 7' 3" (4.006m x 2.230m) Rear and side facing windows. French doors opening onto the patio area with open views. Radiator.



LIVING ROOM 14' 0" x 11' 5" (4.277m x 3.495m) Rear facing patio doors. Radiator. This room requires completing



KITCHEN 13' 11" x 11' 0" (4.251m x 3.374m) Double aspect windows and side entrance to a wonderful sizable patio area. A range of fitted base units with drawers. Beech worktop with stainless steel single bowl drainer sink with mixer taps and tiled splash backs. Brick recess with chrome 5 ring Range and additional built-in oven and grill. Tiled floor. Radiator. Steps down into: -

UTILITY ROOM/ PANTRY 13' 10" x 7' 3" (4.226m x 2.218m) Double aspect windows. Worktop with provision under for whitegoods. Radiator



DINING ROOM 13' 7" x 13' 5" (4.151m x 4.098m) Steps up from kitchen. Double aspect windows. Feature brick fireplace with beamed mantel. Original beamed ceiling and parquet flooring. Radiator.



LOBBY Upvc entrance door. Parquet flooring. Staircase leading to first floor landing and bedrooms.

SITTING ROOM 13' 6" x 10' 11" (4.126m x 3.349m) Side facing window. Stone open grate fireplace and hearth beamed mantel. Original beamed ceiling. Laminate flooring. Television point. Radiator.



FIRST FLOOR LANDING Split level landing area with windows. Personal door into the attic.

BEDROOM 2 13' 4" x 10' 7" (4.080m x 3.250m) Side facing window. Ornamental cast iron fireplace. Radiator.



BEDROOM 3 13' 4" x 9' 8" (4.073m x 2.959m) Side facing window. Laminate flooring. Exposed brick chimney breast. Ceiling beam. Fitted wardrobes and walk-in storage. Television point. Radiator.



BEDROOM 4 12' 11" x 10' 8" (3.943m x 3.268m) Side facing window. Television point. Radiator.



ADDITIONAL INNER HALLWAY Wooden flooring. Windows with views over the land.

BATHROOM 9' 7" x 6' 11" (2.934m x 2.124m) Front facing window. White suite comprising pedestal hand wash basin, WC, bath and shower cubicle. Laminate flooring. Tiled walls. Vertical radiator. Loft access. Downlights.

DRESSING ROOM/ BEDROOM 5 10' 6" x 6' 10" (3.209m x 2.088m) Front facing window. Radiator.

BEDROOM 1 13' 10" x 11' 2" (4.239m x 3.414m) Double aspect windows with views. Loft access. Radiator.



ATTIC ROOMS 28' 2" x 12' 10" (8.597m x 3.920m) Wooden steps/stairs into separate rooms. Both with power and lighting.

OUTSIDE Externally, the property enjoys patio seating areas, several substantial outbuildings, and breathtaking open countryside views. The mature grounds feature lawned gardens, established trees, hedged boundaries, shrubs, and planting, creating a wonderful sense of privacy and tranquillity. Outside lighting and tap

STORAGE BARN 1 15' 3" x 14' 7" (4.657m x 4.448m) With Upvc door and power.

STORAGE BARN 2 36' 2" x 15' 5" (11.038m x 4.723m) Half mezzanine floor.

GARAGE 13' 5" x 13' 0" (4.100m x 3.969m) Electric roller door. Power.

ATTACHED TO THE GARAGE 14' 4" x 13' 7" (4.380m x 4.160m) Personal Upvc door.

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: E

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236