



**Corwen House Walkerith Road, East Stockwith  
Gainsborough DN21 3DG**

**welcome to**

**Corwen House Walkerith Road, East Stockwith Gainsborough**

A commanding double fronted detached home, positioned in the delightful village of East Stockwith. Approached via a gated driveway, the property makes a striking first impression. The extensive internal accommodation includes many original features and offers much versatility to the future buyer.



### **Entrance Porch**

Traditional tiled flooring.

### **Entrance Hallway**

Woodblock flooring, central heating radiator and stairs leading to the first floor.

### **Sitting Room**

13' 11" x 16' 7" max into bay ( 4.24m x 5.05m max into bay )

Double glazed box bay window and a side facing double glazed window, central heating radiator and a woodburning stove set into the chimney breast.

### **Study**

10' 3" x 7' ( 3.12m x 2.13m )

Central heating radiator and double glazed window.

### **Lounge**

16' 1" into bay x 13' 5" ( 4.90m into bay x 4.09m )

Double glazed box bay window plus a side facing double glazed window. Traditional wooden fire surround with a marble effect back and hearth and an electric fire inset into the chimney breast, central heating radiator.

### **Cloakroom**

Fitted with wc and wash hand basin, central heating radiator and double glazed window,

### **Dining Kitchen**

25' 9" x 13' 8" ( 7.85m x 4.17m )

A superb fitted kitchen with a comprehensive range of grey wall and base units with granite effect worksurfaces and a one and a half sink and drainer. Integrated electric hob with a splashback and an extractor above, integrated double ovens plus space for a fridge freezer and plumbing for a dishwasher, double glazed window and door to the rear and laminate flooring. The dining area has a central heating radiator, double glazed window to the rear, side facing double glazed window and a chimney breast with a woodburning stove inset.

### **Rear Passageway**

Double glazed windows to either side elevations and double glazed door, tiled flooring and doors giving access to Boiler Room and utility.

### **Utility Room**

Range of wall and base units with complementary work surface, stainless steel sink and drainer and plumbing for a washing machine, space for dryer and further space for other appliances. Tiled flooring and a double glazed window to the side elevation.

### **Boiler Room**

### **First Floor**

#### **Landing**

The original staircase leads to a spacious landing with two double glazed windows, central heating radiator and loft access.

#### **Bedroom One**

16' 7" x 13' 7" ( 5.05m x 4.14m )

Double glazed box bay window plus a side facing window, central heating radiator and coving to the ceiling.

#### **Bedroom Two**

16' 4" into bay x 13' 7" ( 4.98m into bay x 4.14m )

Double glazed box bay window plus a side facing window, central heating radiator and coving to the ceiling.

#### **Bedroom Three**

13' 8" x 8' 5" plus recess ( 4.17m x 2.57m plus recess )

Two double glazed windows and a central heating radiator.

#### **Bedroom Four**

12' 5" x 10' plus recess ( 3.78m x 3.05m plus recess )

Double aspect double glazed windows and a central heating radiator.

### **Shower Room**

Fitted with a shower cubicle and wash hand basin set into a vanity unit. Tiled walls, double glazed window, heated towel rail and a storage cupboard.

### **Separate Cloakroom**

Fitted with a double glazed window, central heating radiator and a w.c.

### **Exterior**

The property is ideally positioned allowing countryside views to the front and rear. A gated driveway access's the sweeping driveway which leads to the front and side of the home and the triple garage. The formal landscaped gardens extend to the front and rear of the property and include planted borders, topiary hedges and mature trees. There is also a paved terrace to the side elevation.

### **Triple Garage**

30' 7" x 18' 2" ( 9.32m x 5.54m )

The garage which has a pitched and tiled roof is accessed via two electric roller doors. It has power and light and features an original meat safe.



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## Corwen House Walkerith Road, East Stockwith Gainsborough

- Commanding four bedroom detached residence
- Extensive internal accommodation including two substantial reception rooms
- High quality and generous dining kitchen, utility and cloakroom
- Positioned on a substantial plot of landscaped gardens
- Allowing countryside views to the front and rear

Tenure: Freehold EPC Rating: C

Council Tax Band: F

# £530,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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