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Abbey Road, Grimsby



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property it must be


lovelle



£525,000



Offered to the market with NO CHAIN, this magnificent seven-bedroom Victorian detached Villa represents a rare fusion of grand architectural heritage, expansive living space, and exceptional development potential. Proudly positioned on a premier 0.32-acre plot (sts) in a highly sought-after pocket of central Grimsby, the property uniquely boasts dual-aspect access via Abbey Road to the front and Brighowgate to the rear. Crucially, the property is not a listed building, allowing buyers and investors a level of freedom for internal updates and configuration rarely found in homes of this stature. With Outline Planning Permission already submitted to split the plot and construct a separate detached dwelling, this is an unrivalled opportunity for large families or forward-thinking investors.

Key Features

- Substantial seven-bedroom Victorian detached Villa
- Generous 0.32 acre established plot
- Grand entrance hall with period stairs
- Double garage plus useful outbuildings
- Sought-after area near town centre
- 0.32 acre established plot with Potential for development or reconfiguration options
- EPC rating E
- Tenure: Freehold





A Rich Historical Pedigree

Built with an absolute disregard for expense by the prominent Grimsby brewer James White for his bride, Ann Nelson, the villa's remarkable craftsmanship includes remarkably forward-thinking cavity wall construction. The property's storied history later saw it enter the ownership of the famed "Modest Millionaire" Captain Vivian Hewitt—the pioneering aviator who became the first person to fly across the Irish Sea in 1912—and it later became a home and convent for the Sisters of St. Francis Xavier.

Ground Floor: Grandeur & Versatility

The property is approached via its impressive front entrance on Abbey Road, where an immense original hardwood door opens into a breathtaking reception hall. Here, a fabulous period return staircase rises to the first floor, illuminated by a monumental landing window. Both the front door and the landing window feature original leaded stained glass that has been meticulously restored and encapsulated within modern glazing, creating high-performance triple-insulated features without sacrificing character.

The ground floor boasts five incredibly versatile reception rooms:

The Living Room: Features a lovingly restored curved-glass bay window, an elegant brick fire surround, a high-efficiency Burley wood burner, and exquisite period ceiling decor.

The Snug: A cozy yet spacious secondary family room, also enjoying a restored bay window and its own high-efficiency Burley wood burner.

The Drawing Room (Former Chapel): A truly gigantic, show-stopping room clad in magnificent rosewood paneling, complete with a large walk-in bay window—perfect for grand-scale entertaining.

The Dining Room: Perfectly positioned adjacent to the kitchen for formal hosting.

The Study: A dedicated, quiet space ideal for home working or library use.

The kitchen is fitted with a practical range of wall and base units, a breakfast bar for informal dining, plumbing for modern appliances, and the invaluable addition of a traditional walk-in larder. A separate utility room adjoins the kitchen to keep the main cooking space organized and clear. The ground floor layout is completed by a guest cloakroom/WC.

First Floor: Extensive Accommodation

The first floor is accessed via either the grand principal staircase or a secondary, former servant staircase which adds incredible practicality to the home's flow. It hosts seven impressive bedrooms:

Bedroom One: A palatial master double bedroom boasting a beautiful walk-in bay window drawing in an abundance of natural light.

Bedrooms Two, Three, Four, & Five: All excellently proportioned double bedrooms. Notably, five of the bedrooms feature personal in-room washbasins, making the home perfectly suited for large families or guests.

Bedrooms Six & Seven: Generous, flexible single rooms ideal for children's bedrooms, home offices, or hobby spaces.

Serving the bedrooms are two modern bathrooms: the principal family bathroom features a contemporary suite with a bath, basin, and WC integrated into sleek vanity units, complemented by a separate, dedicated shower room with a WC.

Grounds, Garaging & Development Potential

Externally, the estate truly sets itself apart. The rear vehicular entrance on Brighowgate—facing directly onto a tree-lined pocket park—opens onto a substantial private driveway providing extensive secure parking. This leads to an extra-large double garage and a suite of highly useful brick outbuildings, offering superb workshop or storage space. The manicured, established gardens wrap around the home, offering an oasis of privacy. Given the scope of the 0.32-acre grounds, the pending outline planning permission for an additional dwelling offers immediate equity or development potential.

An Unbeatable Location

Despite its peaceful, leafy setting, the villa boasts absolute convenience. It sits within an easy walking distance of highly regarded local schools, health services, the new Horizon Youth Zone, and the central cinema development. For commuters, Grimsby Town Railway Station is virtually on the doorstep, offering direct rail links, while local bus routes connect the property effortlessly to the wider region without reliance on a car.

Key Information:

Listing Status: Not Listed (Situated within a Conservation Area)

EPC Rating: E

Council Tax Band: E

Tenure: Freehold

Chain: None / Vacant Possession

Stand out features

- **Architectural Grandeur:** Substantial seven-bedroom Victorian detached Villa steeped in local history. Unlisted status offers maximum freedom for internal reconfiguration.
- **Exceptional 0.32-Acre Plot:** Established grounds with Outline Planning Permission already submitted to split the plot and erect an additional dwelling with rear access.
- **Dual-Street Access:** Rare and highly convenient pedestrian access from Abbey Road (front) and private vehicular access from Brighowgate (rear).
- **Extensive Parking & Garaging:** Substantial off-road parking, an extra-large double garage, and highly useful brick outbuildings.
- **Unmatched Versatility:** Five grand reception rooms offering endless reconfiguration or multi-generational living options.
- **Restored Heritage Features:** Beautiful return staircase, restored original leaded glass encased in protective triple glazing, and impeccably restored curved bay windows.
- **Premium Heating:** High-efficiency Burley wood burners installed in bot

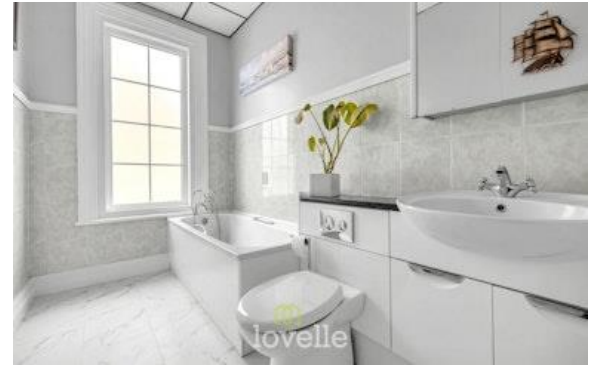
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Mobile and broadband

It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.





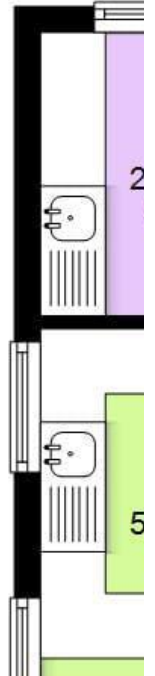
Conservation area

The property lies within a conservation area, but is not a listed building, for further information please contact the selling agent or discuss with your legal representative.



Ground Floor

Approx. 169.8 sq. metres (1827.7 sq. feet)



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