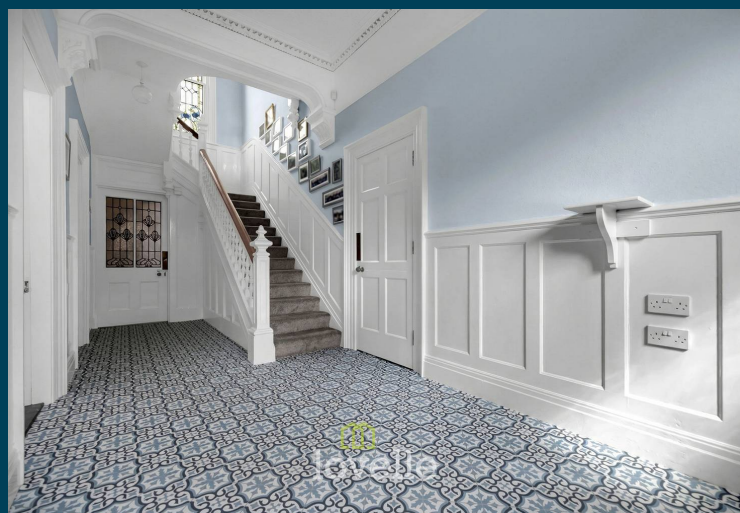




97 Abbey Road, Grimsby

£525,000 Freehold

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 • Five versatile reception rooms • Front pedestrian access at 97 Abbey Road, rear entrance to substantial private gated parking • Majority of Windows triple or double glazed
 • Five minute walk to Peoples Park

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NO CHAIN

A Rich Historical Pedigree

Built with an absolute disregard for expense by the prominent Grimsby brewer James White for his bride, Ann Nalson, 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 décor.
- **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 is accessed through remote controlled electric rolling gate and faces 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.

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
- **Front pedestrian access at 97 Abbey Road, rear entrance accessed through remote controlled electric rolling gate to substantial private parking**



Key Information:

- **Listing Status:** Not Listed (Situated within a Conservation Area)
- **EPC Rating:** E
- **Council Tax Band:** E
- **Tenure:** Freehold
- **Chain:** None / Vacant Possession
- There is a custom built stair lift which is stored for future use if required

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

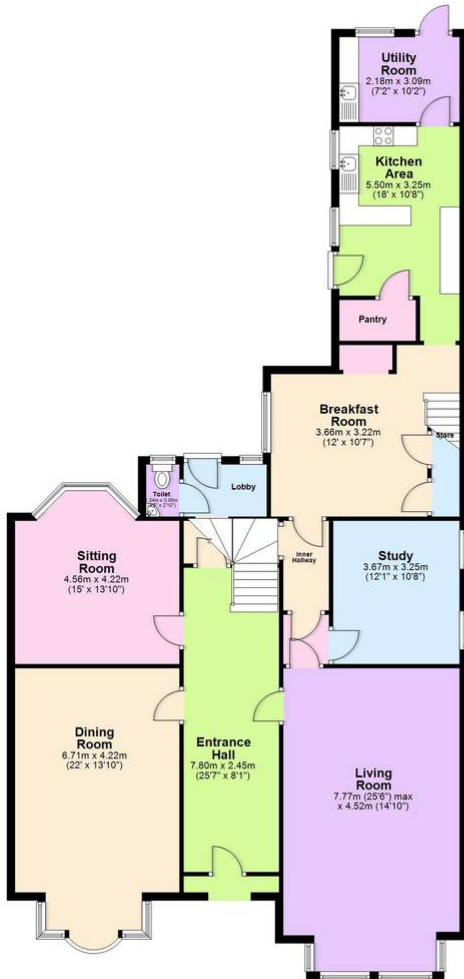
EPC Environmental Impact Rating: F



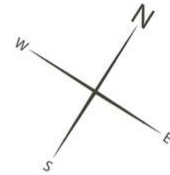




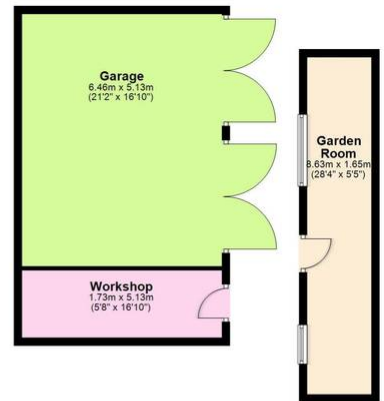
Ground Floor
Approx. 169.8 sq. metres (1827.7 sq. feet)



First Floor
Approx. 151.1 sq. metres (1626.3 sq. feet)



Ground Floor
Approx. 56.8 sq. metres (611.2 sq. feet)



Total area: approx. 377.7 sq. metres (4065.2 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.
Plan produced using PlanUp.



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