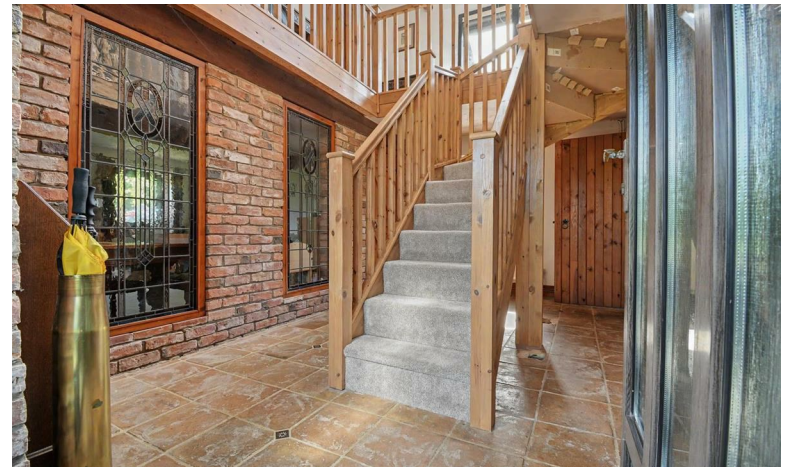




23 NEW ROAD

BRIGG, DN20 0PE

£565,000
FREEHOLD

A rare opportunity to acquire a substantial and beautifully presented detached barn conversion, offering an abundance of character, versatile living space and five double bedrooms, set within attractive walled gardens and benefitting from a detached garage/workshop with annexe potential. Located in the desirable village of Worlaby, this unique home perfectly combines rural charm with modern convenience.



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DESCRIPTION

STUNNING DETACHED BARN CONVERSION | FIVE DOUBLE BEDROOMS | WEALTH OF CHARACTER & EXPOSED TIMBERS | VERSATILE FAMILY LIVING | DETACHED DOUBLE GARAGE & WORKSHOP WITH ANNEXE POTENTIAL (STPP) | BEAUTIFUL WALLED GARDENS | COVERED VERANDA FOR ENTERTAINING | HIGH SPEC BATHROOMS & EN-SUITES | SOUGHT-AFTER RURAL VILLAGE LOCATION WITH GREAT LINKS

Step inside this truly impressive barn conversion and you are immediately welcomed by a characterful entrance hall with terracotta tiled flooring, feature stained glass windows and a striking first impression of the space and charm that continues throughout. The ground floor offers superb versatility, ideal for modern family living, with two generous reception rooms alongside a further reception room perfect for use as a home office or playroom.

The dining room is a standout space, centred around a large exposed brick fireplace, creating a warm and inviting setting for entertaining, while the spacious lounge offers a more relaxed environment with a feature brick fireplace housing a stove and patio doors opening out to the cobbled courtyard. From here, a door leads through to the additional reception room, offering flexibility to suit a variety of needs.

The kitchen is well-appointed with an extensive range of fitted wall and base units, integrated appliances including oven, hob and dishwasher, and ample workspace. It enjoys a lovely flow through to both the lounge and out onto the stunning covered veranda - an exceptional feature of the home. This beautifully designed outdoor space, complete with exposed timbers and tiled flooring, provides the perfect setting for al fresco dining and year-round entertaining, overlooking the enclosed gardens.

Accessed via the covered veranda, the property also benefits from a practical utility room with fitted units, inset sink and plumbing for appliances, along with a convenient ground floor WC- ideal for day-to-day family living and entertaining.

To the first floor, a striking galleried landing with full-height glazing and Velux windows floods the space with natural light while showcasing the impressive exposed beams and vaulted ceilings. The property offers five well-proportioned double bedrooms, ideal for growing families. The principal bedroom benefits from a stylish en-suite bathroom and walk-in wardrobe, while bedroom two also enjoys its own modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, all finished to a high standard.

Externally, the property continues to impress. The beautifully maintained walled gardens provide a safe and private environment, perfect for children and pets, with a variety of mature trees, shrubs and well-stocked borders alongside paved seating areas for enjoying the surroundings. A gravelled driveway offers ample off-street parking and leads to the detached brick and pantiled garage and workshop, measuring approximately 32'0 x 15'0, offering fantastic potential for annexe accommodation or further development, subject to the necessary consents.

Situated in the highly regarded rural village of Worlaby, this exceptional home offers the perfect balance of countryside living with excellent access to nearby amenities and transport links.

Entrance Hallway

A welcoming and characterful entrance with terracotta tiled flooring, stairs rising to the first floor and feature stained glass leaded windows allowing borrowed light through to the dining room. A fantastic first impression of this unique home.

Sitting Room / Dining Room

A beautiful reception space centred around a large exposed brick fireplace, creating a warm focal point. Windows to the front and side aspects allow plenty of natural light, making this an ideal space for family dining and entertaining.

Kitchen Diner

A well-equipped farmhouse-style kitchen fitted with an extensive range of wall and base units, complemented by



work surfaces and tiled flooring. Integrated oven, hob and dishwasher, with ample space for everyday family use. Doors lead through to the lounge and out onto the covered veranda.

Lounge

A generous and inviting main living room featuring a striking exposed brick fireplace with inset stove. Patio doors open out onto the cobbled courtyard, seamlessly blending indoor and outdoor living. A door leads through to an additional reception room.

Second Reception Room / Playroom / Home Office

A versatile space accessed from the lounge, perfect as a children's playroom, snug or home office depending on requirements.

Covered Veranda

A truly standout feature of the home. This stunning outdoor entertaining space boasts exposed timbers and tiled flooring, offering the perfect setting for al fresco dining or relaxing evenings overlooking the enclosed gardens.

Utility Room (accessed via the veranda)

Fitted with base units, inset sink and drainer, and plumbing for a washing machine. Also housing the oil-fired boiler, providing a practical and functional space separate from the main kitchen.

Downstairs WC (accessed via the veranda)

Fitted with a low-level WC, conveniently positioned for outdoor use and entertaining.

First Floor

Galleried Landing

An impressive and light-filled space with full-height glazing and large Velux roof windows, showcasing the exposed beams and vaulted ceilings. Doors lead to all bedrooms and the family bathroom.

Principal Bedroom

A spacious double bedroom featuring character beams, with the benefit of a walk-in wardrobe and a stylish en-suite bathroom.

En-Suite Bathroom (Principal)

Beautifully finished with modern fittings, offering a freestanding bath, walk in shower, vanity sink unit and WC.

Bedroom Two

A generous double bedroom with the added benefit of its own en-suite shower room.

En-Suite Shower Room

Modern suite comprising shower enclosure, vanity sink unit and WC.

Bedroom Three

A further well-proportioned double bedroom, ideal for family or guests with feature stained glass windows.

Bedroom Four

Another good size bedroom, offering flexibility for family living.

Bedroom Five

A good size double bedroom, perfect as a guest room, nursery or additional office space.

Family Bathroom

A contemporary and stylish bathroom fitted to a high standard, serving the remaining bedrooms.

Outside

The property sits within beautifully maintained walled gardens, offering a safe and private environment ideal for children and pets. The gardens are well stocked with a variety of mature trees, shrubs and planting, alongside paved seating areas perfect for relaxing or entertaining.

A gravelled driveway provides ample off-street parking for multiple vehicles and leads to the detached brick and pantiled garage and workshop (approximately 32'0 x 15'0), offering excellent storage or exciting potential for annexe conversion, subject to the necessary consents.

23 NEW ROAD





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ADDITIONAL INFORMATION

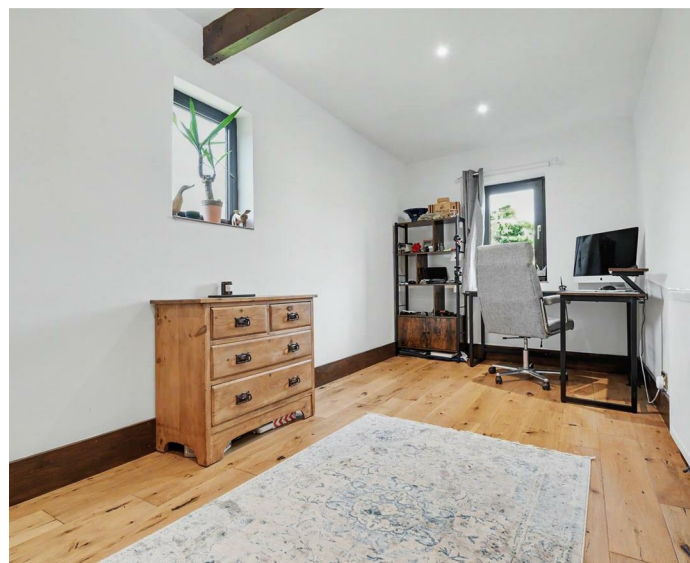
Local Authority –

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 3424.00 sq ft

Tenure – Freehold



GROUND FLOOR
1730 sq.ft. (160.3 sq.m.) approx.

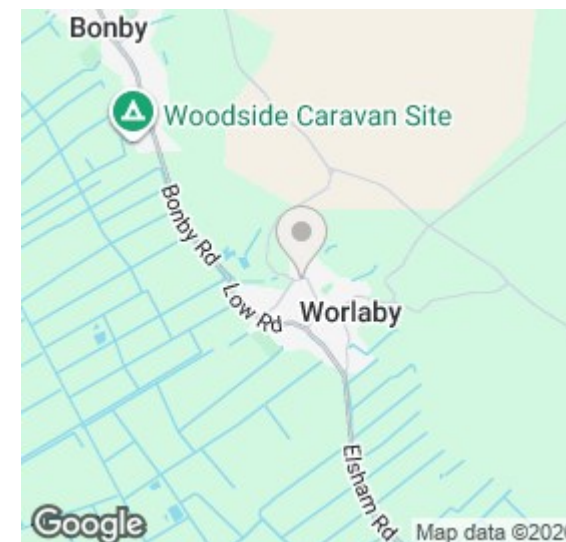


1ST FLOOR
1197 sq.ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA : 3424 sq.ft. (318.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

enquiries@biltons.co.uk

01724 642002

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