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ESTATE AGENTS

Holgate House, 5 Ferry Lane, Brothertoft PE20 3SR

£350,000

Holgate House

Holgate House is an individually designed detached home, built in 2007 and enjoying a delightful semi-rural village setting with open fields to both the front and rear. Occupying a generous plot, the property offers spacious and versatile accommodation, combining traditional character with the benefits of modern construction.

The property is approached through two sets of five-bar gates, the first opening onto an initial driveway and the second leading to an extensive parking area, detached garage and outbuildings. The established gardens provide a wonderful setting, featuring a variety of fruit trees, flowering plants and mature shrubs.

Originally designed around the floorplan of a four-bedroom detached house, the spacious accommodation includes three double bedrooms and four reception rooms. The ground floor includes a lounge with an attractive brick inglenook fireplace housing a Clearview wood-burning stove, a quality kitchen fitted by Oldrids with adjoining dining room, a separate study and a sun lounge added by the current owners. Wooden double internal doors and other traditional details bring warmth and charm to the interior.

To the first floor, the main bedroom benefits from an en-suite shower room, whilst the two further double bedrooms are served by a family bathroom featuring both a separate shower enclosure and freestanding bath.

Further improvements undertaken by the current owners include the installation of 14 solar panels with an 8.2kW battery and inverter, complementing the Fisher electric heating system.

With its generous proportions, attractive gardens and uninterrupted outlook across neighbouring fields, Holgate House presents an excellent opportunity to enjoy village living in a distinctive and well-appointed modern home.







Entrance Hallway 12'3" × 8'8" (3.73m × 2.64m) A traditional front entrance door opens into the hallway, with two double-glazed windows to the front aspect, a staircase rising to the first floor and access to the cloakroom. The current owners generally use the rear entrance from the driveway, which opens directly into the sun lounge. Cloakroom Fitted with a low-level WC and wash hand basin.

Sun Lounge 19'5" × 9'1" (5.93m × 2.76m) A lovely addition to the property, featuring Karndean flooring, a radiator, double-glazed window and part-glazed door to the rear aspect. Double doors open through to the sitting room and dining room.

Kitchen 18'4" × 9'3" (5.60m × 2.83m) Beautifully appointed with a quality fitted kitchen by Oldrids, featuring an extensive range of cupboard and drawer units at both base and eye level, complemented by solid wooden work surfaces. Additional features include a matching built-in dresser with shelving and glazed display cupboards, a traditional plate rack and clever storage solutions, including a pull-out larder unit. Appliances include a Rangemaster cooking range with ovens, grill, induction hob and extractor over, together with an integrated refrigerator and freezer. There is also a water softener beneath the sink. A double-glazed window overlooks the side aspect, whilst Karndean flooring continues through the room. Open access leads into the adjoining **Dining Room 10'3" × 8'10" (3.13m × 2.69m)** With a radiator, ceiling spotlights and double doors opening through to both the sun lounge and sitting room, allowing the reception rooms to flow naturally together whilst retaining the option to enjoy them independently.









Utility Room 9'3" × 7'5" (2.83m × 2.25m) Having a double-glazed window to the rear aspect and fitted with cupboard and drawer units at both base and eye level. A ceramic sink benefits from hot, cold, filtered and boiling water facilities, whilst there is space for a washing machine, tumble dryer and under-counter freezer. The utility room also houses the Aqua Efficient instant hot water system.

Study 8'8" × 6'0" (2.64m × 1.84m) Having a double-glazed window to the front aspect and a radiator, providing a useful space for those working from home.

Lounge 22'8" × 12'4" (6.92m × 3.76m) An attractive and generously proportioned reception room, featuring a brick-built inglenook fireplace housing a Clearview multi-fuel stove. Exposed ceiling beams add further character, whilst two radiators, a double-glazed window to the front aspect and a combination of wall and ceiling lighting complete the room. French doors provide access to both the dining room and sun lounge.

First Floor Landing - Double-glazed windows to the front aspect, a radiator and a generous built-in storage cupboard with double doors and fitted shelving.

Bedroom One 23'11" × 11'4" (7.30m × 3.47m) -A generous double bedroom with En-Suite shower room enjoying double-glazed windows to both the rear and side aspects. The room benefits from an extensive range of fitted wardrobes with hanging rails and shelving, together with coordinating dressing table, chest of drawers and bedside units.

Bedroom Two 13'10" × 12'3" (4.21m × 3.74m) A further double bedroom with a double-glazed window overlooking the rear garden and neighbouring countryside, together with a radiator.

Bedroom Three 12'4" × 8'6" (3.76m × 2.60m) Another double bedroom having a double-glazed window to the front aspect, radiator and combined ceiling light and fan.

Family Bathroom -Fitted with a four-piece suite comprising a freestanding roll-top bath with ball and claw feet and Victorian-style mixer tap, high-level WC, pedestal wash hand basin and separate corner shower enclosure. The room also features tiled walls and flooring and a double-glazed window to the front aspect.

Outside - Holgate House occupies a generous plot with established gardens to both the front and rear, enclosed by well-maintained hedging and fencing. The property is approached through an initial set of five-bar gates opening onto a driveway, with an attractive lawned garden and established flower beds to one side. A second set of five-bar gates leads onto an extensive L-shaped driveway, providing ample parking and turning space for several vehicles and access to the

Detached Garage 17'11" × 17'11" (5.46m × 5.46m) A substantial brick-built garage with an electrically operated double door, window, lighting and power connected. Additional features include a fitted workbench, stainless steel sink with cold water supply, EV charging point and the 8.5kw battery forming part of the property's solar energy system. An internal door leads through to a generous adjoining storeroom 12'2" × 11'1" (3.71m × 3.37m), also benefiting from lighting and power and a Garden Store with fibreglass roof, light and power 12'10" × 4'9" (3.90m × 1.44m). A log store and timber shed will also be included.

Gardens The extensive and beautifully established gardens are a particularly appealing feature of Holgate House, having been lovingly cultivated by the current owners over their years there. Predominantly laid to lawn, the grounds enjoy open views across neighbouring countryside, whilst a charming gazebo with a tiled roof provides a sheltered place to sit and enjoy the surroundings. A greenhouse is also included within the sale.

Keen gardeners, the current owners have an impressive variety of fruit trees, including fig, apple, pear, plum and cherry, together with soft fruits such as blackcurrants. Established flowering shrubs, clematis, climbing roses and an abundance of other plants provide colour, shape and interest throughout the seasons.





















Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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