



- Grade II Listed Character Cottage Built In 1797
- NO ONWARD CHAIN!
- Many Original Features
- Picturesque Village Location
- 4 Bedrooms & 2 Bathrooms
- 4 Reception Rooms
- Large Oak Barn
- Generous South-Facing Garden

Beehive House, Front Street, Normanby-By-Spital, LN8 2EB  
£440,000



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## UNIQUE GRADE II LISTED COTTAGE WITH CONVERSION OR BUSINESS POTENTIAL

Situated in the picturesque village of Normanby-by-Spital, this rare character property occupies a generous plot on Front Street. Originally built in 1797 and believed to be one of the oldest homes in the village, this Grade II listed cottage is steeped in history, with a wealth of charm, character and original features throughout.

The versatile layout not only makes it an exceptional family home, but also offers exciting potential to be adapted into two separate dwellings or for part of the property to be used as business premises (subject to consents).

Accommodation briefly comprises: entrance lobby, sitting room, dining room, 22'3 kitchen, original pantry/half-cellar with cold slab, summer room, winter room, utility and WC. Upstairs there are four double bedrooms and two bathrooms, including one bedroom with its own private staircase and en-suite shower room - ideal for a guest suite, annex, or business use.

Externally, the property enjoys a large driveway with ample parking, a substantial oak barn with garage and adjoining workshop, plus a generous south-facing rear garden offering excellent privacy.

The village itself boasts a pub, shop and primary school, making it a desirable location for both residential and mixed-use opportunities.

Council Tax Band: D. Freehold. Viewing is highly recommended to appreciate the full potential this property has to offer.



### Entrance Lobby

Having part glazed front entrance door, original quarry tiled floor and stairs rising to first floor.

### Sitting Room

14' 0" x 12' 1" (4.26m x 3.68m)

Having ornamental fireplace, quarry tiled floor, exposed ceiling beams and traditional style radiator.

### Dining Room

14' 10" max x 12' 1" (4.52m x 3.68m)

Having ornamental fireplace with slate hearth, brick built inset and wooden surround, original storage cupboard to alcove, original quarry tiled floor, exposed ceiling beams, double aspect windows, traditional style radiator and understairs storage cupboard.

### Kitchen

22' 3" x 9' 4" (6.78m x 2.84m)

Having a range of matching wall and base units with oak work surfacing, glass display cabinets, deep butler style sink unit with mixer taps over, cooking range with cooker hood over, space for full height fridge freezer, exposed ceiling beams, original quarry tiled floor, original storage to alcove, traditional style radiator and door leading into north facing pantry with original quarry tiled floor and steps leading down to half cellar with original cold meat slab.

### Summer Room

10' 6" min x 10' 2" (3.20m x 3.10m)

Having part exposed stone wall, ceramic tiled floor, traditional style radiator, wall lights and stable door leading to rear.

### Winter Room

10' 10" min x 10' 3" (3.30m x 3.12m)

Having feature exposed brick ornamental fireplace, original storage cupboards to alcoves, ceramic tiled floor, radiator, door with stairs leading to bedroom 4 and understairs storage cupboard.

### Utility

10' 2" x 6' 7" (3.10m x 2.01m)

Having deep butler style sink unit with tiled splashbacks, plumbing for washing machine, central heating boiler, oak work surfacing and slate tiled floor.

### Rear Entrance Lobby

Having ceramic tiled floor, stable style door leading to rear, ground floor WC and large storage cupboard.

### First Floor Landing

10' 10" x 9' 6" (3.30m x 2.89m)

Offering suitable space for play room or study area with access to loft.

### Bedroom 1

14' 6" max x 12' 1" (4.42m x 3.68m)

Having large built-in wardrobe, exposed wooden playing, original storage to alcove and radiator.

### Bedroom 2

13' 10" max x 12' 4" (4.21m x 3.76m)

Having exposed wooden flooring and radiator.

### Bedroom 3

12' 3" x 9' 5" (3.73m x 2.87m)

Having exposed wooden flooring and radiator.

### Family Bathroom

10' 6" x 8' 10" (3.20m x 2.69m)

Having spacious 4 piece traditional suite comprising comprising large walk-in shower cubicle with mains fed rainfall shower, freestanding roll edge bath, wash hand basin with tiled splash backs, low level WC, exposed wooden flooring, heated towel rail/radiator and LED downlights.

### Bedroom 4

13' 0" x 10' 4" (3.96m x 3.15m)

Being accessed via secondary staircase in the Winter Room and having double aspect windows, exposed wooden flooring and radiator.

### En-Suite

Having 3 piece suite comprising corner tiled shower area with mains fed shower, pedestal wash hand basin with tiled splash backs, low level WC, exposed wooden flooring, radiator and extractor.

### Outside Front

To the front of the property is an attractive cottage style garden being enclosed by a stone wall and comprising lawn with established borders to include a variety of plants and shrubs, outside lighting, outside power point, secure gate leading to rear, gravelled driveway with space for several vehicles extending to the side of the property with five-bar gate leading to the rear.

### Outside Rear

To the rear of the property there is a substantial gravelled parking area with space for several vehicles being accessed via a five-bar gate to the side and giving access to substantial oak barn, paved patio area, brick built outbuilding/kennel, outside lighting, cold water tap and gate leading to substantial further south-facing lawned garden offering an excellent degree of privacy and is partly enclosed by brick/stone wall with paved patio area and outside power point.

### The Barn

Being a substantial oak construction with brick built base and pantile roof and comprising 2 predominant areas.

### Garage

18' 10" x 13' 3" (5.74m x 4.04m)

Having double wooden entrance doors, additional personal door, power and light and steps leading up to double doors which leads to workshop.

### Workshop

13' 3" x 13' 0" (4.04m x 3.96m)

Having power and light, fitted work bench, window to rear and side door leading into garden.

### Agents Note

We are advised by the seller that a new oil fired boiler has been fitted in November 2025. It comes with a 10 year guarantee.

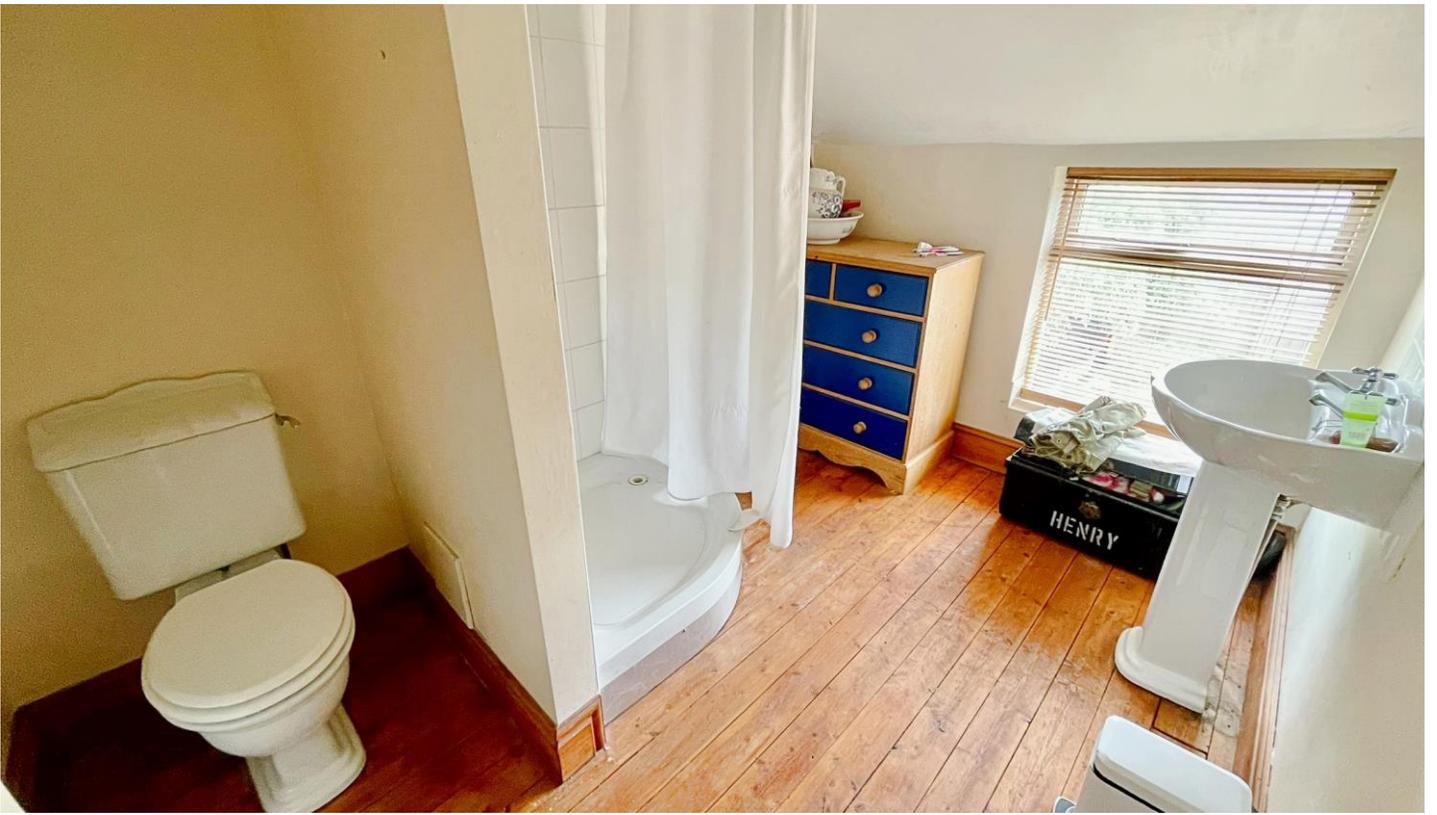




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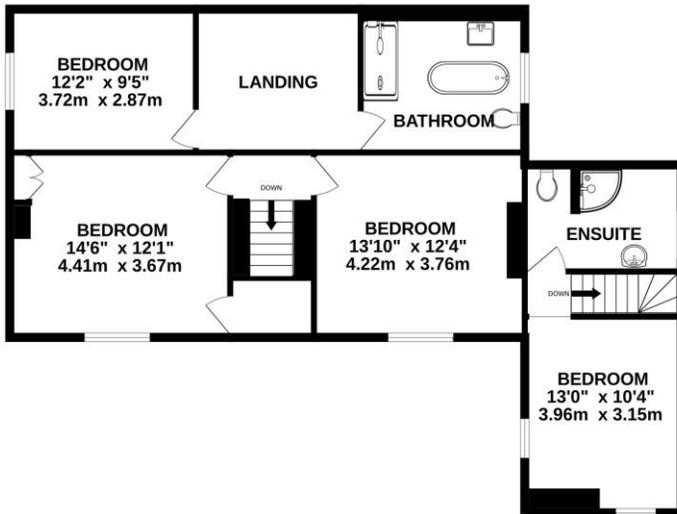
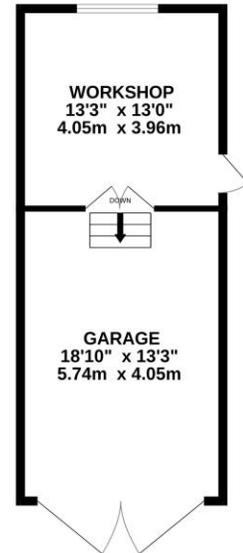
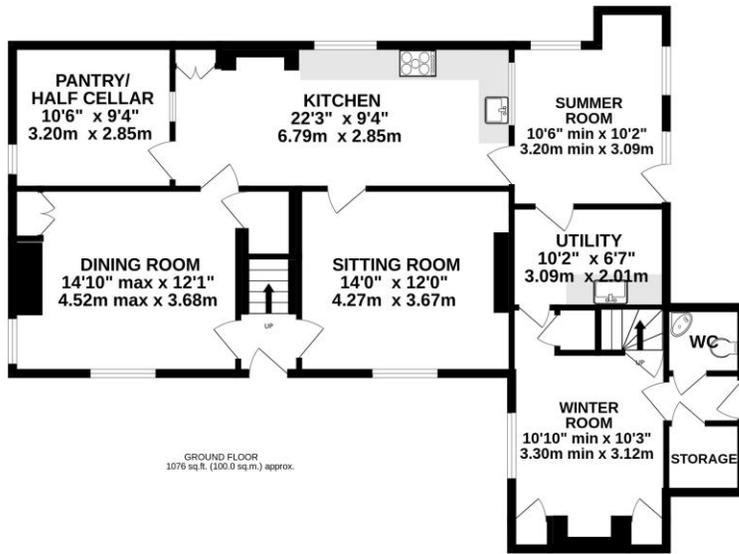


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TOTAL FLOOR AREA : 2428 sq.ft. (225.6 sq.m.) approx.

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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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