



✦ Enhanced with AI by STREET_CO

Stonecroft House, Stonecroft
£950,000

Stonecroft House

Stonecroft, Barnetby

Stonecroft house has always been a statement home and now, having been sympathetically returned to it's former glories, it is, once again, a residence of confident elegance.

The first impression is of size: a fact continued by the grand entrance hall with its magnificent return staircase and geometrically patterned floor, however the beautifully lit and well proportioned rooms offer a warm, relaxed welcome of calm sophistication.

The home allows for all aspects of family life to be catered for: the dual aspect sitting room and matching dining room cater for more formal family gatherings and entertaining whilst the 31'8 modern day kitchen is a generous space for informal socialising and, together with the adjoining breakfast room, forms the relaxed centre of the home.

The ground floor also features a library and office which offer space for either quiet relaxation or for the home worker, and the practicalities of life are catered for by a large utility, separate laundry/pantry and a 14'9 cloak room which could easily accommodate a shower if required.





The main landing is as impressive as the reception hall – flooded with natural light. The 8 bedrooms are served by 3 individually styled en-suite shower rooms and a traditionally appointed family bathroom with both walk-in shower and free standing roll topped bath, ensuring that family and guests alike are easily accommodated.

There are, however, yet more gems: the discovery of Victorian wall paper to part of the inner landing, wood panelling in what would have been the servants' corridor, the incised name plate over what is thought to be the original entrance and the second, servants' staircase all hark back to the residences' original stature as an impressive, yet intimate working home.

Standing in 2.3 acres , or thereabouts, of primarily lawned grounds with specimen trees and productive vegetable garden, Stonecroft House is revealed through wrought iron gates which open to a tree lined drive with broad reception area beyond ensuring a superb welcome to those inevitable guests. There is, of course, a detached double garage together with a workshop connected to the main house.

This is a significant home of balance – the restored and the new, the grand and the relaxed – and versatility – ideal for both single family or multi-generational living if required – which enjoys a semi rural location within reach of the regions major communication centres of Lincoln, Grimsby and Hull via the M180 motorway network, main line rail connections and further abroad through Humberside international airport.

Stonecroft House – where your family history begins.

- Statement home in 2.3 acre gardens
- Superbly proportioned throughout
- Recently restored to former glories
- Semi rural location with field side views
- Ideal for multi generational living
- Epc Rating: E
- Ideal for multi generational living
- Council Tax Band G

Reception Hall

31' 0" x 9' 11" (9.46m x 3.02m)

Stair Hall

17' 8" x 7' 9" (5.38m x 2.36m)

Sitting Room

20' 11" x 16' 10" (6.37m x 5.13m)

Dining Room

20' 9" x 16' 10" (6.33m x 5.12m)

Rear Entrance

9' 11" x 6' 11" (3.03m x 2.12m)

Inner Hall**Library**

15' 3" x 8' 7" (4.64m x 2.62m)

Study

15' 3" x 9' 10" (4.64m x 2.99m)

Day Kitchen

31' 8" x 16' 10" (9.65m x 5.12m)

Breakfast room

17' 11" x 16' 11" (5.46m x 5.15m)

Side Hall**Cloak Room**

14' 9" x 9' 7" (4.50m x 2.92m)

Laundry

13' 9" x 8' 10" (4.19m x 2.69m)

Utility

12' 7" x 10' 0" (3.83m x 3.06m)



Main Landing

15' 0" x 12' 7" (4.58m x 3.83m)

Bedroom 1

16' 11" x 21' 2" (5.15m x 6.46m)

En suite 1

12' 10" x 9' 11" (3.91m x 3.01m)

Bedroom 2

21' 5" x 16' 10" (6.53m x 5.14m)

En Suite 2

14' 9" x 9' 10" (4.50m x 3.00m)

Inner Landing**Bedroom 3**

17' 5" x 15' 8" (5.32m x 4.77m)

Bedroom 4

15' 4" x 10' 2" (4.68m x 3.11m)

Bedroom 5

17' 3" x 18' 1" (5.27m x 5.51m)

Bathroom

15' 4" x 10' 2" (4.67m x 3.11m)

Bedroom 6

15' 5" x 10' 9" (4.70m x 3.27m)

Rear Landing**Bedroom 7**

17' 6" x 18' 4" (5.34m x 5.58m)

Bedroom 8

13' 8" x 15' 7" (4.17m x 4.74m)

En Suite 3

13' 8" x 3' 11" (4.16m x 1.20m)

Attached Garden Room

37' 0" x 13' 0" (11.27m x 3.96m)

A practical dual aspect space leading from the side entrance, with flagged floor, exposed brick work and covered water cistern. It also allows access to the WORKSHOP (5.97m x 3.06m), additional store and garden toilet.



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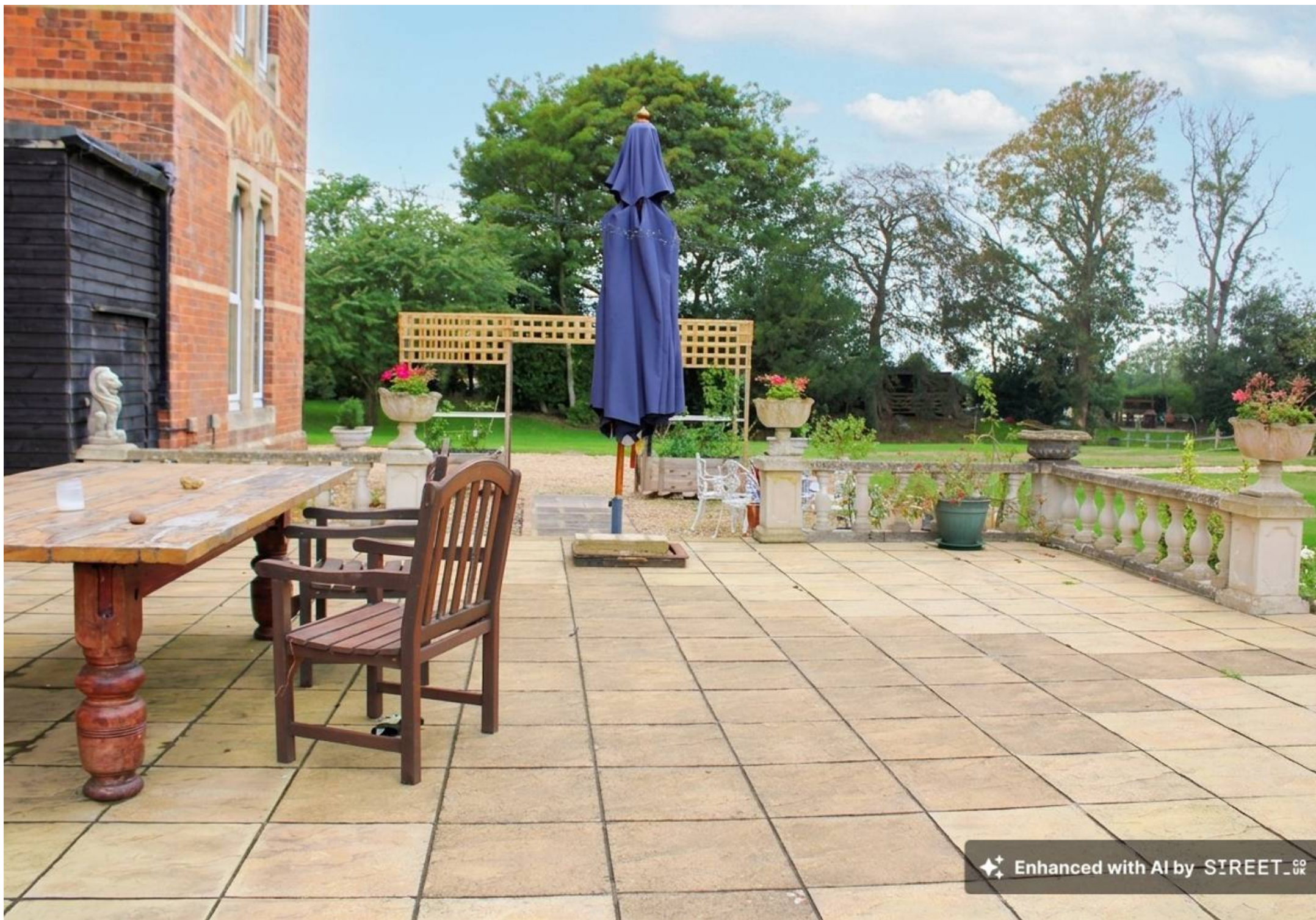


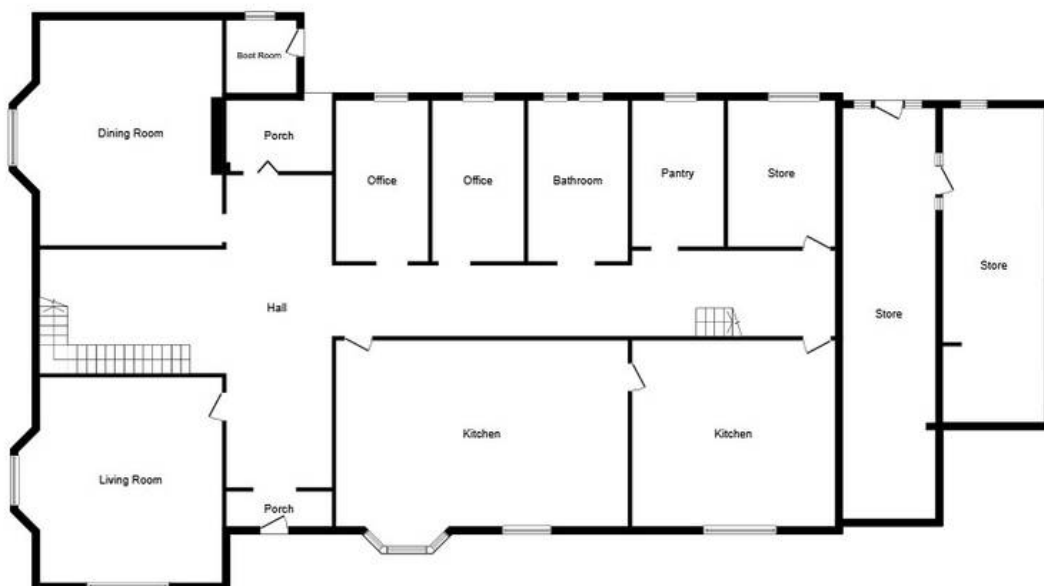
Garden

Decorative wrought iron gates open to a tree lined, pea gravel topped horseshoe driveway which leads to both a 4 car reception area and a detached, brick built double garage. The property is fronted by a neat lawn with established shrub borders and field side views. The lawn continues to the side of the residence and includes inset specimen trees together with a substantial, fenced vegetable garden. Immediately to the rear there is a balustraded, flagged terrace flanked by gravel topped seating/entertainment areas which overlook a further lawned garden.

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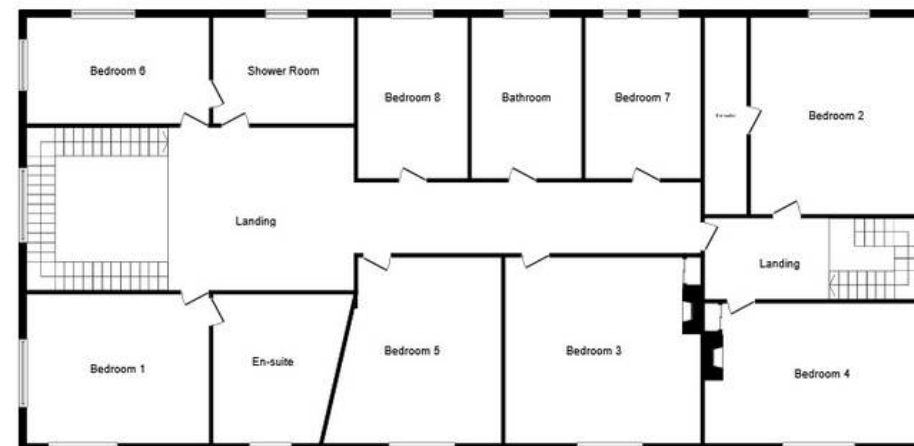






Ground Floor

Floor area 358.7 sq.m. (3,861 sq.ft.) approx



First Floor

Floor area 303.8 sq.m. (3,270 sq.ft.) approx

Total floor area 662.5 sq.m. (7,131 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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