



'Avalon' 15 Brickyard, Great Limber
North East Lincolnshire DN37 8JU

MARTIN MASLIN



'AVALON'
15 BRICKYARD
GREAT LIMBER
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 8JU

A LUXURIOUS GRAND RESIDENCE LIKE NO OTHER. NESTLING IN EXTENSIVE GROUNDS (APPROXIMATELY 0.5 OF AN ACRE) OFFERING UNRIVALLED LUXURY, COMFORT AND SOPHISTICATED LIVING. INCLUDING A MAGNIFICENT HALLWAY, SITTING ROOM, SECRET HIDDEN GAMES ROOM, A LARGE FORMAL DINING ROOM, 40ft BESPOKE KITCHEN AND FAMILY LIVING SPACE, UTILITY ROOM, W.C, FIVE LUXURY BEDROOMS INCLUDING PRINCIPLE SUPERBEDROOM WITH LAVISH WALK-IN SHOWER AND PRIVATE ROOF-TOP BALCONY WITH BREATHTAKING GARDEN VIEWS, ADDITIONAL LUXURY FAMILY BATHROOM, A LIFESTYLE GARDEN INCLUDING AN OVAL OUTDOOR SWIMMING POOL, AN OUTDOOR BAR, A COVERED SITTING AREA WITH HOT TUB AND PURPOSE BUILT HOME OFFICE. APPROACHED BY A SWEEPING DRIVEWAY WITH SHOW ROOM GARAGE.

£975,000

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENTS

4/6 ABBEY WALK
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN31 1NB

MARTIN MASLIN

TEL: 01472 311000
FAX: 01472 340200
www.martinmaslinestateagents.co.uk

THE PROPERTY

Welcome to this dream mansion, a luxurious grand residence like no other nestling within gardens approaching 0.5 of an acre. Situated on the fringe of this popular Lincolnshire Village. Offering an unrivalled combination of luxury comfort and sophisticated living featuring an outdoor heated swimming pool with outdoor bar, covered outdoor sitting terrace with a hot tub and purpose-built office. Every inch of this spectacular home has been crafted to perfection blending timeless elegance with modern indulgence. Significantly enlarged by the present owners to create a beautiful and well-presented family home featuring a magnificent hallway, three individual reception rooms including a sitting room, a secret hidden games room and large dining room.

A 40ft bespoke kitchen and living space forms the heart of this home whilst upstairs there are five excellent bedrooms including a spacious principal suite with a luxury en-suite shower room and private patio doors leading to a walk-on balcony. Whether you seek serene privacy, grand entertaining spaces or an active lifestyle, this bespoke home delivers it all.

An internal viewing will take you through the grand entrance porch with its impressive stone twin pillars leading through the front composite door into a magnificent 27'00" hallway where a modern glass panelled staircase rises gracefully to the first-floor level. Double doors from the hallway open into a delightful sitting room, a refined space with a recess fireplace and multi fuel burning stove. Beyond is a secret hidden room. A cleverly concealed entry reveals an ultimate games room complete with bifold doors, designer flooring and a cinema with fully stocked bar available by negotiation. Across from the main hallway lies the large dining room extending to 26ft' in length, open plan to a most respectable 40ft living kitchen.

Providing unrivalled living space. The kitchen displays a range of hand-crafted two-tone cabinets with granite counter tops, quality built in appliances and a breakfast bench with bespoke table. Beyond is an extending family seating area providing wonderful views over the gardens with its own built-in media wall and electric fire perfect for relaxing. There is also a large utility room and a bespoke downstairs cloakroom with W.C.

At the first level, a striking glass panelled galleried landing enhances this beautiful home overlooking the hallway below. Boasting five bedrooms including a superb principle bedroom, a true retreat featuring a lavish walk-in fully tiled shower and private patio doors leading to a walk on balcony with superb garden views. The additional family bedrooms are spacious and filled with light designed for comfort. In addition there is a luxury family bathroom with a large open plan designer walk-in shower and a free standing egg shaped bath.

The property stands proud within the village enjoying a 145ft frontage approached via an impressive sweeping in and out driveway and a large show room garage accommodating up to four cars. Beyond is a lifestyle garden creating its own private sanctuary with an extensive Indian stone patio spanning the full length of the house. Steps lead onto a lawned garden featuring a fabulous oval sloped outdoor heated swimming pool - a stunning centrepiece for summer relaxation. There is an outdoor bar well positioned for entertaining with seating areas and a further extensive outdoor covered sitting area complete with a shower room and hot tub available by separate negotiation. A further purpose built stylish home office provides a peaceful workspace away from the house. The gardens are well screened by high hedging ensuring privacy for the present owners. An absolute dream waiting to be discovered.



GROUND FLOOR

A beautiful stone pillared entrance porch with a smart composite front door and matching side panel.

RECEPTION HALL

8.23m (27'0") x 2.74m (9'0")

A magnificent and inviting entrance hall where the glass panelled staircase rises to the first-floor galleried level with LED step lighting. It has a porcelain tiled floor, recess lighting with deep ceiling cornice and full height double glazed windows overlooking the rear garden. From here double doors lead into both the Dining and Sitting Room.

SITTING ROOM

6.73m (22'1") x 4.17m (13'8") into bay

A classic room featuring dual aspect full height windows overlooking the front and rear aspects. The focal point is a recess fireplace incorporating a TV and built in multi log burning stove set on a raised tile hearth. A specially designed mirrored door opens into the most impressive hidden games room.

GAMES ROOM

7.57m (24'10") x 7.34m (24'1")

Creating the ultimate entertainment room with full bifold doors opening onto the rear garden. Featuring a solid wood floor. This amazing room is professionally decorated with wall panelling in a Hague Blue Farrow and Ball finish. Various equipment is available by separate negotiation including the rustic corner bar and the overhead projector with pull down screen.

DINING ROOM

7.75m (25'5") x 3.56m (11'8")

A superb Dining Room with dual aspect views onto the gardens open plan to the Kitchen. It has a radiator, coving with ceiling lighting and French double glazed doors giving views and access onto the gardens. A stunning porcelain tile floor flows effortlessly through into the main Living Kitchen.





LIVING KITCHEN

Extending to 12.29m (40'4") x 5.26m (17'3")

A fabulous living space which seamlessly integrates the Kitchen Dining and sitting areas. Displaying a bespoke two-toned peninsular unit with Villeroy and Boch cutaway sink with crosshead taps. It has a built-in dishwasher and microwave, pull out bin storage and further space for a rangemaster cooker with an overhead extractor fan and light. In addition, there is an American fridge with a built in wine rack, plenty of storage and a beautiful half moon shaped cupboard with solid wood top. A specially handmade circular dining table with matching seat provides the ideal breakfast area in the centre of the room whilst the porcelain tile floor flows through into a further extending sitting area for all the family.

SITTING ROOM

Beautifully designed to capture the garden views with full height windows and French double glazed doors leading out onto the patio. It has a built-in media wall with an electric slimline fire and a TV above. Another added feature is the ceiling speakers and array of recess lighting providing a great ambiance during the evenings.



UTILITY ROOM

3.35m (11'0") x 2.13m (7'0")

A large utility room is fitted with a range of built in floor to ceiling storage space and there is a granite top with cutaway sink and cupboard beneath. It has plumbing for a washing machine and vent for a tumble dryer, a radiator, uPVC window and double-glazed door onto the side.

CLOAKROOM

A large cloakroom with a designer scalloped sink and W.C. It has coving to the ceiling, recess lighting, a radiator and a uPVC double glazed window.



FIRST FLOOR LEVEL

LANDING

Extending to 6.48m (21'3")

A beautiful open plan landing overlooking the hallway with a large front double glazed window. It has coving to the ceiling and access to the loft space. All rooms lead directly off as follows; -

PRINCIPAL BEDROOM ONE

5.28m (17'4") x 5.00m (16'5")

A wonderful size bedroom with wall panelling and coving to the ceiling, there is space for freestanding furniture, a radiator and a uPVC double glazed front window.

EN-SUITE SHOWER ROOM

3.73m (12'3") x 2.54m (8'4")

A lavish en-suite shower room with a freestanding vanity unit featuring his and hers sinks with mixer pillar taps, W.C and bidet. There is a fabulous walk in fully tiled designer shower with glass panelling, seating area and shower unit with drencher head over. The room is beautifully tiled in a marble finish with a chrome heated towel rail and further French double glazed doors giving access onto a large walk-on feature glass panelled balcony overlooking the rear garden.

BEDROOM TWO

4.39m (14'5") x 3.00m (9'10") to wardrobes

A lovely sized bedroom currently used as a dressing room. Fitted with an attractive array of mirrored wardrobes with lighting, a large dressing table with double sets of drawers and (a film star mirror available by separate negotiation). It has coving to the ceiling, a radiator and a uPVC double glazed front window.

BEDROOM THREE

4.27m (14'0") x 3.20m (10'6")

A lovely bedroom recently decorated with hand painted built in wardrobes forming a double bed recess and having storage above. It has a radiator, an accent adorned wall and a uPVC double glazed front window.

BEDROOM FOUR

4.27m (14'0") x 2.77m (9'1")

Another double bedroom with fitted wardrobes in a light maple finish forming a double bed recess with overhead storage. There is a matching dressing table with drawers and an overhead storage unit, a radiator and a uPVC double glazed window overlooking the rear garden.

BEDROOM FIVE

3.71m (12'2") to wardrobes x 2.26m (7'5")

A good sized fifth bedroom with built in designer sliding mirrored wardrobes along one wall. It has a radiator and a uPVC double glazed window overlooking the rear garden.

PRINCIPAL BATHROOM

3.73m (12'3") x 1.78m (5'10")

A luxury fully tiled modern bathroom featuring an abstract porcelain designer wall. A high quality white suite comprises; W.C, a floating vanity unit with pillar style tap and an egg shaped panelled bath with smart exterior tap filler. In addition, there is a large walk-in open plan designer shower in a smart glass and black frame with mixer shower unit and drencher head. The bathroom is further complimented by a powder coated towel rail, recess lighting and a uPVC double glazed window.





OUTSIDE

Avalon occupies an incredible 140ft frontage approached via an impressive horseshoe tarmac driveway with a shaped lawn, mature trees and set behind beech hedging. Whilst double timber gates provide access into the superb rear garden. An extensive Indian sandstone patio spans the full width of the house creating patio areas with a dwarf wall and steps leading onto a shaped lawned area. On the western side of the garden is a fabulous purpose-built open plan entertaining area with porcelain tiling creating a perfect undercover seating area with a garden shower room and a hot tub (available by negotiation). Adjoining is a fully insulated log cabin currently used as a home office measuring 12'4" x 12'2" with full height double glazed windows and part glazed French doors. Beyond the office in the far corner is a further large cabin shed with a storage area. The gardens and house are stunning and best viewed from the rear in the Agents opinion. The property is screened by neat conifer and beech hedging ensuring privacy for the present owners.

SWIMMING POOL

10.00m (32' 10") x 4.00m (13' 1")

Forming the focal point of the garden is an oval shaped outdoor heated swimming pool with fitted lino and exterior lighting. Surrounding the pool is a lovely water feature with steps leading onto a raised outdoor covered bar and seating area perfect for entertaining company.

DETACHED GARAGE

11.33m (37'2") x 6.76m (22'2")

A large, detached brick garage is positioned to the western side of the drive. With twin electric roller doors, power and light and built in pump room with filter for the pool.

GENERAL INFORMATION

Mains, water and electricity are connected and broadband speeds and availability can be assessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the oil-fired Grant central heating boiler located outside next to the utility room. The property has the benefit of uPVC framed double glazing and rainage is connected to a septic tank. It falls within the jurisdiction of the West Lindsey District Council and is in Council Tax Band – F. The tenure is Freehold subject to Solicitors verification.

VIEWING

Viewing is strictly via appointment through the Agents on Grimsby 311000 and a video walkthrough tour with commentary can be seen on Rightmove and our Martin Maslin website.

LOCATION AND AMENITIES

On approaching the Village of Great Limber, turn left by the New Inn public house, continue past the pond, round the bend and the property is situated approximately 500 yards on the left-hand side before the cross roads.

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

