

MARTIN MASLIN

BARNA HOUSE
CHURCH LANE
BRADLEY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0AE



A WONDERFUL DETACHED HOUSE SET WITHIN MAGNIFICENT GROUNDS IN THE HEART OF BRADLEY VILLAGE AND OFFERING FIRST CLASS ACCOMMODATION PRESENTED AND EQUIPPED TO THE HIGHEST OF STANDARDS. EPC rated D.

£450,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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The Property

Dating from 1959 and constructed in brick under a pantile roof, Barna House is a stunning detached house enhanced by a wide ranging project of updating in the last few years. It stands within beautiful grounds comprising lawns with established trees, shrubs, plants and flowers creating a truly wonderful setting for this very special home.

The property is accessed through a lych gate off Church Lane and there is plenty of gravelled parking for numerous vehicles. Principal features of the accommodation include the welcoming Reception Hall from where the staircase leads to the first floor, the lovely Lounge with a rustic brick fireplace, wood burning stove and beamed ceiling and the delightful Sun Room/Garden Room with views of the rear garden.

A sizeable Dining Room adjoins the Dining Kitchen in an open plan 'L' shape with the latter comprehensively appointed with a range of cashmere shaker style units, granite worksurfaces and a host of built-in appliances. There is space in the bay window for a small dining table and the Dining Kitchen is adjoined by a Utility Room/rear lobby and the Cloakroom with white suite.

At first floor level there is a central landing leading to all the rooms including the very spacious Master Bedroom with double aspect windows and its own ensuite Shower Room and Dressing Room. There are two more lovely double Bedrooms plus a smaller fourth Bedroom, ideally suited to be a hobby room, nursery or work from space. The Family Bathroom and the ensuite Shower Room are both equipped to the highest of standards with stylish white suites, twin head shower enclosure etc.

The grounds are a delight and include a brick single Garage, a workshop/stove, a greenhouse and a useful shed. The front garden enjoys a high degree of privacy as does the rear and there are numerous sitting areas to catch the sun and relax. The facilities of Bradley Crossroads are within easy reach and dog lovers will delight in the easy access to countryside walks close by.

All in all Barna House is a home of the highest calibre and discerning purchasers seeking somewhere special are advised to visit without delay.



Accommodation

GROUND FLOOR

RECEPTION HALL

A welcoming entrance area from where the staircase with wrought iron handrail leads to the first floor. The ceiling is beamed and there is a central heating radiator and understairs cupboard.

LOUNGE

5.13m (16'10") x 3.71m (12'2")

A lovely room featuring a rustic brick fireplace with a wooden lintel and a recessed wood burning stove. Glazed double doors open to the Sun Room and another door links to the Dining Room. There is a central heating radiator.

SUN ROOM/GARDEN ROOM

4.65m (15'3") x 3.30m (10'10")

A wonderful room added at the side of the house with glazed double doors opening to the rear garden. There are wall light points and a central heating radiator plus exposed brick walls.

DINING ROOM

5.08m (16'8") x 2.62m (8'7")

Forming an open plan 'L' shape with the Dining Kitchen and with glazed double door opening to the garden, a shelved display cupboard with sliding glass doors and a central heating radiator. The ceiling is beamed and there are recessed downlighters.

DINING KITCHEN

5.84m (19'2") x 3.05m (10'0")

Beautifully equipped with a range of cashmere woodgrain shaker style wall and base cabinets with granite worktops incorporating a double ceramic sink. Built in appliances comprise twin side by side Rangemaster ovens, a five ring gas hob with extractor above and a dishwasher. There is a central heating radiator and a table can be accommodated within the bay window. A door links to the rear lobby/Utility Room.

REAR LOBBY/UTILITY ROOM

With cupboards and a single drainer stainless steel sink unit.

CLOAKROOM

With a white suite comprising a w.c and a round bowl style basin set on a cupboard unit. There is a central heating radiator.

FIRST FLOOR

LANDING

With doors opening to all the first floor rooms.

MASTER BEDROOM

4.88m (16'0") x 3.35m (11'0")

A lovely spacious Bedroom with double aspect windows, a central heating radiator and a door opening to the ensuite Shower Room.



GROUND FLOOR



RECEPTION HALL



LOUNGE



LOUNGE

ENSUITE SHOWER ROOM

2.06m (6'9") x 1.88m (6'2")

Part tiled and with a whole suite comprising a wide washbasin on a double cupboard, a w.c and a rectangular shower enclosure with a low-rise tray, a clear side screen and a chrome twin head mixer shower. There is a chrome heated towel warmer and the Shower Room links to the Dressing room/ walk-in wardrobe.

ENSUITE DRESSING ROOM

2.06m (6'9") x 1.88m (6'2")

With shelves and hanging rails and a door linking to the landing.

BEDROOM TWO

3.73m (12'3") x 3.40m (11'2")

With plenty of natural light, double aspect windows and a window seat with wardrobes to each side. There is a central heating radiator.

BEDROOM THREE

3.12m (10'3") x 2.74m (9'0")

With a recessed louvered cupboard and a central heating radiator.

BEDROOM FOUR/STUDY

1.88m (6'2") x 1.83m (6'0")

Equally suitable as a nursery or hobby room and with a central heating radiator.

FAMILY BATHROOM

3.05m (10'0") x 2.79m (9'2")

Partly tiled and with a white suite comprising a panel bath with a side filler/rinser tap, a vanity handbasin set on an oak finish cupboard, a w.c. and a good size shower enclosure with a slim-line tray, a clear side screen and a chrome drencher head shower. There is a heated towel warmer.

OUTSIDE

Barna house stands within wonderful established gardens which are an absolute treat to see. The gravelled driveway is accessed through a lych gate and the lawned front garden enjoys a good degree of privacy and is enhanced by a diverse variety of shrubs, plants and flowers. The gravelled driveway continues past the Garage whilst the extensive rear garden features mature shrubs and trees, numerous paved sitting areas, a greenhouse plus screened storage area and a garden shed. A substantial copper beech tree forms a backdrop to the rear garden and there are gravelled areas, colourful plants and flowers and pathways.

GARAGE

A brick and tile single Garage with electric light and power and double doors. Behind the garage there is a Workshop/Store with a door opening from the garden.



SUN ROOM/GARDEN ROOM



SUN ROOM/GARDEN ROOM



DINING ROOM



DINING ROOM

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the gas boiler and the property has the benefit of uPVC framed double glazing with the exception of the front door. It falls within the jurisdiction of North East Lincolnshire Council and is Council tax Band E. The tenure is Freehold - subject to the Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A walkthrough video with commentary can be seen on Rightmove and our Martin Maslin website.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



CLOAKROOM



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR/STUDY



FAMILY BATHROOM



FAMILY BATHROOM



OUTSIDE



OUTSIDE

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.



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