



UNAPPROVED BROCHURE

Bracken Hill, Broughton Cross Roads

SCAWBY, BRIGG, NORTH LINCOLNSHIRE, DN20 9LY



paul fox
FINEST



Bracken Hill, Broughton Cross Road

Scawby, Brigg, North Lincolnshire, DN20 9LY

'Bracken Hill' is a most impressive individually designed detached family residence built in the 1920's and having been lovingly updated creating a beautiful family home of much charm and appeal having had the benefit of a professional interior designer. Offering flexible, well appointed, accommodation of approximately 3800 square foot that is entered through a sheltered front entrance hall, central reception hallway, stunning rear living room with a featured hand carved limestone fireplace, large formal dining room with a projecting bay window, pleasant sitting room, high quality bespoke fitted breakfasting kitchen with integral appliances enjoying a matching walk-in pantry, external cloakroom, store and utility room. The first floor provides a central galleried landing with a useful cloakroom, a feature master bedroom suite with projecting rear bay window and a luxury en-suite bathroom, there are 4 further double bedrooms with 2 en-suite bathrooms and a main family bathroom. The grounds are entered via electric, remote operated gates with a tree lined driveway continuing to the front of the property allowing extensive parking and access to the range of garages. The surrounding gardens provide excellent privacy and security being principally lawned with mature well stocked borders, a sectioned kitchen garden and a number of seating areas. A lawned paddock to the front could provide the potential for a new dwelling subject to local planning consent and approval with buyers advised to make their own enquiries. Within the grounds are numerous outbuildings comprising fully powered garages, a workshop and garden store, a detached brick built garage with an electric door and a games room/gym with an internal shower room.

ENTRANCE HALLWAY

Enjoying a traditional five panelled door with top light with hammered effect glazing, attractive walnut flooring, internal glazed door leads through to the reception hallway and cloakroom.

CLOAKROOM

With a front arched top single glazed window and enjoys a two piece traditional suite in white comprising a Sanitan pedestal wash hand basin and matching WC, continuation of flooring from the hallway, part tiling to walls and chrome towel rail.



CENTRAL RECEPTION HALLWAY

Measures approx. 5.06m x 4.76m plus stair recess (16' 7" x 15' 7"). Having internal access to an inner hallway, rear living room and family room, provides a return staircase allowing access to the first floor accommodation with open spell balustrading, matching square newel post with carved top, under stairs storage and wall to ceiling coving.

FAMILY ROOM

Measures approx. 3.7m x 4.86m (12' 2" x 15' 11"). Enjoying side single glazed French doors leading to a private patio with matching top light and internal window with views to the rear Verandah, fitted bookshelf within an arched recess and wall to ceiling coving.

LUXURY REAR LIVING ROOM

Measures approx. 7.92m x 4.9m (26' 0" x 16' 1"). Enjoying a rear picture window and matching curved bay window enjoying views across the rear garden with the bay having fitted seats below, a very handsome and high quality carved limestone fireplace provides a setting for an inset multi fuel cast iron stove within a herringbone brick chamber, feature exposed wood flooring, detailed wall to ceiling coving, TV point and internal door leads through to;

FORMAL DINING ROOM

Measures approx. 5.78m x 4.39m plus projecting rear window (19' 0" x 14' 5"). Benefits from six rear facing timber framed single glazed windows with the feature curved projecting bay having fitted bespoke seating, stone built fireplace with inset electric fire with a handsome mahogany surround and mantel, feature arched top display recessed with glass shelving and recessed wine cooling holes and detailed wall to ceiling coving.

INNER HALLWAY

Has a large arched top single glazed window looking into the quality pantry and a panelled and glazed door leads through to;



KITCHEN

Measures approx. 4.02m x 4.87m (13' 2" x 16' 0"). With a dual aspect with front and side timber framed single glazed windows. The kitchen enjoys an extensive range of bespoke oak fitted furniture with complementary worktops with matching uprising incorporating a twin sink unit with chrome block mixer tap, space for a range cooker with broad stainless steel extractor with downlighting, central breakfasting island, fitted breakfast seating within a recess, space and plumbing for dishwasher and American style fridge freezer, slate style flooring and an internal glazed panelled, inset ceiling spotlights and glazed door leads to the front entrance porch.

LUXURY FITTED PANTRY.

Measures approx. 2.71m x 3.1m (8' 11" x 10' 2"). With front single glazed single framed windows enjoying an extensive range of quality fitted furniture being of a light slate grey in a shaker style, contemporary black handles, enjoying a granite top and benefitting from eye level dual microwave and coffee machine, continuation of slate style flooring, wall to ceiling coving and inset ceiling spotlights.

SIDE PORCH

Has arched top single glazed front window and a five panelled side entrance door, quarry tiled flooring.

LANDING TOILET

With a front single glazed timber framed window with pattered glazing, low flush Sanitan WC, tiled effect flooring, stone tiling to walls with mosaic boarder, chrome towel rail and inset ceiling spotlights.

FIRST FLOOR CENTRAL GALLERIED LANDING

Measures approx. 4.77m x 4.76m (15' 8" x 15' 7"). Enjoying a feature front timber framed single glazed arch top window enjoying views over the front driveway, continuation of open spell balustrading with matching handrail, wall to ceiling coving, loft access and doors through to;

MASTER BEDROOM SUITE 1

Measures approx. 5.78m plus projecting window x 4.39m (19' 0" x 14' 5"). Enjoying a multi aspect with six rear facing timber framed single glazed windows that enjoy views over the garden, decorative wall to ceiling coving, two single wall light points and door leads through to;

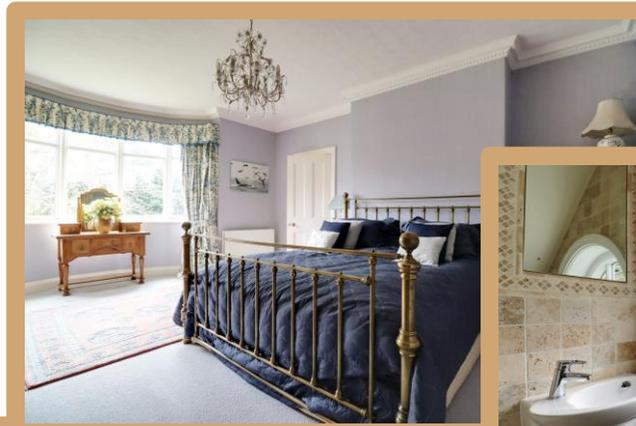


INNER HALLWAY

Has built-in gun safe, a gun cabinet and a built-in double safe providing access to bedroom 5 and to the luxury en-suite bathroom.

EN-SUITE BATHROOM 1

Measures approx. 4.8m x 2.75m (15' 9" x 9' 0"). Enjoying a multi aspect with front and rear timber framed single glazed windows and side double glazed windows and enjoying a quality feature suite in white comprising a close couple low flush WC, his and hers oval wash hand basins with chrome mixer tap set within a mosaic tiled plinth with twin wall lights, feature Villeroy & Boch spa bath with wall mounted TV and a walk-in shower cubicle with pebbled flooring, rainwater head and side jet and manual hand shower, ceramic tiled flooring, fully tiled walls with mosaic detailing, twin chrome towel rail and inset ceiling spotlights.



DOUBLE BEDROOM 5

Measures approx. 4.1m x 3.59m (13' 5" x 11' 9"). Benefitting from a dual aspect with front and side timber framed single glazed windows, a bank of wardrobes with mirrored fronts and a corner fitted Sanitan wash hand basin and wall to ceiling coving.

REAR DOUBLE BEDROOM 2

Measures approx. 4.18m x 4.89m (13' 9" x 16' 1") plus projecting single glazed timber framed bay window with views across the rear garden, decorative wall to ceiling coving and doors through to;

EN-SUITE SHOWER ROOM 2

Measures approx. 1.85m x 2.45m (6' 1" x 8' 0"). Enjoying a dual aspect with side arched top double glazed window with feature rear double glazed circular window, enjoying a two piece suite comprising a wall mounted wash hand basin and a p-shaped panelled bath with overhead main shower and glazed screen, tiled effect flooring, stone tiling to walls with a decorative boarder and fitted chrome towel rail.



DOUBLE BEDROOM 3

Measures approx. 3.72m x 4.86m (12' 2" x 15' 11"). Enjoying a large side timber framed single glazed window, wall to ceiling coving and doors through to;

EN-SUITE BATHROOM 3

Measures approx. 1.84m x 2.2m (6' 0" x 7' 3"). Enjoying a side hardwood double glazed arched top window, a two piece suite comprising circular wash and basin set within a walnut effect top with storage cabinet beneath, p-shaped panelled bath with overhead main shower and glazed screen, tiled effect flooring, stone tiling to walls with a mosaic boarder and a chrome towel rail.



REAR DOUBLE BEDROOM 4

Measures approx. 4m x 4.89m (13' 1" x 16' 1"). Enjoying a rear single glazed timber framed window, fitted traditional style Burlington wash hand basin with chrome legs and wall to ceiling coving.

FAMILY BATHROOM

Measures approx. 3m x 3m (9' 10" x 9' 10"). Having a front single glazed timber framed window with inset patterned glazing and a quality four piece traditional suite in white comprising a Sanitan pedestal wash hand basin with matching high flush WC, corner fitted Whirlpool jacuzzi bath, a separate shower cubicle with glazed surround and overhead main shower, wooden style flooring, part tiling to walls and inset ceiling spotlights.

GROUNDS

The property sits within grounds extending to a circa of 4 acres and provides established walled and ironed top decorative boundary walling from the road, entry via a curved entrance with electric remote decorative iron gates with a tarmac driveway providing a beautiful approach to the main house and providing extensive parking and with turning facility, with the parking extended to a flagged hard standing area that fronts the garages. Adjoining the driveway initially there is a lawned paddock with mature tree borders and could potentially accommodate a planning request subject to approval, traditional five bar timber gate from the side paddock leads through to the formal rear gardens. The rear gardens that surround the property comes principally lawned with tree hedged and fenced boundaries providing excellent privacy with a number of present flagged seating areas, one adjoining the side of the property and can accessed from the family room and overs shelter via a Verandah within the footprints of the property. The rear garden has an excellent traditional English garden style sunken rectangular pond with flat concrete edging and with a sheltered seating area providing a tranquil space to entertain. Beyond the garaging and to the eastern elevation there is a large vegetable garden and a quality greenhouse.





DOUBLE GLAZING

The property has original single glazed windows, however, some units have been replaced and are double glazed.

CENTRAL HEATING

The property has the benefit of a central heating system to radiators.

LOCATION

Scawby is a highly regarded village with a superb range of amenities including a well-respected primary school, post office, local Co-Op store, public house and church. Forest Pines Spa and Golf Resort is within less than a mile, the popular market town of Brigg is approximately 3 miles away and provides furthermore amenities and with community links being via the A15, M180 and A180.

OUTBUILDINGS

The property enjoys a vast array of outbuildings with the footprints of the property containing an outside toilet, garden store and useful utility with the garden houses two greenhouses.

The original brick built detached measures 5.34m x 3.7m (17' 6" x 12' 2") with twin opening front door, and side window and provides an internal store/workshop and an internal timber framed logged store.

A timber framed barn style garage block provides a double garage measuring 5.87m x 5.29m (19' 3" x 17' 4") with twin double opening doors and provides an adjoining garden store. A linked workshop measuring 5.88m x 7.38m (19' 3" x 24' 3") and a further single garage measuring 3.89m x 4.88m (12' 9" x 16' 0").

The garden houses a timber games room measuring 6.95m x 3.41m (22' 10" x 11' 2") with internal shower block changing cubicles and is located within close proximity to the hot tub which provides a canopied shelter.





FLOORPLAN AND EPC

Approximate Area = 355.3 sq m / 3824 sq ft

Garage = 69.9 sq m / 752 sq ft

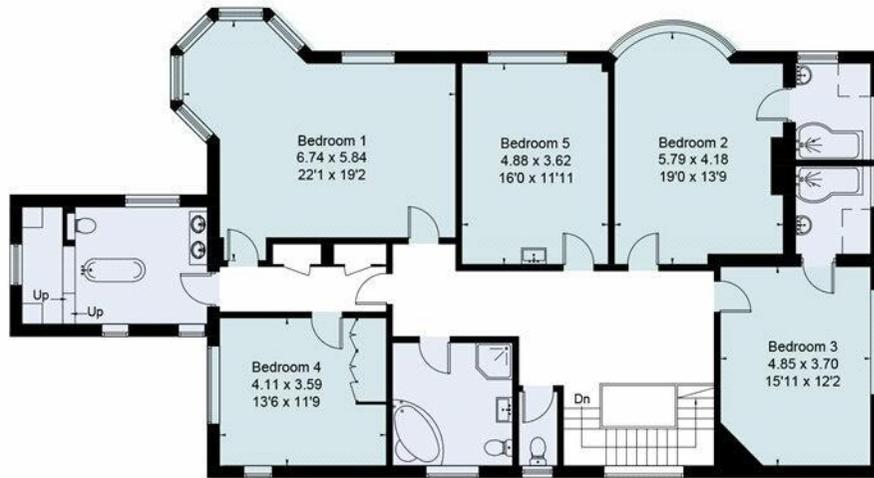
Outbuilding = 118.3 sq m / 1273 sq ft

Total = 543.5 sq m / 5849 sq ft

Including Limited Use Area (10 sq m / 108 sq ft)

For identification only. Not to scale. = Reduced head height below 1.5m

© Fourwalls



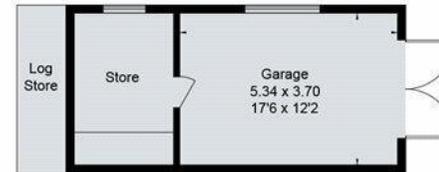
First Floor



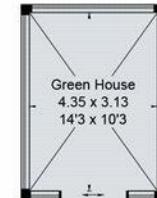
Ground Floor



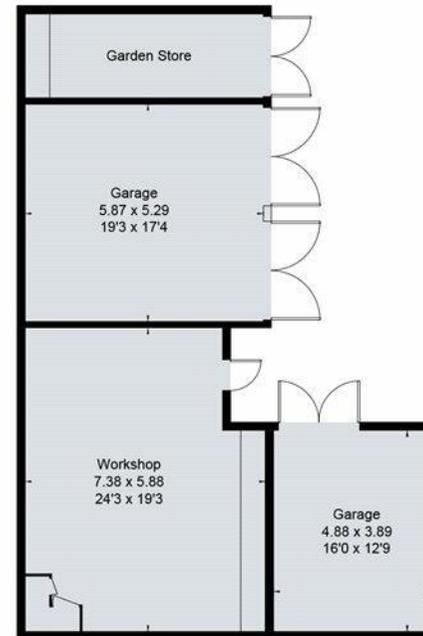
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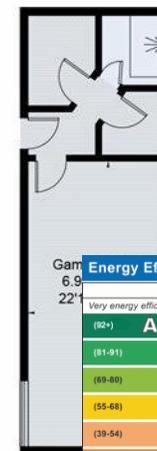
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(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	75





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