



**'Southview' 35 South Cliff Road**  
KIRTON IN LINDSEY, DN21 4NR



**paul fox**  
FINEST



# Southview, 35 South Cliff Road

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'Southview' is an outstanding 18<sup>th</sup>-century period detached family residence of pure elegance offering extensive accommodation that has been lovingly restored and upgraded yet retaining a wealth of original features. Positioned extremely privately within the centre of the highly sought after township of Kirton Lindsey with private mature grounds that provide extensive parking to the front and rear of the property. The accommodation would suit a range of purchasers, with an internal inspection essential to fully appreciate. Having a number of points of entry into the home with 5 reception rooms that are accompanied by a quality bespoke fitted Clive Christian kitchen, along with a large home office with a useful utility room that leads into an I-shaped garage. The first floor enjoys a central landing with a feature recessed chandelier, 5 large bedrooms with 2 luxury en-suite bathrooms and a main family bathroom, custom built bar with surrounding seating and a large games room. The gardens come principally lawned and provide a range of established trees, extensive private seating areas and a manageable fish pond with decking. The town centre comes within walking distance with excellent road links, within a short driving distance, leading to the A15 and M180 motorway network.



## BROAD FRONT ENTRANCE PORCH

With multi-paned double opening entrance door with matching adjoining multi-paned floor to ceiling side lights, marble tiled floor, large projecting canopy over the front porch with four fluted columns, double opening multi-paned inner doors lead through to;

## RECEPTION HALL

Measures approx. 3.00m x 2.78m (9' 10" x 9' 1"). With very handsome ornate period style panelling to the ceiling, matching range of period wall panelling and leading through to;

## CLOAKROOM

Measures approx. 1.78m x 1.64m (5' 10" x 5' 5"). With pedestal wash hand basin, ceramic tiled floor, inset ceiling spotlighting and leading off low flush WC suite in white, window, inset ceiling spotlighting.

### SPLENDID LOUNGE AND DINING AREA

Measures approx. 11.90m x 5.77m (39' 1" x 18' 11"). To the main lounge area, being a large projecting bay window incorporating hermetically sealed double glazed double opening French doors, deep dado railing, deep matching cornice to the ceiling, handsome light centrepiece, borrowed lighting (window) into the sitting room/sun lounge, period recesses display to the side of the chimney breast, projecting chimney breast with an inset cream stove on a ceramic tiled hearth and handsomely detailed marble fire surround and to dining/sitting area there is a projecting 90° large bay window, further picture window taking full advantage of the views of the main garden, deep cornice to the ceiling, light centre piece, connecting door to the reception hall.

### REAR INNER HALLWAY

With handsome staircase with spelled balustrading and detailed newel posts lead off to the first floor with half landing, dado railing, rear multi paned entrance door leads out onto a private patio/sitting area, low level storage cupboard, handsome oak style flooring and leading through to;

### FINE DINING ROOM

Measures approx. 4.56m x 3.93m (15' 0" x 12' 11"). With beautiful period ceiling, period panelling to the walls and with matching dado railing, oak strip flooring, window to the rear with timber lined reveals looking out onto the private patio/sitting area and a glazed door with adjoining side lights leads through to;

### SUPERB SITTING ROOM / SUN LOUNGE

Measures approx. 9.68m x 4.50m (31' 9" x 17' 9"). With decorative part timber panelling to the ceiling with inset spotlighting, light oak style laminate flooring and a range of seven multi-paned double opening French doors that lead out onto the gardens and large patio/sitting area.

### SUPERB DINING KITCHEN

Measures approx. 7.95m x 5.20m (26' 1" x 17' 1"). Being generously fitted to the main kitchen area, featuring a superb range of quality matching high and low level kitchen furniture by Clive Christian with cream door fronts, extensive granite working top surfaces, twin Belfast white porcelain sink unit with mixer tap block, multi-paned display cabinets, to the chimney breast there is a fitted Aga gas cooker range with handsome period style surround with matching units, built in Miele double oven, connecting door into the rear hallway, marble matching tiled floor, handsomely detailed cornicing to the ceiling, inset ceiling spotlighting, to the breakfast/dining area there are hermetically sealed double glazed folding French doors which lead out onto private large patio area, the kitchen enjoys a westerly aspect and a part multi-paned inner door leads to:





#### SIDE ENTRANCE HALL

Measures approx. 3.84m x 1.47m (12' 7" x 4' 10"). With a broad multi-paned bow window, part multi-paned door leads out onto the courtyard area where there are double opening decorative wrought iron high level gates to the boundary.

#### LARGE OFFICE / STUDY

Measures approx. 4.05m x 5.67m (13' 3" x 18' 7"). With open tread circular staircase which leads to the first floor games/entertainment room, inset ceiling spotlighting, multi-paned entrance door with adjoining side light from the courtyard area.

#### INNER HALLWAY

Leading of to;

#### BOILER ROOM / STORE

With two Worcester Independent combination type gas fired central heating boilers, fitted cupboard, programmer for domestic water and the central heating.

#### CLOAKROOM

Features traditional suite including a traditional Crapper's high flush WC suite with an oak style seat, Savoy wash hand basin on a chrome stand, half height panelling to the walls, remaining walls being fully tiled in cream and red and cornicing to the ceiling.



#### UTILITY ROOM

Measures approx. 4.62m x 3.07m average (15' 2" x 10' 1"). With a range of high and low level utility units with white period style door fronts, black patterned working top surfaces, broad Belfast sink unit with chrome mixer tap block, part polished pine panelling to the walls, ceramic tiled floor, space for an upright fridge/freezer, fitted cupboard with consumer unit, fluorescent strip lighting and personal door leads into;

#### FORMER GARAGE

Measures approx. 4.90m x 4.53m max (16' 1" x 14' 10"). Being I-shaped with period style up and over door to the front now used as a store.

#### LARGE MAIN LANDING

With beautiful period domed light centre piece recess, deep handsome cornicing to the ceiling, period broad arch with fluted columns, large part projecting vertical sliding sash bay window on the half landing, access to the roof space, inset ceiling spotlight and leading off;

#### MASTER BEDROOM 1

Measures approx. 4.57m x 4.10m (15' 0" x 13' 5"). With front south facing window with traditional lined reveal panelling, handsome light centre piece, beautiful period style fitted wardrobe furniture in cream by Clive Christian with inset gold trim, matching bedside cabinets, four tier chest of drawers, arched recess with period style six panelled inner door with arch tip light leads through to;



### DRESSING ROOM

Measures approx. 2.36m x 2.46m (7' 9" x 8' 1"). With front south facing window, full bank range of handsome fitted wardrobes in cream with inset gold trim, fitted dressing table top, two tier chest of drawers, large mirror behind with matching period style surround and leading through to;

### LUXURY EN SUITE BATHROOM

Measures approx. 2.69m x 3.00m (8' 10" x 9' 10"). With quality suite by Jacob Delafor in white comprising low flush WC, broad circular vanity wash hand basin in white with chrome pop up waste and mixer tap, handsome dark oak style door fronts beneath, bath with tiled surround and chrome fittings with mixer tap, inset TV, heated towel rail/radiator in chrome, large walk in broad shower cubicle in white with glazed door and matching screen, large shower head, inset ceiling spotlighting and handsome ceramic tiled floor.

### REAR BEDROOM 3

Measures approx. 4.53m x 3.98m (14' 10" x 13' 1"). With vertical sliding sash multi paned window, cornicing to the ceiling, full bank range of fitted wardrobe furniture with hanging space and storage cupboards above, dressing table top with mirror behind and two single wall light points.

### FRONT BEDROOM 4

Measures approx. 5.35m max x 4.30m (17' 7" x 14' 1"). With large projecting south facing hermetically sealed double glazed bay window, light centre piece, cornicing to the ceiling, broad period style archway and built in double wardrobe.

### GUEST BEDROOM 2

Measures approx. 3.73m x 5.66m max including door recessed area (12'3 x 18'7). With further access to the roof space, deep cornicing to the ceiling, twin matching vertical sliding sash traditional windows that look onto the delightful large patio area, gardens and the outskirts of Kirton in Lindsey and beyond, a full bank range of fitted wardrobe furniture with a polished white door fronts and polished chrome style handles and leading through to;

### WALK IN DRESSING / WARDROBE AREA

Measures approx. 1.93m x 1.53m (6' 4" x 5' 0"). With display hanging rails, a range of two chest of drawers, inset spotlighting and leading through to:

### LUXURY EN SUITE SHOWER ROOM

Measures approx. 3.73m x 2.83m max (12' 3" x 9' 3"). With matching modern contemporary suite in white comprising low flush WC, wash hand basin with chrome mixer tap and pop up waste, chrome rail beneath, fitted vanity furniture including dressing table top, mirror behind, pelmet lighting, a range of cupboards and shelving, large walk-in fully tiled shower cubicle with large glazed side screen, inset ceiling spotlighting ceramic tiled floor, front and side vertical sliding sash windows both enjoying fine outlook onto the gardens and the outskirts of Kirton in Lindsey.



### FRONT BEDROOM 5

Measures approx. 2.80m x 2.96m (9' 2" x 9' 9"). With front south facing window with timber lined reveals and corning to the ceiling.

### INNER LANDING / DRESSING ROOM

With a range of traditional fitted cupboards incorporating a large airing cupboard with hot water cylinder, Drayton thermostat control, coved moulding to the ceiling, period style dado railing and leading off to:

### LUXURY FAMILY BATHROOM

Measures approx. 3.61m x 2.20m (11' 10" x 7' 3"). Featuring matching modern quality suite in white comprising low flush WC, large broad wash hand basin with chrome mixer tap and pop up waste, chrome rail surround, fully tiled surround to his and hers bath with pop up waste and mixer tap, very attractive walk in circular shower cubicle with mosaic tiling, inset recess chrome fittings and large shower head, inset ceiling spotlighting/extractor, deep corning to the ceiling, vertical sliding sash multi-paned window and handsome fully tiled matching floor.

### VERY ATTRACTIVE BAR / ENTERTAINMENT ROOM

Measures approx. 5.13m x 3.76m (16' 10" x 12' 4"). With beamed ceiling, polished panelling to the walls, rear vertical sliding sash window, front multi-paned window, superb fitted bar with glass shelving behind, mirror backing with a range of cupboards, inset ceiling spotlighting above the bar top, four single wall light points and an archway leads through to:

### GAMES / ENTERTAINMENT ROOM

Measures approx. 5.70m x 8.30 average (18' 8" x 27' 3"). With beamed ceiling, three front vertical sliding sash windows, half height oak panelling with two walls being fully panelled, fitted worktop/desk with cupboards beneath, circular open tread staircase leading to the ground floor.

### GARGE/OUTBUILDINGS

Within the rear gardens, accessed off Dunstan Hill via double opening high level private gates and matching brick pillars, has a sweeping tarmacadam driveway which leads to a double garage, built in brickwork with clay pan tiled pitched roof and measures approx. 7.00m x 7.12m ( ) with light and power points, electronically operated up and over door, side personal door leads to;

### LARGE STORE ROOM

Averaging 5.08m x 7.00m (16' 8" x 23' 0"). With ceiling lighting, paneled front entrance door and a 90° broad arch leads to:





#### Greenhouse style store

Measures approx. 4.56m x 2.67m (15'0 x 8'9). With broad windows and lean-to roof.

Within the rear gardens there is also a timber garden shed/store and further detached timber workshop with metal decked pitched roof.

#### Services

Mains gas, electricity, water and drainage are understood to be connected.

#### Central Heating

The property has the benefit of two modern combination type gas fired central heating boilers which serve the house and via a system of paneled radiators.

#### Grounds

The house stands in delightful and extensive private mature gardens which feature a fine range of mature trees most of which are in excess of 100 years. The property is approached off South Cliff Road via a high level decorative double opening wrought iron gates set in brick pillars with matching brick walling which has a sweeping driveway leading across the front main elevation of the house and extends towards the garage. The gardens on the south side to the front of the house are extensively laid out to lawn with well stocked borders. The west facing garden area which features a large raised paved patio area from the Sitting room/Sun lounge and with brick garden walling with stone tops, broad steps with Victorian style lanterns which lead onto a further lawned garden area and a large circular fishpond with concrete coping stone tops, large decking area and a timber summer house ideal for alfresco/summer entertaining. There is a pleasant small paved patio area accessed from the Dining Kitchen and rear Inner Hallway. To the rear there is a Courtyard area with high level decorative double opening wrought iron gates from Queen Street.





# FLOORPLAN

## Ground Floor

Approx. 287.6 sq. metres (3095.8 sq. feet)

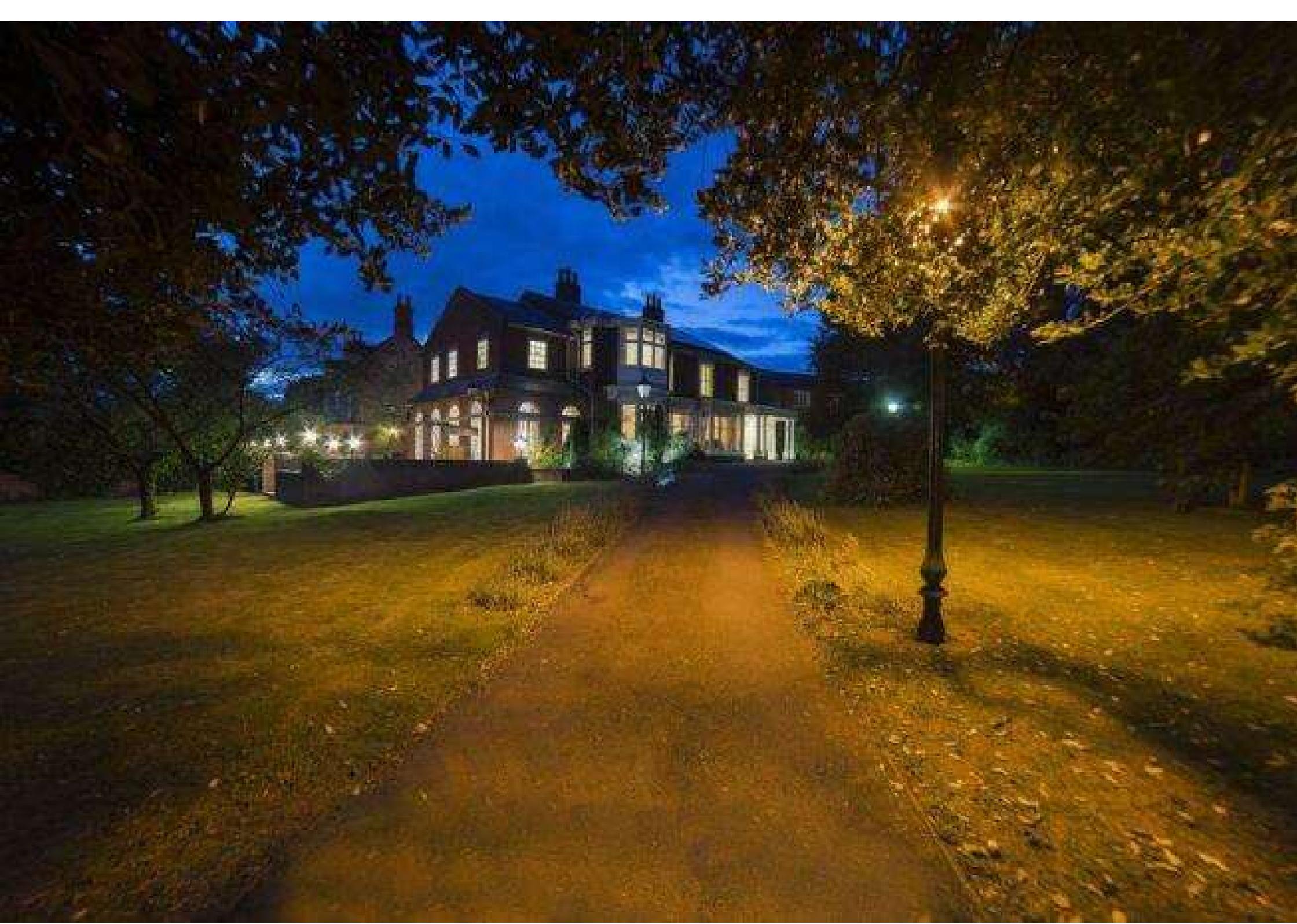


## First Floor

Approx. 217.0 sq. metres (2335.4 sq. feet)



Total area: approx. 504.6 sq. metres (5431.3 sq. feet)





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