



Westfield Farm House

WESTFIELD ROAD, BARTON-UPON-HUMBER, NORTH
LINCOLNSHIRE, DN18 5RQ



paul fox
FINEST



Westfield Farmhouse

Westfield Road, Barton-upon-Humber, North Lincolnshire, DN18 5RQ

'Westfield Farmhouse' is a fine traditional detached house offering a rare opportunity to enjoy tranquil living within largely extended accommodation that has retained many original features and enjoys excellent views of the Humber Bridge and surrounding countryside. Quietly positioned at the edge of the town within peaceful Lincolnshire countryside and set within immaculate grounds of approximately 0.75 of an acre allowing for ample parking and having a range of outbuildings. The well presented accommodation provides excellent versatility and comprises, front entrance hallway, cloakroom, sitting room, fine front living room, formal dining room, stunning bespoke fitted breakfasting kitchen, large utility room, attractive garden room with access to a study. The first floor provides 4 generous bedrooms with a large en-suite bathroom to the master, landing toilet and a family shower room. The property enjoys an integral garage and a separate commercial style garage/workshop all accessed via a sweeping concrete laid driveway. Finished with uPvc double glazing and a gas fired central heating system. Viewing comes highly recommended. View via our Finest department in Brigg.

The accommodation comprises the following;



MAIN ENTRANCE

The property via a uPVC double glazed entrance door with decorative glass inserts and patterned and leaded top lights, tiled flooring, open access to the pleasant garden room and with access to the main reception hallway via a original timber entrance door with pattern glazing with matching side and top lights.

CENTRAL ENTRANCE HALLWAY

Measures approx. 4.65m x 2.12m (). Enjoying attractive wooden flooring, staircase allowing access to the first floor accommodation with open spell balustrading and matching squared newel post, picture railing and wall to ceiling coving.

CLOAKROOM

Enjoys a low flush WC, uPVC double glazed rear window with obscured glazing and tiled flooring.

PLEASANT FRONT GARDEN ROOM

Measures approx. 6.62m x 2.23m (). Plus a recessed seating area, enjoying a multi aspect with front and side uPVC double glazed windows with the side window being arched topped with leaded pattern glazing, twin roof lights within a vaulted ceiling with central light and fan, detailed tiled flooring and door through to;

INNER HALL

With large store cupboard and open access through to;

REAR STUDY

Measures approx. 2.7m x 2.5m (). Enjoying a rear uPVC double glazed entrance door and window, spotlights to the ceiling, continuation of tiled flooring from the garden room.

ATTRACTIVE SITTING ROOM

Measures approx. 4.56m x 3.93m (). Enjoying a dual aspect with internal front uPVC double glazed window that looks through to the garden room and a decorative rear original circular window with inset pattern and leaded glazing, picture railing, TV point, handsome multi fuel stove within a brick chamber and wooden mantle.





FINE FRONT LIVING ROOM

Measures approx. 4.24m x 4.27m plus bay (). Enjoying a dual aspect with a broad projecting uPVC double glazed bay window, further side uPVC double glazed window with leaded top light, feature stone fireplace with granite hearth and open grate, attractive wooden strip flooring, wooden flooring, wall to ceiling coving, TV point and door through to;

FORMAL DINING ROOM

Measures approx. 4.24m x 3.16m (). Enjoying a side uPVC double glazed window with leaded top lights, picture railing, wall to ceiling coving and door through to;

BESPOKE FITTED KITCHEN

Measures approx. 4.18m x 3.95m (). Enjoying a dual aspect with uPVC double glazed windows to either side with leaded top lights and enjoying a luxury bespoke fitted hardwood kitchen of a shaker style with low level units, drawer units and wall units, corner fitted display cabinet with glazed fronts and enjoying a butcher block working top surface with matching uprising, incorporates a double ceramic Belfast sink unit with chrome block mixer tap, space for a range cooker with tiled surround and overhead canopy hidden behind an oak beam, central breakfasting island, attractive tiled flooring, inset ceiling spotlights and access through to;



LARGE UTILITY ROOM

Measures approx. 2.42m x 3.95m (). Enjoying an extensive range of wall and base units with a complementary working top surface incorporating a stainless steel sink unit with drainer to the side and mixer tap with a separate water purifier, uPVC double glazed windows with decorative top light to the side and a wooden Velux window, space and plumbing for appliances and a wall mounted Ferroli gas fired central heating boiler.

FIRST FLOOR LANDING

Enjoys a uPVC double glazed window with pattern glazing enjoying stunning open garden and countryside views, picture railing, fitted airing cupboard and open access to a landing hallway with twin front uPVC double glazed windows of which enjoy further open views.

LANDING TOILET

Enjoying a side uPVC double glazed window with inset pattern glazing, low flush WC and laminate flooring.

FRONT BEDROOM 1

Measures approx. 4.25m x 4.24m (). Enjoying a dual aspect with a front broad uPVC double glazed bay window, further window to the side enjoying pattern and leaded top



lights, array of fitted bedroom furniture, picture railing, wall to ceiling coving and door through to;

EN-SUITE BATHROOM

Measures approx. 2.23m x 3.15m (). Enjoying a rear uPVC double glazed window with inset pattern glazing and enjoying a traditional three piece suite in white comprising a corner fitted panelled bath, pedestal wash hand basin and a low flush WC, part tiling to walls, attractive wooden style cushioned flooring and wall to ceiling coving.

DOUBLE BEDROOM 2

Measures approx. 3.6m x 5.39m (). Enjoying a multi aspect with surrounding uPVC double glazed windows with leaded and pattern top lights enduring panoramic views and enjoying an extensive range of fitted bedroom furniture.

BEDROOM 3

Measures approx. 3.06m x 3.93m (). Enjoying a rear uPVC double glazed window with patterned top light and an extensive range of fitted bedroom furniture and wall to ceiling coving.

BEDROOM 4

Measures approx. 2.7m x 4.15m (). Enjoying a rear uPVC double glazed window with leaded and patterned top light and wall to ceiling coving.

SHOWER ROOM

Measures approx. 3.15m maximum x 1.8m (). Enjoying a rear uPVC double glazed window with inset pattern glazing, enjoying a vanity wash hand basin with storage cabinet beneath and a double walk in shower cubicle and loft access.

GROUNDS

The property sits in delightful gardens of approximately $\frac{3}{4}$ of an acre with surrounding open countryside enjoying peaceful outdoor living and is approached via decorative wrought iron double opening gates with curved wall pillars onto an extensive concrete laid driveway which sweeps through the garden leading across the front of the property and to the rear where there is extensive parking for a number of vehicles along with room for a caravan or motorhome and also granting access to the two garages. The gardens come principally laid to lawn and boast



impressive views of the Humber Bridge and enjoy mature well stocked and maintained borders.

OUTBUILDINGS

Measures approx. 3.6m x 5.39m (). Within the foot print of the property there is a generous garage with electric roller front door, surrounding windows and a front personal entrance door which is accessed from the front of the property. Within the grounds and opposite the integral garage there is a commercial style garage/workshop that measures 4.9m x 10.95 (). Enjoying electric roller door and internal power and lighting.

DOUBLE GLAZING

The property benefits from uPVC double glazed windows and doors.

CENTRAL HEATING

There is a modern gas fired central heating system to radiators.





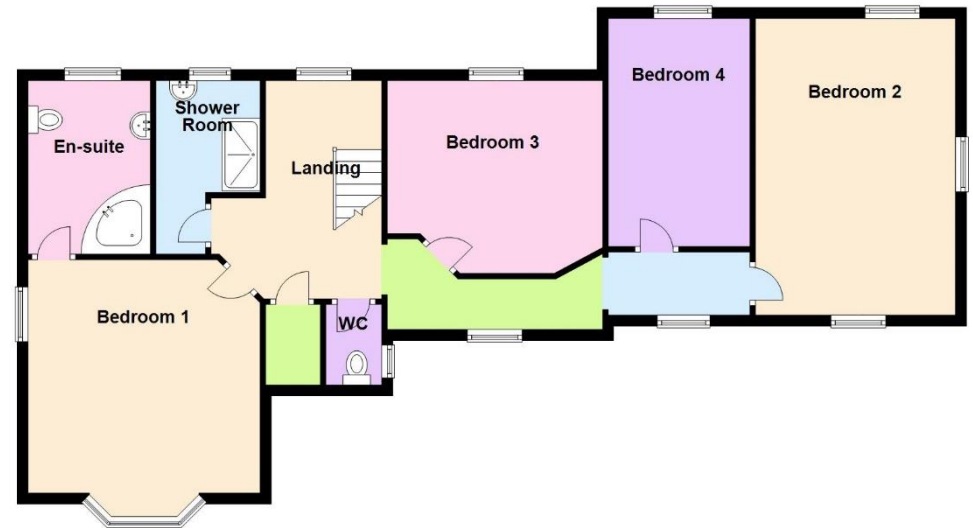


FLOORPLAN AND EPC

Ground Floor



First Floor







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**VIEWING STRICTLY
BY APPOINTMENT**

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