



HARLEQUIN HOUSE, Main Street, Bonby, North Lincolnshire.

GUIDE £310,000



**Harlequin House, 111-113, Main Street, Bonby,
North Lincolnshire. DN20 0PY.**



DESCRIPTION

Harlequin House is a spacious five bedroom detached cottage on the outskirts of the village enjoying open views. Originally two cottages dating back to the early 1900's, the property has been lovingly renovated by the current owners who have kept many of the original features including the pine four panel internal doors and dado rails. A gas fired 'Rayburn' in the kitchen runs the central heating system and the property benefits from uPVC double glazing throughout. The cottage lies within spacious grounds, the far part of which are used as grazing with range of stables. The property lends itself to a variety of uses and viewing is strongly recommended to appreciate the size of the accommodation offered and the lovely rural location.

LOCATION

The property is located in the village of Bonby offering public house and well-established pre-school, primary schooling is in the nearby village of Worlaby. The property is ideally located for commuting between Brigg, Grimsby, Barton upon Humber and the Humber Bank Industries. Humberside Airport and the M180 motorway intersection are within easy access.

ACCOMMODATION

Access to the property is through the

Conservatory 5.3m x 3.6m

French doors to the rear garden, laminate flooring, central fan, matching white uPVC doors with half ornate glazed panels to the music room and:



Side Entrance Hall 3.0m x 1.0m

Tiled floor, radiator, dado rail, plumbing for automatic washing machine, venting for tumble dryer.

Cloakroom 2.2m x 0.7m

Opaque window to the rear elevation, radiator, tiled floor, half tiled walls, sink in pine vanity surround, w.c., wall mounted double cupboard.

Utility 1.7m x 3.1m

Two windows to the side elevation, tiled floor, half tiled walls, range of low level cream fronted cupboards with work surfacing over, space for large gas stove, circular stainless steel sink, integrated 'Beko' dishwasher, built-in understairs storage cupboard.



Kitchen 3.9m x 3.7m

Window to the rear elevation, quarry tiled floor, part tiled walls, range of cream fronted cupboard and drawer units (matching those in the Utility) with work surfacing over incorporating single drainer stainless steel sink, integrated 'Indesit' refrigerator, built-in gas fired 'Rayburn' with three ovens and two hot plates – also providing the central heating, two double built-in fireside pine cupboards.



Dining Room 3.9m x 3.0m

Window to the front elevation, radiator, dado rail, ornate coving to the ceiling, ceiling rose, alcove, built-in cupboard.



Sitting Room 3.9m x 6.9m

Windows to the front and rear elevations, two radiators, dado rail, ornate coving to the ceiling, living coal effect electric fire in ornate pine surround with marble effect insert and hearth.



Music Room 3m x 1.8m

Window to the rear elevation, radiator, dado rail.

Study 1.7m x 4.7m

Two windows to the side elevation, radiator, dado rail.

Stairs from the Dining Room and Sitting Room lead to:

First Floor

Landing 8.0m x 0.9m

Ornate internal leaded glazed window, dado rail, loft access.

Bedroom One 4m x 3m

Window to the front elevation, radiator.



Bedroom Two 3.9m x 3.9m

Window to the front elevation, radiator.



Bedroom Three 2.6m x 2.9m

Window to the side elevation, radiator, range of light oak effect double wardrobe, over bed storage, matching three drawer bedside cabinet and matching bed head.

Bedroom Four 2.9m x 2.7m

Window to the rear elevation, radiator, range of built-in cream double and single wardrobes, matching three drawer bedside cabinet, matching over bed storage.

Bedroom Five 2.6m x 2.7m

Window to the rear elevation, radiator, built-in double cupboard containing the lagged copper hot water cylinder with immersion heater.

Bathroom 2.6m x 2.8m

Fully tiled floor and walls, opaque window to the side elevation, modern suite of oval bath, pedestal handbasin, close coupled w.c., double shower cubicle, heated towel rail.

OUTSIDE

The property is approached over a block paved drive which leads through a timber entrance gate to an extensive block paved parking/patio area with raised pond, shrub and flower beds. Immediately adjoining the patio is a lawned area with original well. A timber **Garage and Shed** lie in front of the drive and paved pathways lead around the property.

Beyond the garden area is a paddock area, enclosed by post and rail fencing and edged by mature trees. There is a timber range of **Two Stables and Hay Store**.



GENERAL REMARKS and STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised that Harlequin House is banded C for Council Tax purposes.

North Lincolnshire Council, Civic Centre, Ashby Road, Scunthorpe, North Lincolnshire, DN16 1AB. Telephone 01724 296093.

Services: Mains water, electricity, gas and drainage are connected to the property. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

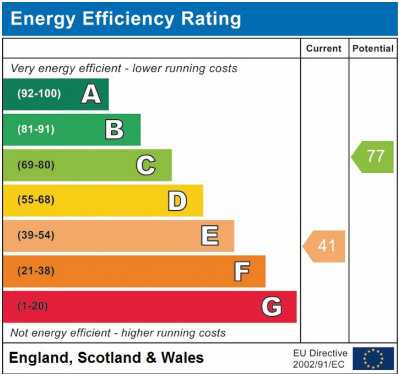
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am to 12.30pm.

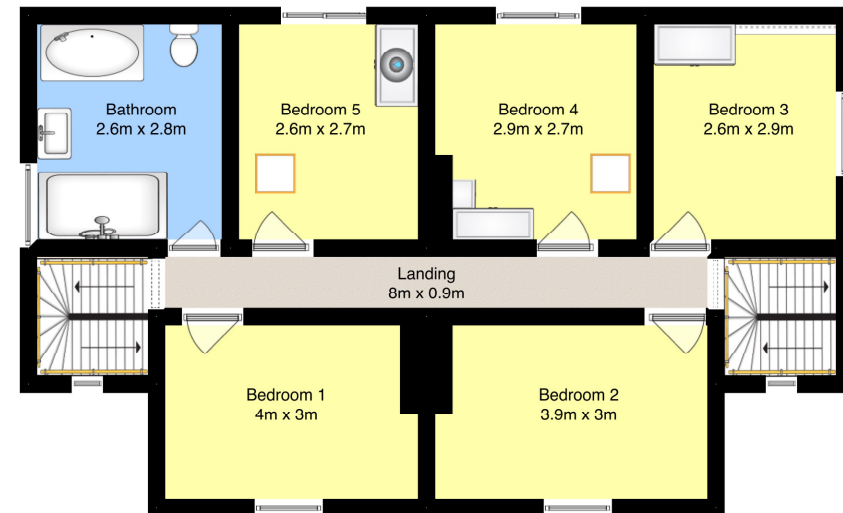
Viewing: Please contact the Brigg office on 01652 654833.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Brigg - 01652 654833.

These particulars were prepared in September, 2016.







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