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**BROWN & CO**



**SILVER BIRCHES, 22, Bigby High Road, Brigg.**

**GUIDE £435,000**





## **Silver Birches, 22, Bigby High Road, Brigg, North Lincolnshire. DN20 9HD.**

### **DESCRIPTION**

Silver Birches is one of the most prestigious properties in the area, lying in what is considered one of the most sought after locations of the town. The property was originally constructed in 1937 and has been lovingly restored, extended and improved by the current owners to offer substantial, tasteful, well laid out living accommodation set in stunning grounds with outstanding views over open countryside. The internal accommodation is well laid out to make the most of the attractive garden and the outlook to the rear. There is a raised outdoor eating/entertaining area which is accessed from the rear garden by illuminated steps or from the Garden Room or Living Room. Internally, the spacious accommodation enjoys unusually high ceilings being 2.67m from the floor. Silver Birches enjoys many original features including oak panelling and parquet flooring but also enjoys all of the benefits of modern living, being fully double glazed, having a full gas fired central heating system part of which is underfloor, privately owned solar panels which also generate a substantial income and appointments to a high specification. Viewing is strongly recommended to not only appreciate the size and the quality of the accommodation offered but also the outstanding location.

### **LOCATION**

The property is located close to the centre of the market town of Brigg. Brigg has all of the relaxed qualities of a country market town with a small market place at its heart, still with a traditional street market on Thursdays and Saturdays together with a thriving farmers market each month. The main shopping street has a host of small shops and businesses and there are well respected junior and secondary schools. There is easy access to the M180 motorway, a railway station in the nearby village of Barnetby and Humberside Airport close by at Kirmington.

### **ACCOMMODATION**

#### **Entrance Hallway**

Part glazed entrance door, original parquet flooring, original oak panelling to walls, radiator with oak cover.

#### **Sitting Room (5.46m x 4.41m)**

French doors to the Garden Room with matching side panels and windows to the side elevation, brick fireplace with timber mantel housing the multi-fuel stove on slabbed hearth, double radiator.





**Garden Room** (4.56m x 4.45m)

Being glazed to three sides and having a vaulted timber lined ceiling, sliding patio doors to the raised outdoor eating area, tiled floor, under floor heating.

**Dining Room** (5.41m x 4.40m)

Window to the rear elevation, two double radiators.



**Living Room** (6.08m x 4.69m)

Sliding doors to the raised outdoor eating area, bay window to the rear garden, marble fire surround housing an electric coal effect fire, two illuminated feature plaster fireside arches, underfloor heating.

**Kitchen** (3.64m x 3.67m)

Tiled floor, part glazed side entrance door, window to the side elevation, fitted kitchen by 'Marinda Lindsey' of cream fronted high and low level cupboard and drawer units with display cabinets and granite work surfacing over incorporating one and a half bowl cream carbon 'Phonix' sink with integral waste disposal unit and filtered water tap, pull out breakfast bar, 'AEG' dishwasher, 'Neff' eye level double cooker and microwave, 'Neff' 5-ring gas hob, spot lighting, kick board electric heating.

**Pantry**

Opaque window to the front elevation, tiled floor and walls, shelving.

**Utility**

Window to the front elevation, tiled floor, part tiled walls, matching low level double cupboard with inset stainless steel sink, 'ATAG' wall mounted gas fired central heating boiler, plumbing for automatic washing machine.







#### **Master Bedroom** (6.75m x 3.59m)

Windows to the front and side elevations, underfloor heating, extensive range of light oak fitted bedroom units comprising: three double wardrobes, three single wardrobes, display unit with shelving and cupboard, dressing table with cupboard and drawers beneath.

#### **En-Suite**

Opaque window to the side elevation, tiled floor with underfloor heating and part tiled walls, heated towel rail, fully fitted suite of white sanitary ware in cream surround comprising: panelled Jacuzzi bath, 'his' and 'hers' wash hand basins, enclosed w.c. matching wall cupboards, shelving and mirrors, walk-in double shower cubicle.

#### **Bedroom Two** (3.94m x 2.94m)

Window to the front elevation, double radiator, range of light oak fitted bedroom units comprising two single wardrobes, corner shelving with drawers beneath and over bed high level cupboards.

#### **Bedroom Three** (3.79m x 2.57m)

Window to the front elevation, radiator, vanity handbasin.

#### **Bathroom**

Opaque window to the front elevation, tiled floor, dado rail, spot lighting, radiator, white suite of vanity handbasin, close coupled w.c. and panelled corner bath.

### **OUTSIDE**

The property is approached over a horseshoe driveway which leads along the front of the property and to the detached rendered concrete **Garage** (6m x 3m) with electric up-and-over door, side personal door, window, power and light connected.

The front garden is retained by a substantial brick wall with bordering laurel hedging. There is a central gravelled area with mature silver birch trees and feature laurel bushes.

Block paved and paved pathways lead around the property with steps leading up to the canopied side entrance door and then on through timber entrance gates to the side and rear garden. To the side of the property is a concreted area with lattice screen fencing providing storage for wheely bins, logs and water butts. There is also a concrete rendered **Store** (3.1m x 3m) with power and light connected and **Greenhouse**.





Steps lead down to the rear garden which is bounded by mature hedging with well stocked ornamental borders, feature specimen trees, beds, gravel borders and attractive illuminated slate water feature. There is a well tended lawned area with pathway that meanders around the garden to 'sunburst' patio area.

An Archway leads to a further lawned area with specimen tree, side vegetable patch and shed. There is mature hedging with gateway leading to open farmland.

To the side of the rear garden is an entertaining area, comprising **Summer House** (3.56m x 3.58m) being suitable for a hot tub but currently being used as a relaxing area having been tastefully painted in dove grey with carpeting and having double French doors to the garden, there is power and light connected. Adjoining the Summer House is an **Undercover Eating Area** (5.37m x 2.71m) having a slabbed floor and adjoining **Changing Room** (3.63m x 2.91m) with two cubicles, double patio doors, power and light connected.

One of the highlights of Silver Birches are the illuminated steps that lead up the rear of the property to the raised outdoor eating and entertaining area. This area enjoys open aspects not only of the truly lovely and exceptionally well tended gardens but also uninterrupted views over the adjoining farmland and countryside that adjoin the rear of the property.

## 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 Silver Birches 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.

**Agents Note:** Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**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 October, 2017.



TOTAL APPROX. FLOOR AREA 2062 SQ.FT. (191.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their coherability or efficiency can be given

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive		





#### IMPORTANT NOTICES

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