

MARTIN MASLIN

WENTWORTH HOUSE AND BUILDING PLOTS
WITH PLANNING PERMISSION FOR 7 DETACHED DWELLINGS
4 CHURCH LANE
STALLINGBOROUGH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8AA



A HIGHLY IMPRESSIVE DETACHED FAMILY RESIDENCE DATING BACK TO 1786 TOGETHER WITH A DETACHED COACH HOUSE AND OUTBUILDINGS STANDING WITHIN EXTENSIVE GROUNDS OF APPROACHING TWO ACRES. THERE IS FULL PLANNING PERMISSION TO ERECT 7 DWELLINGS AND TO DEMOLISH THE EXISTING OUTBUILDINGS. P.O.A.

£1,400,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Set within the heart of Stallingborough, Wentworth House dates back to the late 1780s and has been sympathetically extended and refurbished over the years to create a stunning detached family residence together with a separate Coach House and various outbuildings, set within grounds approaching two acres of extensive mature gardens. Hidden from the roadside, this is a very rare opportunity for the discerning builder to create a small development of seven detached dwellings with full planning permission.

The property is approached via a long tree lined driveway leading to a generous parking bay with garaging. Extensive gardens surround the property including a large fenced paddock to the front and adjacent lawned garden with mature trees ensuring privacy. There is an extensive lawned rear garden and fruit orchard with mature trees.

Over the past 20 years the current owners have undertaken a select scheme of first class improvements to the property including a stunning hand made kitchen with centre island, granite worktops and quality built in appliances. There are three individual reception rooms, a superb orangery with signature shaped roofline whilst upstairs are three excellent bedrooms including Master Bedroom (with a large dressing room) and a fabulous spacious bathroom with many eye catching features.

On entering one is greeted by an entrance porch serving a stunning 32'0 Lounge with two Minster fireplaces and matching bay windows overlooking the gardens. Double doors open in from the dining room which features a recess feature fireplace with cast iron burning stove whilst an Amtico floor continues through into the lovely bright Conservatory with full height picture windows.

It has a large Study/Sitting Room including the staircase to the first floor with deep bays leading onto an inner lobby with separate w.c. Beyond is a fabulous Living Kitchen extending to 22'5 in length with its hand painted bespoke cabinets and units, granite worktops, a matching central island, feature AGA oven and hand made dual fuel Lacanche built in cooker with two ovens and multi fuel burning stove. The Kitchen is enhanced by velux style windows allowing plenty of natural light and features a cast iron range. Double doors open into a superb orangery with its signature apex roof and bar area ideal for entertaining.

On the first floor, an open plan landing with deep stairwell serves three bedrooms and a principal bathroom. The Master Bedroom extends to 29'3 in length incorporating a split level dressing room with split level cupboards whilst the three remaining bedrooms all enjoy views onto the gardens. The principal Bathroom is spectacular and spacious with its sunken bath set in a canopied surround, a walk in shower and separate w.c with hand basin beautifully decorated throughout.

Adjacent is the Coach House which has also been refurbished to provide an ideal annexe over two floors including a private ground floor entrance hall with staircase and a fitted kitchen with built in appliances whilst upstairs is a delightful lounge with sloping ceiling and inner hall, two bedrooms (the Master Bedroom including an ensuite bathroom).

Beneath the Coach House is a converted Studio and workshop with storeroom and two large substantial garages completed with cold room.
EPC Rating: Wentworth House -E, Coach House - D



Accommodation

ENTRANCE PORCH

An enclosed entrance porch with UPVC double doors and matching leaded side windows. A further part glazed door giving access to the family lounge.

FAMILY LOUNGE

9.75m (32'0") x 3.61m (11'10") widening to 4.47m (14'8") into bay

A charming room tastefully decorated featuring two matching bay windows, coving to the ceiling and matching stone fireplaces at either end. It has a radiator and glazed double doors open in from the dining room.

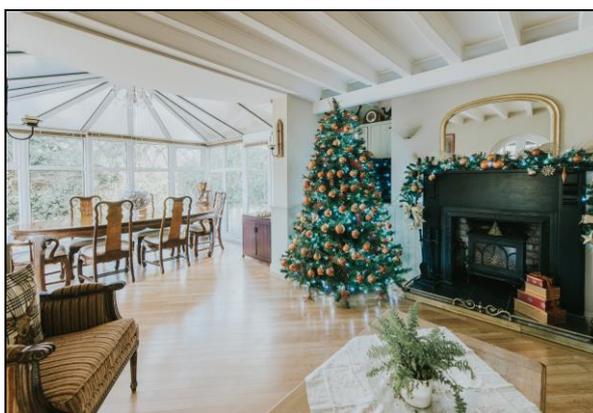


FAMILY LOUNGE

DINING ROOM

4.27m (14'0") x 4.06m (13'4") extending to 7.32m (24'0") max including Conservatory

A lovely open plan dining room featuring a cast iron fire surround with deep brick inlay to a cast iron log burning stove, a decorative beamed ceiling with panelling to dado height, radiator and a beautiful American oak coloured antico floor continuing through into the conservatory.



DINING ROOM

CONSERVATORY

With full height UPVC picture windows, decorative lights and two double glazed patio doors onto the garden.

STUDY

5.26m (17'3") x 3.71m (12'2") including staircase

Featuring a barley twist spindle staircase rising to an open play style first floor landing. Tastefully decorated with beamed ceilings and a beautiful wood coloured antico floor. It has two UPVC bay windows onto the gardens and courtyard.

CLOAKROOM

With oak panelling to dado height featuring a two piece suite comprising close coupled w.c and wash hand basin. It has a tiled floor and UPVC side window.

LIVING KITCHEN

6.83m (22'5") x 3.99m (13'1")

Forming the hub of this fabulous family residence, a stunning bespoke hand painted kitchen in a soft grey finish with granite worktops incorporating a centre island unit. Including a cut away ceramic sink with swan neck mixer taps and matching upstands and further stainless steel sink to the centre island with units beneath forming a breakfast recess. A host of quality built in appliances include two cookers featuring a French Lacanche with granite splash back and extractor fan and a further double Aga oven with two hot plates, an integrated dishwasher, housing for an American style fridge freezer and a rustic brick fireplace with feature built in cast iron range. The units have underlighting whilst Velux ceiling lights provide natural light into the dining area.



CONSERVATORY



LIVING KITCHEN

UTILITY ROOM

2.62m (8'7") x 1.85m (6'1")

With plumbing for an automatic washing machine, vent for a tumble dryer and built in storage cupboards. With two UPVC windows and a double glazed door onto the courtyard.

ORANGERY

6.55m (21'6") x 4.27m (14'0") widening to 5.18m (17'0")

With a signature apex shape roof line providing an ideal entertaining room linking the kitchen and providing panoramic views onto the gardens. Featuring a bar in one corner with a ceramic tiled floor and French double glazed doors giving access onto the rear.



ORANGERY

FIRST FLOOR LANDING

With a feature open landing and deep stairwell with UPVC window.

MASTER BEDROOM

4.47m (14'8") x 3.78m (12'5") extending to 8.92m (29'3") max including dressing room

A lovely bedroom tastefully decorated with low recess ceiling lights, coving to the ceiling and built in wardrobes with pelmet lighting. It has a UPVC bay leaded window overlooking the front gardens and driveway. Steps lead down into the dressing room area with fitted wardrobes, separate w.c and airing cupboard with hot water tank.



MASTER BEDROOM

BEDROOM TWO

4.78m (15'8") x 3.78m (12'5") plus bay

Another lovely bedroom with a radiator and a UPVC bay leaded front window.

BEDROOM THREE

4.52m (14'10") x 3.12m (10'3")

Currently used as a dressing room with a radiator and UPVC bay side window.

FAMILY BATHROOM

4.01m (13'2") x 3.45m (11'4")

A stunning and spacious bathroom beautifully decorated featuring a Karndean floor with panelling to dado height. A period style white suite comprising close coupled w.c, pedestal wash hand basin, sunken bath set in a canopied and mirrored recess with lighting over and a large walk in adjacent tiled shower cubicle with Aqualisa shower, a radiator and three UPVC windows.



BEDROOM TWO

TWO STOREY COACH HOUSE - DETACHED

ENTRANCE HALL

With UPVC double glazed door with return staircase to first floor and useful cupboard under.



BEDROOM THREE

KITCHEN

4.75m (15'7") x 2.39m (7'10")

A ground floor kitchen fitted with a range of base and wall mounted units in white having complementary work surfaces and a stainless steel sink. Built in appliances include a ceramic hob with oven beneath, extractor fan over and plumbing for an automatic washing machine. It has a ceramic tiled floor and a UPVC double glazed window.

FIRST FLOOR

LANDING

With a built in cupboard housing the Vokera combination central heating boiler.

LIVING ROOM

5.82m (19'1") x 4.67m (15'4")

With a part sloping ceiling, dual aspect UPVC windows onto the front and rear of the property and a radiator.

INNER HALLWAY

With a radiator.

MASTER BEDROOM

4.62m (15'2") x 3.38m (11'1")

With a part sloping ceiling, a radiator and dual aspect UPVC windows.

ENSUITE BATHROOM

With a white suite comprising close coupled w.c, pedestal wash hand basin and a panel bath. It has a built in cupboard, tiling to walls, a radiator and a UPVC window.

BEDROOM TWO

6.76m (22'2") x 3.05m (10'0")

With a distinctive shaped roof line featuring built in wall cupboards, a radiator and a UPVC double glazed window.

OUTSIDE

4.65m (15'3") x 3.96m (13'0")

GARAGE ONE

5.66m (18'7") x 4.67m (15'4")

With large double doors and power and light.

GARAGE TWO

4.67m (15'4") x 4.14m (13'7")

With large double doors and power and light. A further connecting door from Garage Two connects to a further useful store room.

LARGE TIMBER STORE

6.10m (20'0") x 5.56m (18'3")

With security alarm and power and light.

ADJACENT BARN

5.54m (18'2") x 2.74m (9'0")



OUTSIDE



OUTSIDE



OUTSIDE

STUDIO

6.63m (21'9") x 3.43m (11'3")

Forming part of the Coach House with its own access door.

WORKSHOP

4.65m (15'3") x 3.96m (13'0")

Forming part of the Coach House, a large workshop beneath.

Wentworth House and its associated Coach House and outbuildings stand within grounds of approaching 2 acres. Approached via a long tree lined driveway giving access to both the house and outbuildings, providing plenty of ample parking. The house enjoys a deep front lawned garden with mature tree lined boundary with an extensive fenced paddock to one side. The main garden is situated to the rear which is mainly lawned with mature hedgerows, a large fruit orchard with greenhouse and potting shed. Mature trees and shrubs define the boundaries.

SERVICES

Mains gas, water, electricity and drainage are connected

CENTRAL HEATING

Comprises radiators as detailed above connected to the gas central heating boiler in each property.

DOUBLE GLAZING

The property has the benefit of UPVC double glazing to the House and Coach House.

SECURITY

A security alarm system is installed.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

Our enquiries of the Local Authority indicate Wentworth House to be in Council Tax Band G and the Coach House to be in Council Tax Band A.

PLANNING PERMISSION

To demolish the existing outbuildings, erect 7 dwellings to include the installation of roof lights, garaging, landscaping, access road and turning area, bin store and the erection of a garage to serve the existing dwelling (Wentworth House). REF DM/0001/17/FUL. Validated 17th January 2017.

CONSTRUCTION AND PROCEDURE

The land is offered without building ties and will be the responsibility of the purchaser to comply with the conditions attached to the planning permission and seek approval of all reserved matters within the relevant timescales. Please note the plots are offered for sale of the basis of full planning permission and all the plans are available on the relevant website through the North East Lincolnshire Planning Portal.

VIEWING

By appointment through the Agents on Grimsby 311000.

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk

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