



**Foresters Hall, High Street  
Barrow-Upon-Humber  
Lincolnshire  
DN19 7AA**

- Distinctive Three Storey Mews Style Conversion
- Stylish Open Plan Kitchen
- Utility Room
- Living Room
- Two En-suite Bedrooms
- EPC Rating: D

**Starting Bid: £100,000**



**Further information and viewings: Barton Office - 01652 661166**

□ 12a George Street  
Barton DN18 5ES  
Tel: 01652 661166  
e: barton@

□ 72 Wrawby Street  
Brigg DN20 8JE  
Tel: 01652 653666  
e: brigg@

□ 9 Church Street  
Gainsborough DN21 2JJ  
Tel: 01427 616161  
e: gainsborough@

□ 25 Osborne Street  
Grimsby DN31 1EY  
Tel: 01472 358671  
e: grimsby@

□ 46 Oswald Road  
Scunthorpe DN15 7PQ  
Tel: 01724 868168  
e: scunthorpe@

□ Fine & Country  
Barton & Brigg 237 666  
Grimsby 867 880  
Scunthorpe 304 999

the proactive agent

[ddmresidential.co.uk](http://ddmresidential.co.uk) e-mail: [info@ddmresidential.co.uk](mailto:info@ddmresidential.co.uk)

GW Time Limited Registered Office 46 Oswald Road Scunthorpe North Lincolnshire DN15 7PQ Registered in England No. 3844565



## **DESCRIPTION**

Believed to date back to 1864 and formerly used as the village school, Foresters Hall has been superbly refurbished to create four individual and distinctive mews style town houses. Imaginatively designed to maximise internal space, flat two is arranged over three floors and incorporates original exposed beam work and roof trusses, double height vaulted ceiling and Victorian Gothic style arched windows. The interior has been designed with contemporary living in mind and the property features a stylish beech effect kitchen with integrated oven, hob, extractor and high quality white suite to the en-suites. The property is offered with no onward chain and is considered to be suited to purchasers wishing to have a low maintenance lifestyle in a distinctive property which successfully marries traditional elegance with contemporary efficiency.



This property is being sold as an investment opportunity. The property is tenanted currently - For information on the tenancy etc, please feel free to contact our Barton Office - on 01652 661166.

## **ACCOMMODATION**

### **ENTRANCE**

Sealed unit glazed door with fan light over to:

### **REAR RECEPTION HALL**

With two storey ceiling with exposed timbers and stairs to the first floor.



### **UTILITY**

8'5" x 5'6" (2.57m x 1.68m)

With slate effect tiled flooring, radiator, extractor fan, Electrastream central heating cylinder and space and plumbing for automatic washing machine.

### **GUEST BEDROOM**

15'1" x 14'11" (4.6m x 4.55m)

Sealed unit French doors to the rear aspect, radiator and TV aerial point.



### **EN-SUITE**

10'2" x 5'7" (3.1m x 1.7m)

With suite in white to include close coupled wc, pedestal wash hand basin with tiled splash back and tiled and glazed shower cubicle, inset ceiling spot lights, slate effect flooring, radiator and extractor fan.

### **LANDING**

With radiator and stairs to the second floor.

### **LIVING ROOM AREA**

15'0" x 14'9" (4.57m x 4.5m)

With floor level sealed unit double glazed window to the rear aspect, radiator, TV aerial point, telephone point, exposed truss work to the ceiling and opening to:

e: [info@ddmresidential.co.uk](mailto:info@ddmresidential.co.uk) :: [ddmresidential.co.uk](http://ddmresidential.co.uk)



The Largest Independent Auction, Estate & Letting Agency in the Region  
SALES ■ LETTINGS ■ MORTGAGE ADVICE ■ AUCTIONS ■ COMMERCIAL



Ask About Auction....  
over 130 auction  
properties sold last year



## **KITCHEN AREA**

9'0" x 8'3" (2.74m x 2.51m)

Appointed with a range of contemporary style beech effect fronted units with contrasting granite style work surfacing to include single stainless steel sink unit with mixer tap and cupboards under, space and plumbing for dishwasher, three further base units, refrigerator recess, inset four ring stainless steel electric hob with matching oven under and extractor canopy over, six additional pelmeted units at eye level, radiator, inset ceiling spot lights, tiled splash areas and fixed window overlooking the rear entrance hall.

## **SECOND FLOOR LANDING**

With radiator and exposed timber work.

## **MASTER BEDROOM**

13'5" x 10'11" (4.1m x 3.33m)

Pitched ceiling with exposed beam and truss work, Velux window and radiator.

## **EN-SUITE**

Suite in white to include pedestal wash hand basin with tiled splash back, close coupled wc and glazed and tiled shower cubicle, radiator, slate effect tiled flooring, exposed beam work, Velux style window, extractor fan and access to the eaves storage space.

**REF: BAS170171**

e: [info@ddmresidential.co.uk](mailto:info@ddmresidential.co.uk) :: [ddmresidential.co.uk](http://ddmresidential.co.uk)



The Largest Independent Auction, Estate & Letting Agency in the Region  
SALES ■ LETTINGS ■ MORTGAGE ADVICE ■ AUCTIONS ■ COMMERCIAL



Ask About Auction....  
over 130 auction  
properties sold last year





# LANDLORDS GUIDE TO LETTING

**NOW AVAILABLE**



for a free lettings market appraisal from the proactive agent or to discuss changing agent call your local office or email [2017@ddmresidential.co.uk](mailto:2017@ddmresidential.co.uk)

download your free guide  
[ddmresidential.co.uk](http://ddmresidential.co.uk)



**NORTHERN LINCOLNSHIRE  
PROPERTY AUCTION**

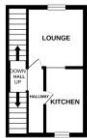
we are the largest auction house  
in the region for a reason

110

average number of properties sold every year

for a catalogue, market appraisal or discuss changing to the Proactive Agent, contact your local office

Five Property Events  
held every year at  
Forest Pines Hotel, Brigg



**Council Tax:** To confirm council tax banding for this property please contact the local authority or view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Tenure:** Freehold, Leasehold or Commonhold. It is important that prospective purchasers seek confirmation from their solicitors regarding the tenure.

**IMPORTANT Offer Procedure:** Before contacting a Mortgage Advisor you should make the offer to the branch dealing with the sale. Any delay may result in the sale being agreed to another purchaser. Under the Estate Agency Act 1991 you will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations. DDM Financial can be contacted for no obligation mortgage advice on 01472 360094.

**IMPORTANT Note to Purchasers:** DDM Residential on their behalf and for the sellers of this property whose agents they are, give notice that 1/ these particulars are intended to be a general outline only for guidance of the prospective purchasers and do not constitute part of any contract 2/ all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3/ no persons employed by DDM Residential has any authority to make or give any representation or warranty in relation to this property and no electrical or gas installations whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. 4/ nothing in these particulars, including photographs, is intended to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any other fixtures not expressly included as part of the property are offered for sale. Certain items may be purchased under separate negotiation.

□ 12a George Street  
Barton DN18 5ES  
Tel: 01652 661166  
e: barton@

□ 72 Wrawby Street  
Brigg DN20 8JE  
Tel: 01652 653666  
e: brigg@

□ 9 Church Street  
Gainsborough DN21 2JJ  
Tel: 01472 616161  
e: gainsborough@

□ 25 Osborne Street  
Grimsby DN31 1EY  
Tel: 01472 358671  
e: grimsby@

□ 46 Oswald Road  
Scunthorpe DN15 7PQ  
Tel: 01724 868168  
e: scunthorpe@

□ Fine & Country  
Barton & Brigg 237 666  
Grimsby 867 880  
Scunthorpe 304 999

the proactive agent

[ddmresidential.co.uk](http://ddmresidential.co.uk) e-mail: [info@ddmresidential.co.uk](mailto:info@ddmresidential.co.uk)

GW Time Limited Registered Office 46 Oswald Road Scunthorpe North Lincolnshire DN15 7PQ Registered in England No. 3844565

