

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 14 Greenhill, Haxey, DN9 2JE

- An historic Grade II Listed Isle of Axholme House located in central Haxey • Large garden of 0.39 acres (0.15ha) •
- Enormous potential for modernisation of the house and possible redevelopment on the gardens (subject to planning) •
  - Extensive ground floor accommodation • 3/4 Bedrooms to the first floor • Gas central heating • Extensive road frontage • Convenient for local facilities • No forward chain •



**£295,000 NO CHAIN**



## DESCRIPTION

A most interesting Grade II listed property believed to date from the mid to late 18<sup>th</sup> Century, with later additions and including retained period features such as sash windows and fielded panel doors  
The house is a traditional brick and pantile construction and includes:

- Particularly spacious combined Lounge and Dining Room
- Kitchen with rear garden view
- Ground floor Shower Room
- Utility and Cellar
- Sitting Room and communicating through Room
- 3/4 Bedrooms to the first floor
- First floor Bathroom and separate Toilet

The property is situated in the centre of the village being convenient for access to local facilities including the Co-op food store and the well served small town of Epworth is about 3 miles away. Access to the motorway network via junction 2 of the M180 is about 6 miles.

## ACCOMMODATION

All measurements are approx. only

### Ground Floor

**FRONT ENTRANCE HALL** with panelled external door and STAIRCASE off

**THROUGH ROOM** (3.23m x 2.42m) with front facing sash window, radiator and airing cupboard.

**Spacious LOUNGE/DINING ROOM** (6.9m x 3.6m plus 3.54m x 2.78m) with 2 front facing windows, skirting radiators, tiled fireplace with gas fire having back boiler. Double glazed patio doors to garden.

**KITCHEN** (5m x 2.62m) with fitted units to two sides including stainless steel double bowl sink unit, worktops, base and wall cabinets, integrated twin ovens including microwave, 4 ring electric hob, plumbing for automatic washing machine and dryer, space for fridge freezer, built in broom/storage cupboard. Radiator, rear facing window and modern PVCu double glazed external door.



**LOBBY** with radiator and built in double wardrobe.

**SHOWER ROOM** (1.8m x 1.53m) being fully tiled to walls and including shower cubicle, pedestal wash basin and w.c. Radiator

**UTILITY ROOM** (4.8m x 1.96m) of low beamed character with Ideal Mexico gas central heating boiler, sink unit, oak corner cupboard with panelled doors and **WALK IN PANTRY** (1.95m x 1.7m) Access to **CELLAR** with vaulted ceiling.



**THROUGH ROOM** (3.2m x 2.8m) with radiator, front facing window and built in shelf storage cupboard with panelled doors.

**SITTING ROOM** (5.4m x 3m) with front facing sash window, radiator, central fireplace feature with gas fire, exposed ceiling beams, glass fronted display cabinet and PVCu double glazed window to rear.

### First Floor

**BEDROOM 1** (3.23m x 2.57m) with front facing sash window, radiator, open fireplace and adjacent shelved cupboard.

**BEDROOM 2** (3.20m x 2.93m) with front facing sash window, radiator and built in storage cupboard over stairs. Giving access to:

**BEDROOM 3** (5.4m x 3.16m) a double aspect room with sash windows to front and side, radiator, built in wardrobe with storage over, wash basin and PVCu window to the rear.

**BEDROOM 4** (1.93m x 2.55m) with radiator and PVCu double glazed window to rear.

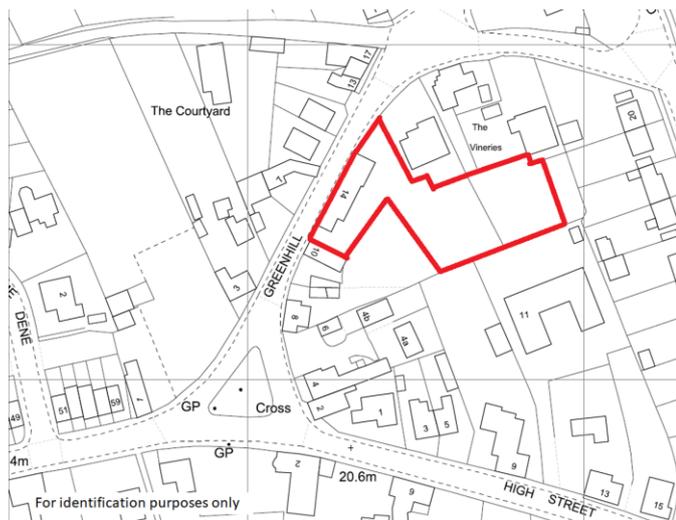
**BATHROOM** (2.5m x 2m) including panelled bath and pedestal wash basin, radiator, PVCu double glazed window, airing cupboard and access to loft.



**SEPARATE TOILET**

**OUTSIDE**

The whole site extends to about 0.15 hectares (0.39 acres) as shown edged red on the enclosed plan. There is extensive frontage to Greenhill Road of about 41.5m (136ft).



A driveway entrance to the north of the house leads to the rear of the property which extends eastwards and opens up to a large mature garden area including orchard. There is a further gated entrance to the south of the house where there is space (subject to planning) for a second driveway entrance.

Attached brick and pantiled **OUTHOUSE** (3.8m x 3.45m) with original fireplace and front facing window.



**SERVICES**

Mains water, electricity, drainage and gas  
Gas central heating to radiators.

**LOCAL AUTHORITY**

North Lincolnshire Council

**COUNCIL TAX**

Band 'D' (on-line enquiry)

**TENURE**

Freehold assumed

**VIEWING**

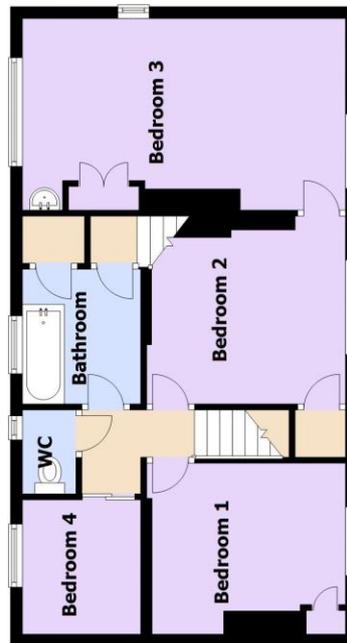
Strictly by prior appointment through Grice & Hunter  
01427 873684/0748310098

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

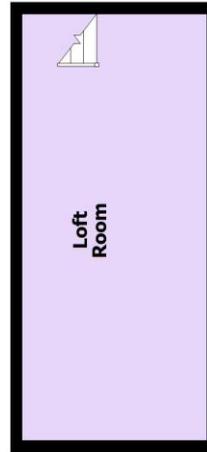
**Ground Floor**  
Approx. 121.0 sq. metres (1302.1 sq. feet)



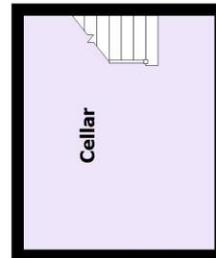
**First Floor**  
Approx. 56.0 sq. metres (602.0 sq. feet)



**Second Floor**  
Approx. 22.1 sq. metres (238.1 sq. feet)



**Cellar**  
Approx. 12.6 sq. metres (135.5 sq. feet)



Total area: approx. 211.7 sq. metres (2278.8 sq. feet)

All measurements are approximate.  
UK Property Services & Floor Plans Ltd  
Plan produced using PlanUp.

**14 GREENHILL ROAD**

23 High Street, Epworth,  
Near Doncaster DN9 1EP  
Tel: (01427) 873684  
epworth@gricehunter.co.uk

7 Priory Place,  
Doncaster DN1 1BL  
Tel: (01302) 360141  
doncaster@gricehunter.co.uk

20 Oswald Road,  
Scunthorpe DN15 7QJ  
Tel: (01724) 866261  
scunthorpe@gricehunter.co.uk

Isle of Axholme  
Marketing Coordinator  
07483100988

**Consumer Protection Regulations**

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

**Misrepresentation**

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.