



**BURTON HALL, HALL DRIVE, BURTON-ON-THE-WOLDS**

OFFERS OVER £ 199,950



Rezide Estate Agents is delighted to present Burton Hall, a truly remarkable property steeped in history and character. Originally built in 1760 as a grand family home, this impressive residence has since been sensitively converted into a selection of luxury apartments and homes. We are thrilled to offer a rare opportunity to purchase a two-bedroom top-floor apartment within this stunning building. The apartment features two spacious double bedrooms and two stylish shower rooms, including one en-suite. The bright and airy open-plan living kitchen blends contemporary comfort with period charm. A welcoming private entrance hall adds character, and the property benefits from access to beautifully kept formal gardens, along with two allocated parking spaces and a secure private storage unit in the cellar.



Tucked away at the top of Hall Drive, a quiet private road lined with premium residences, Burton Hall enjoys a peaceful and prestigious setting. On arrival, the well-maintained surroundings and designated parking spaces for residents and visitors immediately set the tone.

Inside, the grand communal entrance hall offers a glimpse into the building's elegant past. As you ascend to the top floor, you'll enter the apartment's private hallway, complete with carpeted floors, a quirky archway, and a warm, inviting atmosphere. The open-plan living kitchen features wood-effect units, granite-style worktops, tiled splashbacks, an electric oven and hob, integrated appliances including a dishwasher and freezer, and LED lighting. The living and dining area is generous in size, with original sash windows overlooking the trees at the front of the property, a striking period fireplace, tasteful décor, and ample space for both lounging and dining.





The first bedroom is a spacious double with dual-aspect windows, another charming fireplace, and an en-suite shower room finished with tiled walls and floors, a corner shower cubicle, WC, and pedestal basin. The second bedroom is also a generous double, offering built-in wardrobes, a dressing table area, original features, and soft neutral finishes. Off the hallway, the main shower room includes a modern corner shower, WC, and floating basin, all finished to a high standard.





Outside, the apartment enjoys access to a secure, lockable storage unit within the cellar —perfect for bikes, seasonal items, or general storage. The south-facing formal gardens are an exceptional feature of the property, beautifully maintained and framed by neatly trimmed hedges, offering panoramic views of the surrounding countryside. There's also a private shed for each apartment, providing further convenience.

This is a rare chance to own a unique piece of history, blending classic architecture with modern living in a truly special setting.

To find out more or to arrange a viewing, contact REZIDE on (01509) 274474.

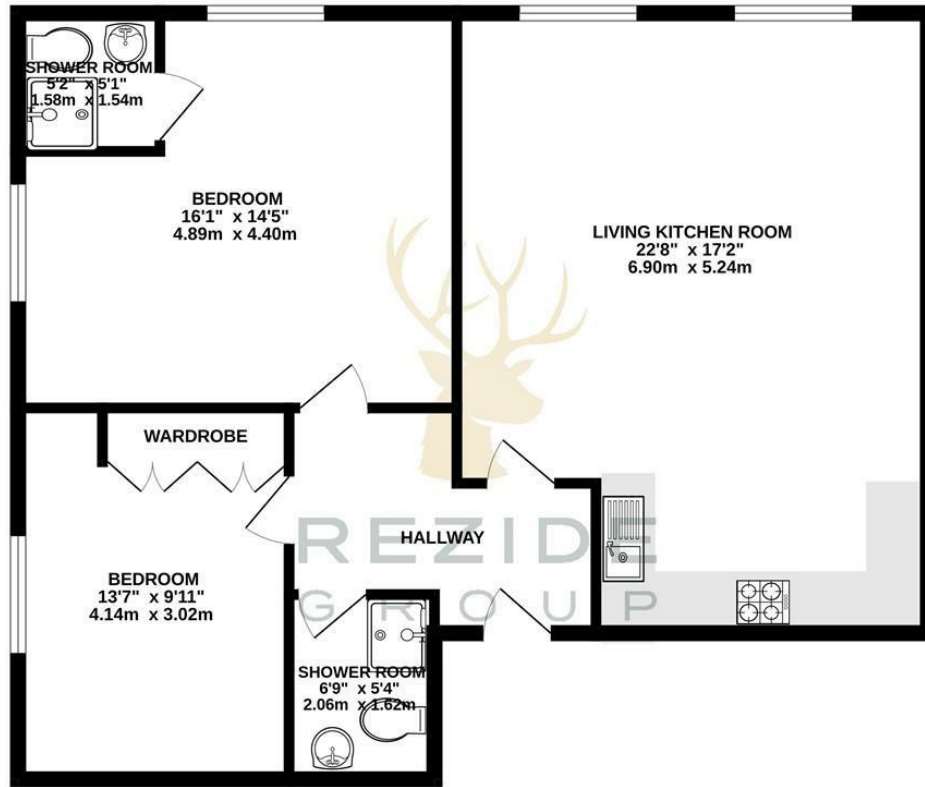








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operability or efficiency can be given.  
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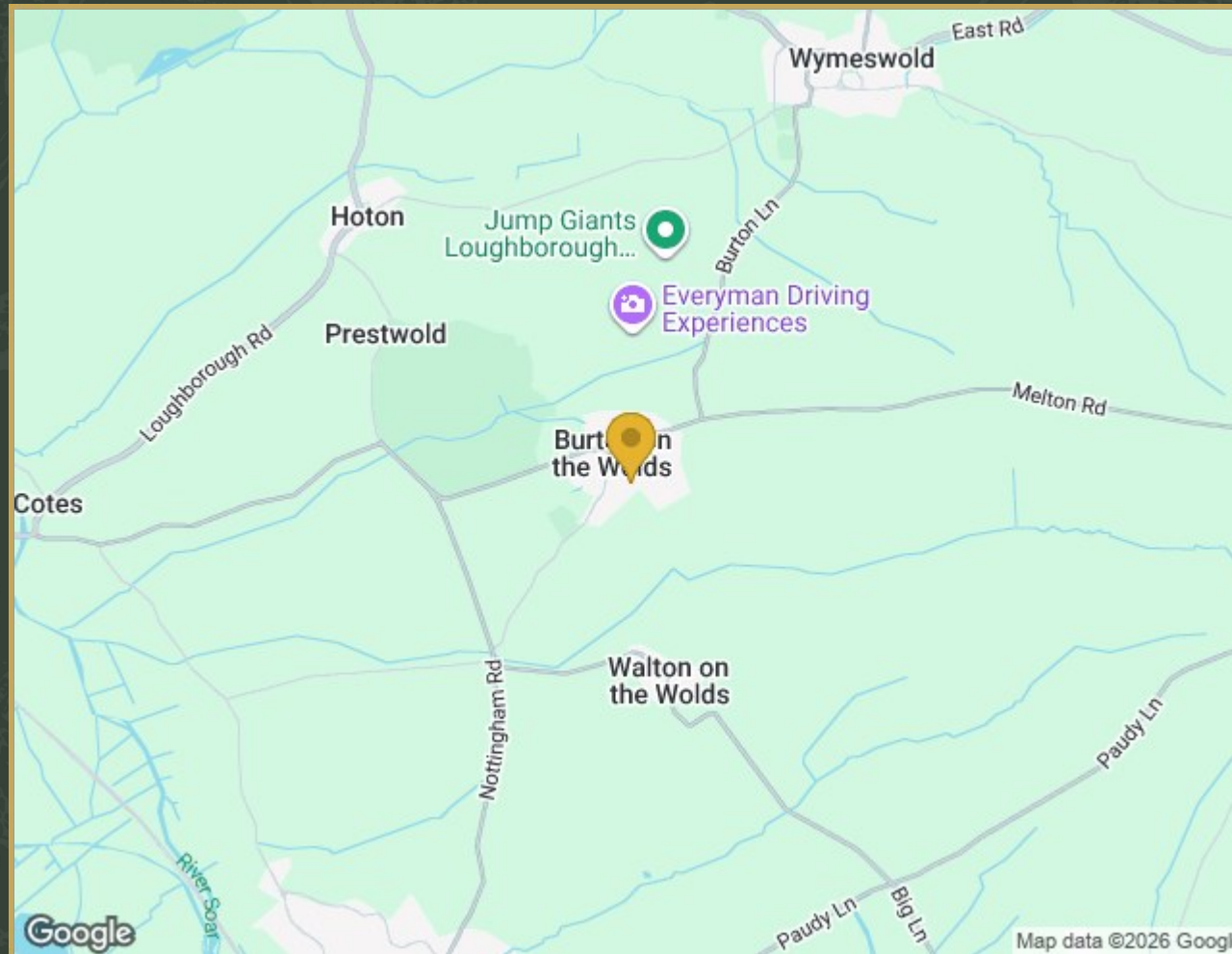
# KEY FEATURES:

- TWO BEDROOM APARTMENT IN BURTON HALL
- STUNNING PROPERTY BUILT IN 1760
- INCREDIBLE SHARED FORMAL GARDENS
- TWO DOUBLE BEDROOMS
- TWO SHOWER ROOMS
- OPEN PLAN LIVING/ DINING KITCHEN
- SECURE STORAGE UNIT IN CELLAR
- OVER 100 YEARS LEFT ON LEASE
- OFF ROAD PARKING FOR TWO VEHICLES AND VISITOR SPACE
- NO UPWARD CHAIN



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		56	66	(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

# Property Location



Apartment 8 Burton Hall, Hall Drive, Burton-On-The-Wolds, LE12 5AZ

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*With exclusive access to properties through our Buyer's Club and a commitment to providing confidential sales for premium homes, we offer services that go beyond the ordinary.*