

Blenkin

& Co

ESTABLISHED 1892



BRACKEN HILL • SCAWBY • NORTH LINCOLNSHIRE



**Blenkin**  
& Co  
ESTABLISHED 1992



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## BRACKEN HILL

Broughton Cross Roads, Scawby, Brigg,  
North Lincolnshire DN20 9LY

*Brigg 3 miles • Lincoln 23 miles • Hull 27 miles  
Doncaster 29 miles • York 52 miles • Leeds 55 miles*

**Fine period property surrounded by  
extensive gardens and grounds  
extending to four acres**

Vestibule • staircase hall • cloakroom • 3  
reception rooms • kitchen/breakfast room •  
pantry • utility/laundry room • cloakroom/wc •  
store

Principal bedroom suite with dressing room  
and bathroom • 4 further double bedrooms  
(2 with en suite bathrooms) • house  
bathroom

Garage block • traditional outbuilding •  
stores • games room/gym • potting shed • 2  
greenhouses

Gardens • parkland grounds

In all some 4 acres

**For Sale Freehold**



Originally built in the 1920s, Bracken Hill has been thoughtfully extended and improved over the years to create an impressive home that retains much of its period charm. It enjoys great privacy, being surrounded by its gardens and parkland grounds, and is well located for rapid access to the towns and cities of Lincolnshire, the East Riding and North Yorkshire.

- Substantial detached 1920s family house
- Accommodation extending to more than 3800 sq ft
- 5 bedrooms, 4 bathrooms
- Range of garaging/outbuildings extending to more than 2000 sq ft
- Set amidst landscaped gardens and grounds
- Private and secluded plot
- Direct railway service to London from Doncaster, some 45 minutes' drive away
- Rapid access to A-roads and motorways
- Convenient for Lincolnshire, the East Riding and North Yorkshire

Bracken Hill has an abundance of period features including high ceilings, handsome fireplaces, ornate coving, bay windows and original floorboards, all complemented by modern and bespoke fixtures and fittings. There is a handmade kitchen with a range of premium appliances and high quality fittings including Amtico flooring, column radiators, and a recently installed gas boiler. The generous accommodation extends to more than 3800 sq ft with generous reception rooms providing ample living space for both formal entertaining and informal family occasions.

A vestibule opens to a central entrance hall giving access to the principal rooms and cloakroom. There are three reception rooms: a family room with French doors opening west onto



the garden; a formal dining room with a fireplace and large turret window with seating; and a 25 ft sitting room with a large window seat straddling the bay window and a log burner set in a magnificent stone fireplace. Accessed from the sitting room is a sunny, paved garden terrace with south and west aspect.

The kitchen/breakfast room has a breakfast area with banquette seating below a handsome arched window and a series of windows overlooking the garden. The bespoke handmade kitchen has fitted Shaker-style units, a central island, granite worktops and a range of premium appliances including a Mercury dual fuel cooker with extraction hood and American style Liebherr fridge/freezer. Adjacent is a large pantry fitted with complementary cabinetry, an integrated Bosch microwave and coffee maker. In addition, there is a separate utility/laundry room.

A wide turning staircase rises to the first floor landing with a home office space complete with a bespoke built-in desk and bookshelves and lovely views over the garden. The principal bedroom suite lies within a self-contained wing on the eastern end of the house with a bathroom and accompanying bedroom that would serve as an ideal dressing room. The principal bedroom extends 22 feet and features a large turret window. Its adjacent bathroom comes with underfloor heating and a heated towel rail as well as a four-piece suite with twin basins, a freestanding Villeroy & Boch whirlpool bathtub facing a recessed television, and a walk-in rainfall shower with body jets. There are two more double bedrooms with en suite bathrooms, a further double bedroom and a large house bathroom with a Jacuzzi corner bathtub and separate shower cubicle.

## Outside

Wrought electric iron gates in a low brick wall with parkland railings give access to the tarmacadamed driveway, flanked either side by high hedges and broadleaf trees. The wall and railings continue around the grounds extending along two boundaries. The long drive leads to the house, garaging and outbuildings, forming a turning circle around a colourfully planted central bed and providing ample parking opportunities.

A range of outbuildings is situated around a large, paved area to the east of the house. There is a modern detached garage block with a clock tower that provides secure garaging for three vehicles and comes with a workshop and garden store. Alongside is a traditional, detached, brick outbuilding with timber doors providing additional garaging with a secure store behind. Both buildings have power and light. A separate building close to the house has been designed to accommodate a games room/gym with adjoining shower room.

Ornate wrought iron gates at either side of the house give access to the south-facing gardens at the rear. The gardens and parkland grounds are enclosed and extend to about four acres. They feature sweeping lawns surrounded by a band of well-established broadleaf trees. Abutting the house is a west-facing paved terrace with a gazebo, jacuzzi and pond. There are herbaceous borders, wildflower areas and a paddock along with a gravelled kitchen garden with raised beds, fruit bushes and two separate greenhouses.

## Environs

Scawby is a charming rural village defined by its eighteenth and nineteenth century red brick and limestone buildings, estate cottages and almshouses. It is a Conservation village with a range

of amenities including a primary school, post office, convenience store, public house and church. Scawby is situated on the outskirts of the market town of Brigg providing a wider range of amenities including doctors' surgeries, dentists, supermarkets and restaurants. Forest Pines Hotel, Spa & Golf resort is less than a mile away, and both a Marks & Spencer and an award-winning farm shop/butchery/café can be reached by car within 15 minutes'. Lincoln's historic Cathedral Quarter lies some 23 miles to the south with its city university and County Hospital.

Schooling options in the area include the private Hymers College in Hull and The Minster in Lincoln.

The mainline railway station at Doncaster (40 minutes' drive) offers a regular service to London Kings Cross service from as little as 95 minutes. Scunthorpe is six miles away, with a railway station also connecting to London via Doncaster. Commuter links are excellent with the M180/A180 nearby giving connections to the M62, M18 and the national motorway network.



Tenure: Freehold

EPC Rating: D

Council Tax Band: G

**Services & Systems:** Mains electricity, water and gas. Private drainage. Gas central heating. CCTV

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Strictly by appointment

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

**Local Authority:** North Lincolnshire Council  
[www.northlincs.gov.co.uk](http://www.northlincs.gov.co.uk)  
Conservation village.

**Directions:** The drive is accessed from Scawby Road, just off the A18. What3words  
///princely.remodels.fired

# Bracken Hill, Scawby, Brigg DN20 9LY



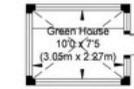
First Floor

GROSS INTERNAL FLOOR AREA  
APPROX. 1965 SQ FT / 182.60 SQ M

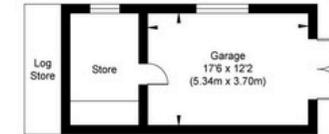


Ground Floor

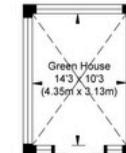
GROSS INTERNAL FLOOR AREA  
APPROX. 1858 SQ FT / 172.70 SQ M



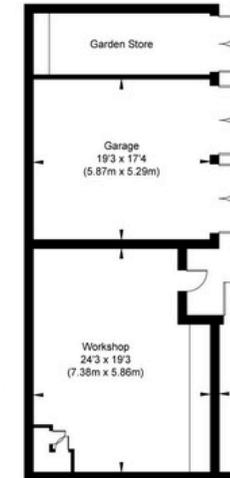
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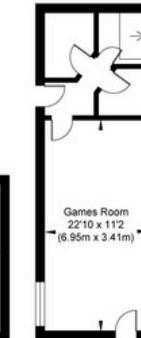
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(Not Shown In Actual Location/Orientation)

Outbuilding/Garage  
GROSS INTERNAL FLOOR AREA  
APPROX. 2026 SQ FT / 188.20 SQ M

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 5849 SQ FT / 543.50 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.



**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, particulars: 2024



City Country Coast