



Thornbury House School Lane East Ravendale East  
Ravendale, Grimsby DN37 0RX

JoWalker

£750,000

E S T A T E   A G E N T S

Thornbury House, East Ravendale – A Refined Country Residence in the Heart of the Lincolnshire Wolds. Positioned in the highly desirable hamlet of East Ravendale, Thornbury House presents a rare opportunity to acquire an elegant and beautifully appointed country residence, set amidst the rolling landscapes of the Lincolnshire Wolds Area of Outstanding Natural Beauty. This distinguished four-bedroom home offers a seamless blend of timeless character and contemporary comfort, enjoying uninterrupted, postcard-perfect views from every original sash window across gently undulating fields where horses graze peacefully. Beyond its handsome façade, Thornbury House reveals a thoughtfully designed interior of impressive scale and proportion. High ceilings, period detailing, and refined finishes run throughout, enhancing a sense of understated luxury. The heart of the home is an expansive open-plan kitchen and dining space, ideal for both relaxed family living and sophisticated entertaining. A formal lounge provides an elegant retreat, while a separate snug with a wood-burning stove adds warmth and charm for quieter moments. The principal suite is a sanctuary in itself, offering panoramic rural views and generous private accommodation, complemented by three further double bedrooms.

Externally, the elevated position of the house allows for raised patios that offer exceptional outdoor living space—perfect for al fresco dining while taking in the surrounding countryside. The grounds are beautifully maintained, offering both privacy and tranquillity. Located within the catchment for prestigious grammar schools and enjoying the serenity of a close-knit village community, Thornbury House represents a perfect balance of luxury, location, and lifestyle. A truly exceptional family home for those seeking refined rural living without compromise.



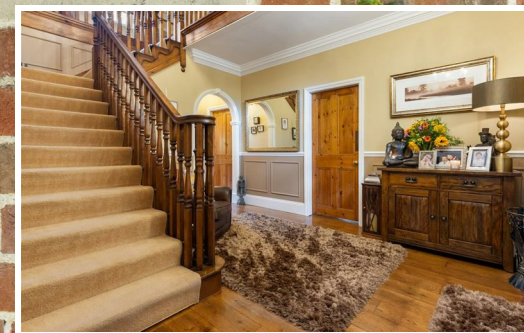
## Welcome to Thornbury House – a Masterclass in Elegant Country Living

From the moment you step into Thornbury House, you are enveloped in a sense of timeless grandeur and refined comfort. The accommodation is nothing short of exceptional—a true celebration of classic country elegance fused with thoughtful modern touches.

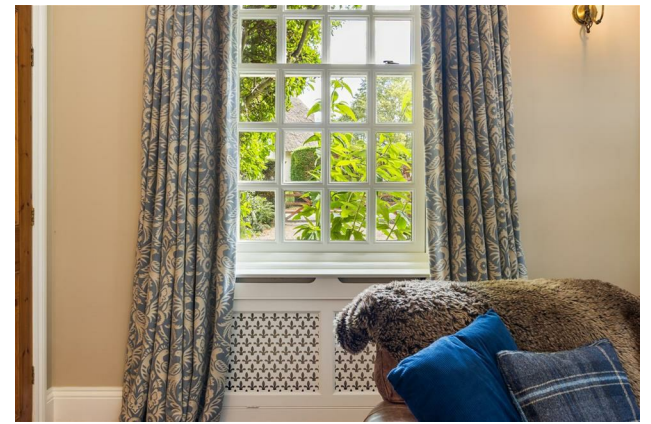
Your journey begins in the magnificent reception hall, a space designed to impress and warmly welcome in equal measure. rich, panelled walls rise to meet soaring ceilings adorned with intricate coving and cornicing, exuding a sense of craftsmanship rarely seen today. The centrepiece of the hall is an exquisite return staircase, featuring a bespoke oak balustrade that curves gracefully upwards, inviting exploration of the home's upper levels.

An elegant archway frames your path forward, while original wooden doors and wide-plank flooring guide your steps with a sense of heritage and authenticity. A beautifully proportioned sash window draws natural light deep into the space, casting a gentle glow that highlights every fine detail.

Just off the reception hall, the formal lounge offers a sanctuary of luxurious comfort. This is a room designed for both grand entertaining and peaceful relaxation. Tall sash windows frame picturesque views of the grounds, while ceiling-height double doors open directly onto a raised patio—perfect for enjoying morning coffee or evening aperitifs amid the sounds of nature. At its heart, a commanding stone fireplace anchors the room, adding both warmth and stately charm.





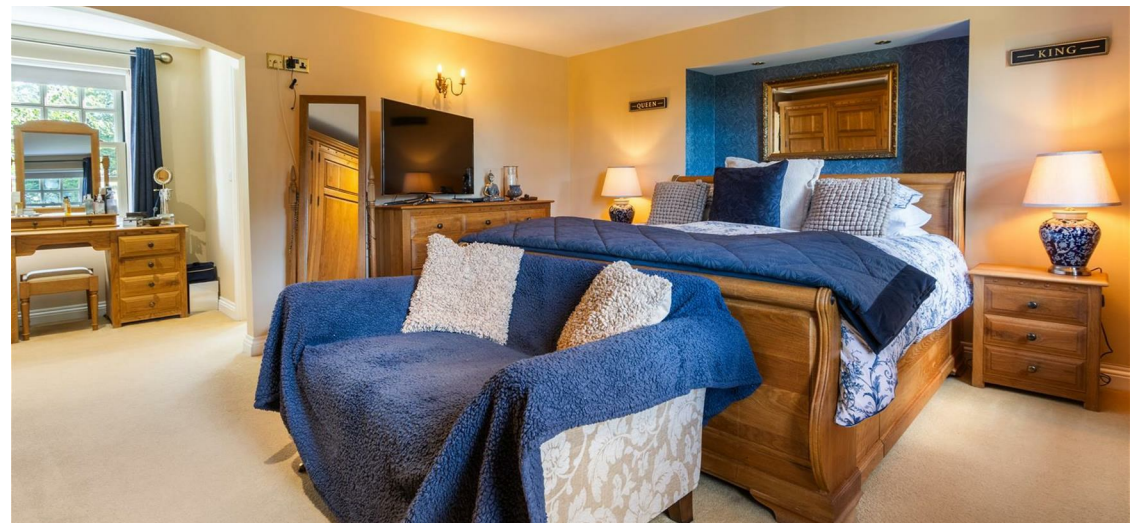


At the very heart of Thornbury House lies a beautifully hand-painted kitchen—an exquisite space where traditional craftsmanship meets understated luxury. Designed and finished to an exceptional standard, the kitchen features bespoke cabinetry paired with rich walnut and granite worktops, creating a warm and timeless palette. A striking feature chimney breast houses an iconic Aga, further ceramic hob and electric oven, while a classic Belfast double sink and a central island with an elegant circular basin add both practicality and style. Integrated appliances are seamlessly incorporated, preserving the kitchen's refined aesthetic, all set against the characterful texture of flagstone flooring that evokes the home's heritage.

Light pours through dual-aspect sash windows, framing serene views of the surrounding gardens and filling the room with natural warmth. A traditional stable door offers a secondary entrance, leading into a charming boot room area—ideal for country living. For added functionality, a separate utility room provides further cabinetry, a ceramic sink, space for laundry appliances, and houses the boiler discreetly, ensuring the practical needs of a busy household are effortlessly met.

Flowing gracefully from the kitchen is the elegant formal dining room—a setting designed for both intimate dinners and grand celebrations. Here, a beautiful feature fireplace with a cast iron inset and gas coal-effect fire creates a warm and inviting atmosphere. Twin sash windows bathe the room in light while offering captivating views of the gardens beyond.

Beyond the dining space, a cosy yet stylish snug offers a more relaxed retreat, perfect for reading or unwinding beside the comforting glow of a multi-fuel stove. Double doors open onto the garden, extending the living space outdoors and inviting fresh air and birdsong into the home.



Upstairs, the sense of luxury continues with a truly exceptional principal suite. Bathed in natural light from dual-aspect sash windows, this sanctuary offers peace, privacy, and indulgent comfort. A private dressing room adds a boutique feel, while the adjoining spa-inspired en suite features a generous walk-in shower and a bespoke oak vanity with twin countertop basins—every detail thoughtfully chosen to elevate daily routines into moments of quiet pleasure.

A second, exceptionally spacious double bedroom complements the principal suite, featuring elegant wood flooring, built-in wardrobes, and twin sash windows that frame tranquil views of the surrounding landscape. This room offers the flexibility to be divided into two separate rooms, should the need arise. Two further beautifully appointed double bedrooms continue the home's theme of comfort and sophistication, each enjoying views of the idyllic countryside beyond.

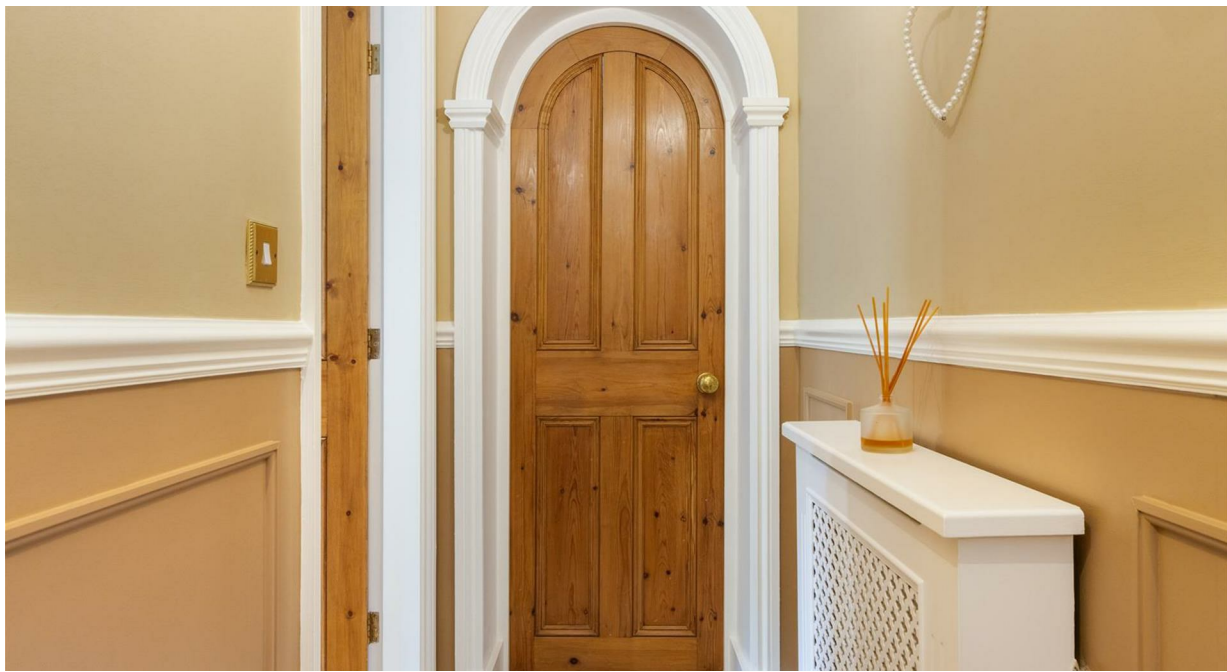
Adding to the home's blend of elegance and practicality is a thoughtfully positioned cloakroom, complete with a Victorian-style white suite. It offers convenience for guests while staying true to the period character that defines the entire home.

Thornbury House is more than just a residence—it's an experience. A place where every corner whispers of quality, heritage, and gracious living.

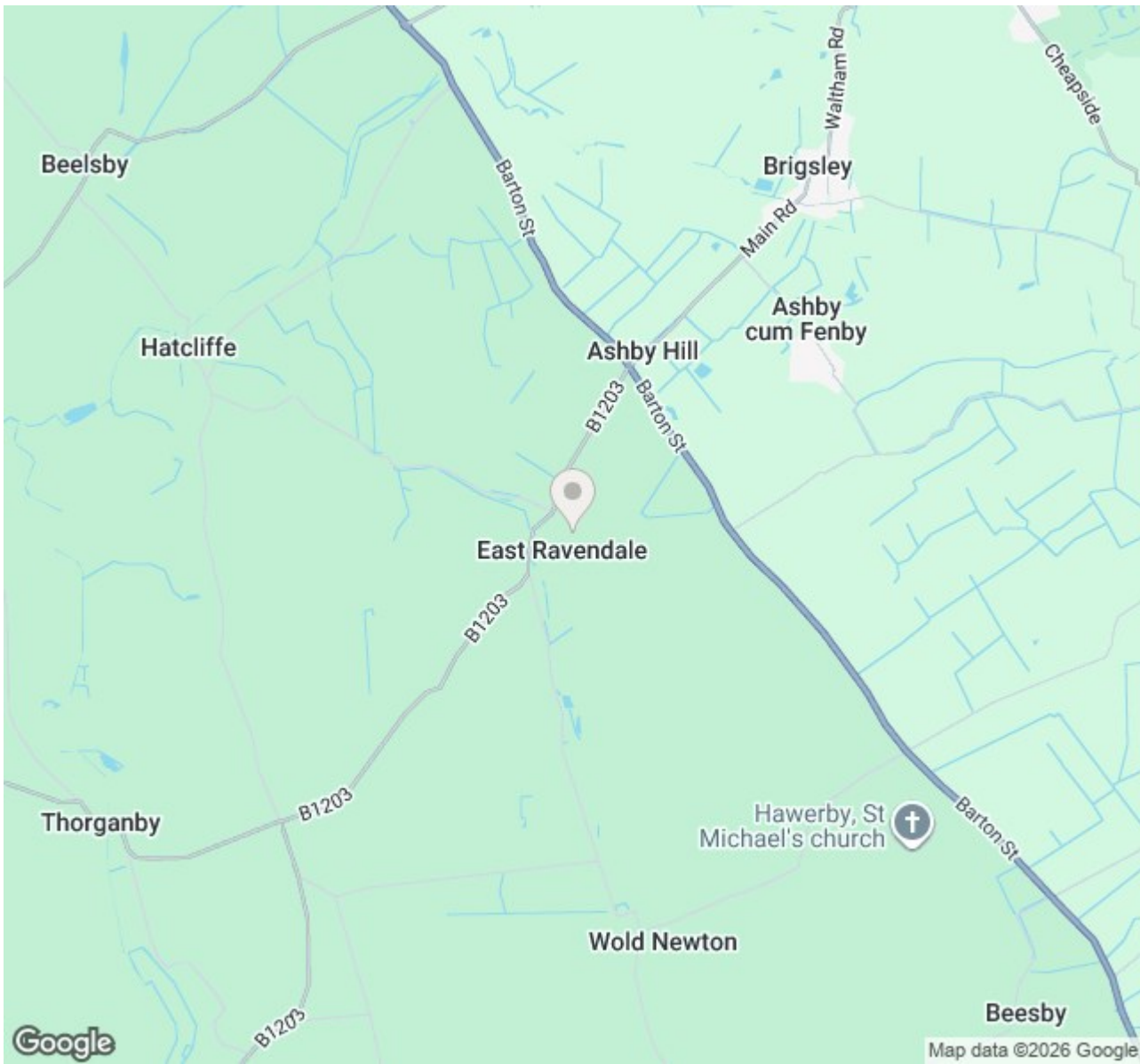
Completing the upper floor is an exquisite family bathroom, a serene retreat in its own right. A walk-in shower and a striking feature bath with marble surround are enhanced by recessed downlighting and premium-quality sanitary ware, creating a spa-like environment for unwinding at the end of the day.

Thornbury House offers an exquisite fusion of period elegance and modern luxury, crafted with care to provide both comfort and grandeur in equal measure. Every space has been thoughtfully curated to reflect the home's heritage while embracing the expectations of contemporary living—a true countryside sanctuary designed for gracious living.









### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | <b>69</b> |
| (55-68) <b>D</b>                            | <b>58</b>                                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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