



# Millstone Cottage

15 BURTON ROAD, THEALBY, NORTH LINCOLNSHIRE, DN15 9AB



paul fox  
FINEST



# ‘Millstone Cottage’, 15 Burton Road, Thealby, North Lincolnshire, DN15 9AB

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Set in this delightful little Hamlet of Thealby close to Thealby Hall, the home of Sir Reginald and Lady Victoria Sheffield, this is truly one of the finest family homes in the county of North Lincolnshire. Believed to have originally comprised from a pair of Farmer's Cottages tied to the Sheffield Estate dating from around the mid-17th Century. In recent times, the two cottages were merged by the present owners who spend considerable time extending, improving and updating the property to create a beautiful and uniquely harmonious home of considerable charm and character. This outstanding family home has many appealing features combining traditional intimacy with modern style and the owners have considerable flare for interior design producing a beautifully presented and immaculate family home which is well worthy of an internal inspection to fully appreciate the extent and quality of the accommodation. The two former cottages are distinct in their own right, yet form a much larger whole family home which would certainly appeal to a large family or indeed catering for teenage independents as well for dependent relatives, or alternatively be extremely attractive for two families.

The accommodation is spacious and versatile with the main central section featuring a large family room/dining room ideal for entertaining with an adjoining sun room taking full advantage of the rear south facing gardens and also leading through to a bespoke superbly fitted kitchen with a range of appliances. The charm of the reception rooms include a most pleasant front sitting room, a beautiful and very appealing heavily beamed lounge with inglenook stone fireplace and a raised dining area and an extremely large further lounge, ideal for family celebrations with French doors leading out onto the large Indian stone patio area and gardens, ideal for entertaining.

At first floor level to the main house, there is a luxurious master bedroom suite being an elegant grown up retreat, including 'His and Hers' dressing rooms and a superb en-suite contemporary style shower room. There are two further bedrooms, study/fourth bedroom and family bathroom. To the adjoining cottage, there are twin staircases from an inner hallway, which lead to two further double bedrooms with a luxurious en-suite shower room and further quality bathroom. In total, there are 6 beautifully appointed bedrooms with the whole of the internal floor area extending to approximately 4,500 Sq.ft (420 Sq.m).

Built principally in local stonework beneath a clay pantile pitched main roof slopes incorporating a range of projecting dormer windows at the rear, the cottage is complimented by beautiful landscaped gardens extending to approximately two thirds of an acre or thereabouts, which are mainly situated at the rear enjoying a southerly aspect with open views. The grounds include extensive garaging including a range of stone and pantile outbuildings incorporating a large single garage, 3-car depth garage/workshop and a further double brick and tile garage within the rear grounds.

A useful and versatile 1 bedroom Annex adjoins the main garaging accessed of a large block paved courtyard to the front and this could ideally be suited for an independent teenager or elderly relative or indeed offer ideal office facilities for someone self-employed (subject to planning if possible).

Thealby is a most pleasant and quiet Hamlet located some 4 miles north of the neighbouring main town of Scunthorpe via the B1430 and lies within 0.5 mile east of the desirable North Lincolnshire village of Burton upon Stather which is situated on the western escarpment with fine views over the Trent Valley and beyond. Normanby Hall Country Park is close by and is a stunning Regency Mansion in a glorious setting with scenic award winning gardens extending to approximately 300 acres including Golf Course, Farm, Museum, Gift Shop and Stable Yard Café and Normanby Hall offers various events and functions throughout the year. The village of Burton offers several local shops and Sheffield Arms Public House, and the B1430 provides access onto the A1077 which is within a short driving distance providing easy access to the Humber Bridge and the City of Hull which is within 20-25 minutes driving distance. Excellent schooling facilities are available within Burton and the neighbouring small township of Winterton and good road links provide easy access onto the M180, M18 and M62 with the Cities of Sheffield and Leeds being within 1 hours driving distance. The Humberside International Airport near Kirmington and the Doncaster-Sheffield Robin Hood International Airport are both within 30 minutes driving distance.

A fine family home situated in this highly desirable location offers the following stunning accommodation;

## Main House

### Front Entrance Hall

With uPVC hermetically sealed double glazed part multi-paned entrance door, side uPVC double glazed multi-paned window, Cornish slate tiled floor and an archway leads through to:

### Pleasant Front Sitting Room

Measures approx. 5.29m x 4.21m (17' 4" x 13' 10")

With front uPVC hermetically sealed double glazed multi-paned window, heavily beamed ceiling with central beam projection, Cornish slate tiled floor, arched recess with inset glass shelving and light above, projecting chimney breast with fine detail fireplace in cream, featuring matching columns with a slightly curved mantel top with bevelled mirror above and ceramic tiled inset fireplace with ceramic tiled hearth and coal effect gas fire, 3 double wall light points, traditional straight flight timber staircase with spelled balustrading and matching newel posts leads off to the first floor, beneath which there being an under stairs cloak/storage cupboard with cloaks rack.

### Superb Main Lounge with raised Dining Area

Measures approx. 7.13m max. x 4.28m (23' 5" maximum x 14' 1")

Enjoying a triple aspect with front, side and rear uPVC hermetically sealed double glazed multi-paned windows, heavily beamed ceiling with circular central random laid stone column, delft shelving, superb prominent random laid local stone built fireplace with inset timber beam and with raised hearth being stone flagged and with an inset multi-fuel stove, raised dining area enjoying a pleasant outlook onto the large paved patio and rear garden.

### Beautifully Fitted L-shaped Kitchen

Measures approx. 4.89m max. x 4.96m max. (16' 1" maximum x 16' 3" maximum)

Being generously fitted with an excellent range of matching high and low level Kitchen furniture with cream door fronts and brushed aluminium style handles and incorporating glass fronted display cabinets with inset glass shelving, broad space for a cooker with a projecting oak style canopy above with inset extractor and light and corner displays, plate-rack and wine-rack, twin deep glazed sink unit with chrome mixer tap with white porcelain handles and incorporating within the Kitchen furniture there being a fridge and freezer, dishwasher, inset wine cooler, microwave oven, beamed ceiling and inset ceiling spotlighting, part randomly laid stonework to one wall, Cornish slate tiled floor, two double wall light points, side uPVC hermetically sealed double glazed window, pelmet lighting over the sink unit, full bank range of matching fitted Kitchen units with inset shelving, deep granite contrasting working top surfaces and leading off:





#### Utility/Cloakroom

Measures approx. 2.4m x 1.57m (7' 10" x 5' 2")

With suite in champagne colour comprising low flush WC with polished seat, corner wash hand basin, fitted granite style working top surfaces with space beneath for a washing machine with plumbing available and floor-standing Ideal Mexico gas fired central heating boiler and programmer for domestic hot water and central heating, side uPVC hermetically sealed double glazed multi-paned window and Cornish slate tiled floor.

#### Family Room/ Dining Room

Measures approx. 6.78m x 4.96m (22' 3" x 16' 3")

With side uPVC hermetically sealed double glazed part multi-paned entrance door, uPVC hermetically sealed double glazed multi-paned windows to the side, beamed ceiling with central beam projection and with inset ceiling spotlighting, Cornish slate tiled floor and handsome fitted stove set on a marble style tiled hearth and with dressed stone backing and an open aspect into the Kitchen, full bank range of matching fitted kitchen units with cream door fronts, brushed aluminium style handles and hardwood block working top surfaces with matching splash backs and double opening multi-paned inner doors with adjoining multi-paned side lights lead through to:

#### Sun Lounge

Measures approx. 4.64m x 3.44m (15' 3" x 11' 3")

With pitched ceiling and exposed ceiling beams, uPVC hermetically sealed double glazed multi-paned windows including matching rear uPVC hermetically sealed double glazed multi-paned French doors leading to the extensive patio areas, Cornish slate tiled floor.

#### First Floor Central Landing

With large built-in shelved storage cupboard and leading off:

#### Master Bedroom

Comprising; Hallway with two double wall light points and leading through to:

#### His and Hers Dressing Room

With hanging rails and shelving.

#### Luxury En-Suite Shower Room

Measures approx. 3.6m x 2.1m (11' 10" x 6' 11")

Featuring matching quality suite in white comprising low flush WC, rectangular shape vanity wash hand basin with chrome mixer tap and pop-up waste, walnut style vanity cupboards beneath with stainless steel handle/trim, shelf with wall display mirror and light, ¾ height vanity unit in walnut style, large walk-in fully tiled shower cubicle with large shower head and shower attachment, glazed side screens and matching door with an aluminium style trim, handsome fully tiled matching walls and floor, modern contemporary vertical copper radiator with decorative effect front, side uPVC hermetically sealed double glazed window and inset ceiling spotlighting and extractor, and an archway from the hallway leads to:

### Master Bedroom

Measures approx. 6.85m x 5m min. (22' 6" x 16' 5" minimum)  
With collared ceiling and exposed white washed rafters, side and rear uPVC hermetically sealed double glazed multi-paned windows and access to the roof space.

### Front Double Bedroom 2

Measures approx. 3.3m x 4.27m excluding recess display area (10' 10" x 14' 0")

Front uPVC hermetically sealed double glazed multi-paned window, coved moulding to the ceiling and built-in cupboard, range of fitted wardrobe furniture with cream period style door fronts including two double wardrobes and a single wardrobe.

### Front Bedroom 3

Measures approx. 3.3m x 4.23m (10' 10" x 13' 11")

With a recessed display area, front uPVC double glazed multi-paned window and coved moulding to the ceiling.

### Bedroom 4/Study

Measures approx. 2.36m x 2.76m (7' 9" x 9' 1")

With rear hermetically sealed double glazed multi-paned window.

### Family Bathroom

Measures approx. 3.84m x 2m (12' 7" x 6' 7")

With matching suite in an Edwardian style by Laura Ashley, including low flush WC with polished seat, pedestal wash hand basin, Jacuzzi style bath with mixer tap and pop-up waste, fully tiled shower cubicle, ceramic tiled floor, fully tiled walls, access to the roof space, inset ceiling spotlighting, side uPVC hermetically sealed double glazed multi-paned window.

Attached Cottage double opening period style inner doors from the Family Room lead through to:

### Inner Hallway

With front uPVC hermetically sealed double glazed multi-paned window, beamed ceiling, large built-in storage cupboard with wall mounted Valiant combination type gas fired central heating boiler and leading through, via a polished pine inner door to:



### Superb Lounge

Measures approx. 12.66m x 4.44m (41' 6" x 14' 7")

Enjoying a fine southerly outlook and taking full advantage of the views onto the rear gardens with a range of rear cream hermetically sealed double glazed multi-paned windows, in addition there being uPVC hermetically sealed double glazed multi-paned white French doors which lead out onto the large and extensive paved patio areas, heavily beamed ceiling with central beam projections and a central double sided brick built fireplace in Old English brickwork being flush pointed and with a raised inset stone hearth with coal effect gas fire and a modern stainless steel contemporary fire grate (gas fire), 7 double wall light points, bench seating to the rear windows, further hermetically sealed double glazed uPVC entrance door, recessed bar area with fitted full length block effect display top with space beneath for chillers, wine coolers etc., side hermetically sealed double glazed multi-paned window in cream, built-in under stairs storage cupboard with cloaks rack and open aspect leading to:

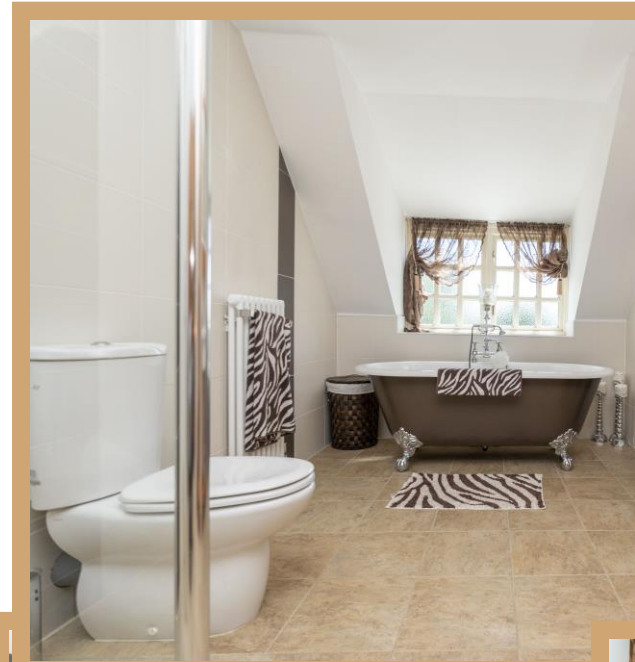
### Raised Dining Area

Measures approx. 3.06m x 2.16m (10' 0" x 7' 1")

With rear hermetically sealed double glazed cream multi-paned window, collared ceiling and double wall light point.

### Front Entrance Hall

With uPVC hermetically sealed double glazed multi-paned side entrance door, front uPVC hermetically sealed double glazed multi-paned window, coved moulding to the ceiling, artex finish and an archway leads to an Inner Hall with twin staircase leading to the first floor, matching handrails, beamed ceiling, thermostat control and a connecting door leads to the Main Lounge.





### Landing 1

With balustrading, double wall light point and leading off:

### Large L-shaped Double Bedroom 5

Measures approx. 5.64m x 3.9m (18' 6" x 12' 10")

With twin rear matching hermetically sealed double glazed cream windows, access to the roof space, built-in double wardrobe with shelving and leading off:

### Luxury En-Suite Shower Room

Measures approx. 2.5m x 2.75m (8' 2" x 9' 0")

Featuring matching quality suite in white and comprising low flush WC suite, circular vanity wash hand basin with black woodgrain vanity doors beneath, projecting stainless steel water dispenser with matching chrome taps, large walk-in shower cubicle with glazed side screen and door, handsome fully tiled cream walls with decorative tiling in red with inset rose, large shower head, tiled floor, chrome vertical radiator beneath a fitted mirror, hermetically sealed double glazed window, inset ceiling spotlighting and extractor.

### Landing 2

With double wall light point and leading off;

### Bedroom 6

Measures approx. 5.49m max. x 4.28m max. (18' 0" maximum x 14' 1" maximum)

With rear hermetically double glazed multi-paned cream dormer window, projecting feature chimney breast and exposed brickwork being flush pointed with projecting shelf/mantel top and exposed timber roof beams.

### Luxury Bathroom

Measures approx. 4.52m x 2.33m (14' 10" x 7' 8")

Featuring a modern quality suite in white comprising low flush WC, vanity wash hand basin with curved front, pop-up waste and mixer tap in chrome, matching towel rail beneath and beech tile surround with latticed shelf beneath and vanity display above with drawers and mirror, ¾ height matching vanity cupboard, roll top claw foot bath with chrome mixer tap with shower attachment, large walk-in shower cubicle with glazed side screens and curved door, large shower head, handsome fully tiled matching floor and tiles, access to the roof space and inset ceiling spotlights, large built-in Linen cupboard.

## Garages

There are a range of garages built in part brick and stonework beneath clay pantile pitched main roof slopes, including;

### Garage 1

Measures approx. 4.85m x 4.5m (15' 11" x 14' 9")

With electronically operated roll up door to the front, front security pole, rear uPVC hermetically sealed double glazed window, side uPVC hermetically sealed double glazed personal door with light and power points, white washed walls.

### Garage 2

Measures approx. 16.94m x 4.51m max. reducing to 3.24m (55' 7" x 14' 10" maximum reducing down to 10' 8")

Suitable as a 3-car length garage and with electronically operated roll up door to the front, concrete floor, white washed brick and block walls, light and powerpoints, split stable type side personal door leads out onto the rear gardens, inspection pit, rear and side uPVC hermetically sealed double glazed multi-paned windows.



Annex - Attached to the garaging is a 1-bedroom Annex featuring;

#### Lounge

Measures approx. 4.58m x 3.1m (15' 0" x 10' 2")

With coved moulding to the ceiling, side multi-paned window, electric panelled radiator and archway leads through to:

#### Bedroom 1

Measures approx. 5.19m x 2.9m (17' 0" x 9' 6")

With side uPVC hermetically sealed double glazed multi-paned window, electrical panel radiator, coved moulding to the ceiling and inset ceiling spotlighting.

#### Shower Room

Measures approx. 3.17m x 1.9m (10'4" x 6'2")

With suite in white comprising low flush WC, pedestal wash hand basin, fully tiled shower cubicle with Mira electric shower, glazed door and side screen with gold effect trim and tray in white, stone effect tiled floors and matching fully tiled walls, chrome heated towel rail, coved moulding to the ceiling, inset spotlights and extractor.

#### Grounds

Millstone Cottage stands in large and beautifully kept gardens. The Cottage enjoys an extensive frontage with stone walling and concrete steps via an archtop timber/wrought iron gate with brick pillars leading onto stone paved path which leads onto entrance door to the attached Cottage, and there are adjoining twin lawns. The front of Millstone Cottage has a stone flagged area bordered by stone chippings and semi-circular steps with brick edging leads onto the front entrance door with outside Coach light. There is a very broad block paved driveway, suitable for parking of numerous vehicles which lead onto the garaging facilities and 1-bed Annex. Semi-circular steps with inset lighting lead from the driveway through an archtop gate with adjoining brick and stone walling with clay pantile tops, lead through to the side main entrance leading onto the Family Room. There is extensive Indian stone patio/sitting areas which extend across the full width of the property, being ideal for entertaining, and there are further steps leading up to a further patio/sitting area and a private area with tiled canopy with timber supports with an inset brick and stone BBQ with stone flag tops. The large rear gardens are predominantly laid out to lawn and feature borders including numerous flowering plants and shrubs, and a stone flagged pathway leads along the western lateral boundary with further patio/sitting area and a further detached double garage. There are a number of mature trees within the gardens including a Weeping Willow, and there is a former fish pond.

#### Detached Double Garage

Measures approx. 5.94m x 5.68m (19' 6" x 18' 8")

Built in brickwork with a clay pantile pitched main roof, with electronically operated door to the front, rear and side multi-paned windows, concrete floor, light and power points, white washed brick walls, side uPVC hermetically sealed double glazed entrance door.

#### Services

Mains gas, electricity, water and drainage are understood to be connected.

#### Central Heating

The main house and cottage both have the benefit of gas central heating via two independent boilers. The Annex is heated via a range of electric night storage heaters.

#### Double Glazing

The property is fully double glazed, either with uPVC hermetically sealed double glazed windows or hermetically sealed double glazed with timber frames.

FLOORPLAN AND EPC



Total area: approx. 511.6 sq. metres (5506.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D	63	64
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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