



Woodmans Cottage Church Lane, Bradley, DN37 0AE
£450,000

Key Features:

- Superb Three Bedroom Detached Cottage
- Idyllic Village Setting on Church Lane
- Peaceful Position with Open Views to the Rear
- Spacious Rear Aspect Lounge
- Dining Room/Third Bedroom
- Kitchen/Breakfast Room & Separate Utility Room
- Two En Suite Bathrooms & Ground Floor Shower Room
- Substantial Detached Double Garage
- Extensive Driveway Parking
- No Forward Chain

A rare opportunity to acquire this charming and individual detached home, set within the sought-after and picturesque village of Bradley. Enjoying a delightful rear outlook across neighbouring paddocks, the property offers a rare blend of character, privacy and countryside living—an outstanding opportunity for buyers seeking both tranquility and potential.

Originally dating from the 1940s and later extended in 2001, the cottage retains a wealth of character throughout, and offers generous and versatile living accommodation, with excellent potential for updating and further enhancement.

The accommodation is centred around a welcoming entrance hall and includes a dual aspect kitchen/breakfast room with French doors opening onto the rear garden. There are two well-proportioned reception rooms, comprising a rear aspect lounge, and a dining room which offers flexibility to be used as a third bedroom if required. Further ground floor accommodation includes a study, a utility room, and a shower room/WC.

To the first floor, both bedrooms benefit from en suite facilities. The principal bedroom is particularly impressive and also includes a walk-in wardrobe, providing an excellent level of comfort and practicality. Externally, the property is approached via a spacious driveway providing extensive off road parking for multiple vehicles, including space for a caravan or motorhome. In addition, the substantial double garage offers excellent scope for a variety of uses, including business use, a hobby room or potential annex conversion, subject to the necessary consents.

The south facing rear garden is well established and enjoys a high degree of privacy, with patio seating areas creating an ideal setting for outdoor entertaining.

Despite its peaceful village setting and rural feel, the property remains well placed for everyday convenience, with easy access to local shops, schools, road links, Grimsby town centre, and the seafrost resort of Cleethorpes.



ENTRANCE HALL

20'4" x 12'1" (6.21 x 3.70)

KITCHEN/BREAKFAST ROOM

18'7" x 14'9" (5.67 x 4.52)

UTILITY

8'3" x 8'0" (2.52 x 2.45)

LOUNGE

20'9" x 17'4" (6.34 x 5.29)

DINING ROOM/BEDROOM 3

16'1" x 11'10" (4.92 x 3.62)

STUDY

9'5" x 6'10" (2.88 x 2.09)

SHOWER ROOM

6'9" x 5'8" (2.07 x 1.73)

FIRST FLOOR

BEDROOM 1

18'8" x 10'4" (5.69 x 3.16)

EN SUITE

10'8" x 7'9" (3.26 x 2.38)

BEDROOM 2

12'5" x 8'9" (3.80 x 2.69)

EN SUITE

8'5" x 5'4" (2.59 x 1.64)

GARAGE

31'4" x 17'7" (9.56 x 5.37)

TENURE

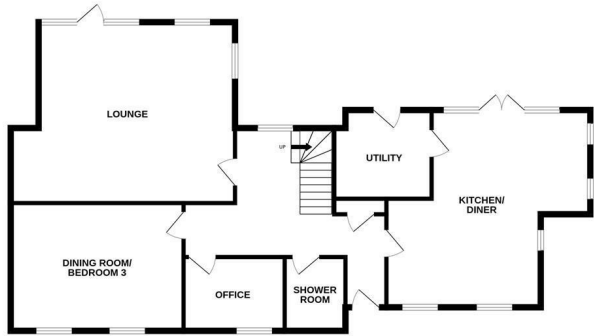
FREEHOLD

COUNCIL TAX BAND

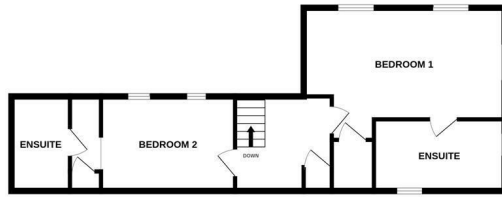
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GROUND FLOOR
1145 sq.ft. (106.3 sq.m.) approx.

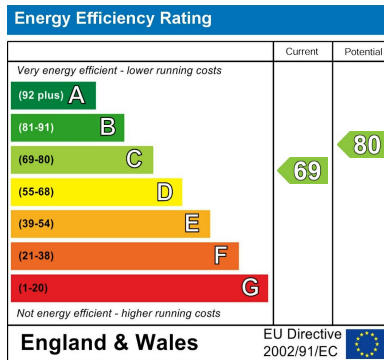


1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1702 sq.ft. (158.2 sq.m.) approx.

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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

