Finest
PROPERTIES

finest.co.uk

Gunnerby Road | Hatcliffe | Lincolnshire

Barrow House

"A striking contemporary country house with exceptional architecture, generous gardens and far-reaching rural views"

Waltham 4.7 miles | Laceby Manor Resort 4 miles | Grimsby 7 miles | Caistor 8 miles
Louth 12 miles | Humber Bridge 22 miles

Accommodation in Brief

Ground Floor

Entrance Hall | Sitting/Dining Area | Drawing/Dining Area | Kitchen | Pantry
Study | Utility | Cloakroom/WC | Plant Room | Double Garage

First Floor

Principal Bedroom | Four Further Bedrooms | Bathroom | Shower Room

Externally

Generous Gardens and Grounds | Paved Terrace | Extensive Parking
Integral Double Garage | Naturalistic Planting | Rural Views

The Property

Barrow House is an exceptional contemporary house, distinguished by its bold architectural design and wonderfully private setting within generous gardens and grounds. Extending to approximately 3,621 sq ft, with a further 490 sq ft of garaging, the house combines exposed concrete, weathered steel and extensive glazing to striking effect, while a planted roof and carefully considered landscaping allow the building to sit remarkably comfortably within its rural surroundings.

The approach immediately sets the tone. A gravel drive descends between established trees and naturalistic planting to a broad parking and turning area, where the lower level of the house is partially set into the landscape. Exposed concrete forms a strong architectural frontage, incorporating the entrance and integral double garage, while the weathered steel upper section rises beyond with a simple pitched form that references the agricultural buildings of the surrounding countryside.

Inside, the accommodation is generous and highly individual. The entrance hall provides a spacious introduction, with the staircase rising to the bedroom accommodation and access through to the principal ground-floor rooms. The restrained palette of materials continues internally, complementing the contemporary architecture and allowing the outlook and natural light to remain central to the interiors.

The kitchen is positioned at the centre of the ground floor and arranged around a substantial island, providing extensive preparation space and informal seating. Full-height cabinetry gives the room a clean, streamlined appearance, while the open arrangement creates a sociable connection with the adjoining living and dining spaces. A pantry provides valuable additional storage, complemented by a separate utility room.

Beyond, the principal sitting and dining area is particularly impressive in scale. Generous glazing draws the garden and surrounding countryside into the room, with direct access outside allowing the accommodation to extend naturally onto the terrace during the warmer months. Its substantial proportions provide ample space for both relaxed seating and dining, while the contemporary architecture and open outlook give the room a distinctive character.

A further drawing and dining area offers another substantial reception space, providing considerable flexibility for entertaining and everyday use. Its long proportions and connection with the garden make particularly effective use of the setting, while a separate study provides a quieter space for working from home.

The ground floor also incorporates a plant room and integral double garage. The garage is approached directly from the main parking area and provides useful secure parking and storage, with its integration into the lower level helping to preserve the clean architectural form of the house.

On the first floor, the principal bedroom occupies a private position within its own section of the upper level. Generously proportioned and benefiting from extensive glazing, it has been designed to take full advantage of the outlook across the surrounding landscape.

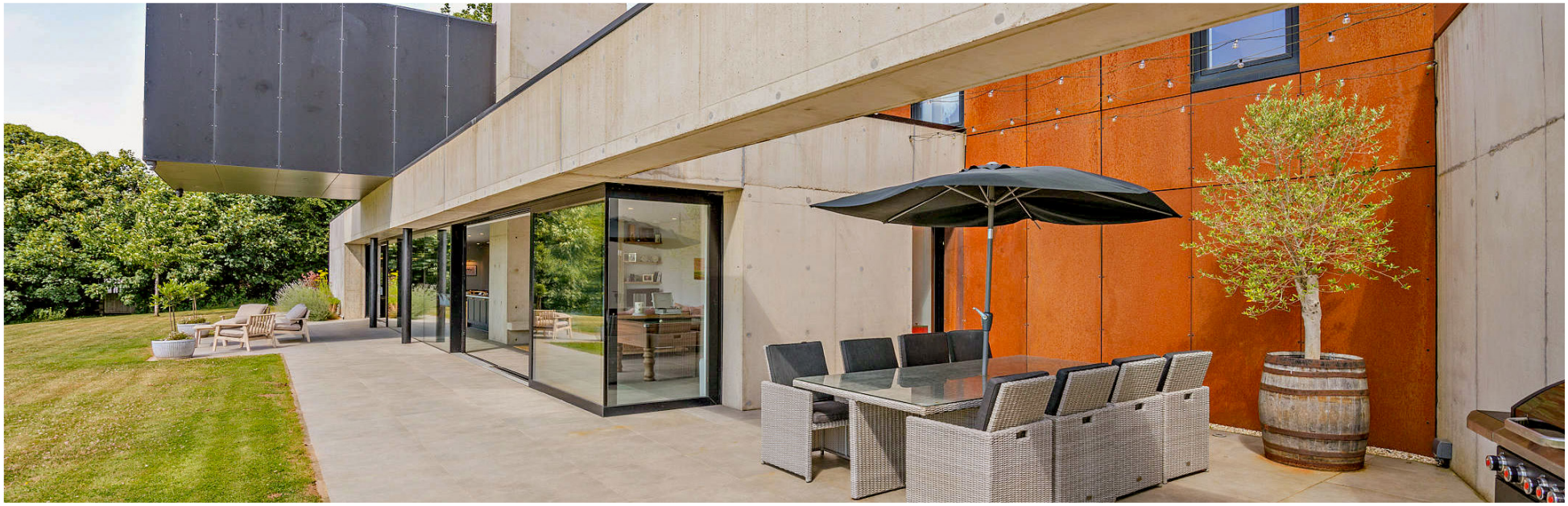
Four further bedrooms provide excellent additional accommodation. The bedrooms are well proportioned and arranged around the first-floor landing, with the bathroom facilities serving this part of the house. The simplicity of the internal finishes and carefully positioned windows continue the architectural approach seen throughout, framing selected views while bringing natural light into the upper floor.

Externally

The grounds are an important part of Barrow House and have been designed to complement its contemporary architecture. Broad areas of lawn extend away from the house towards open countryside, while established trees and mature boundary planting provide privacy and shelter. Closer to the house, a generous paved terrace creates an excellent outdoor seating and entertaining area, enjoying an uninterrupted outlook across the garden and landscape beyond.

Naturalistic planting around the approach softens the exposed concrete elevations, while the planted roof further integrates the lower portion of the building into its setting. The combination of formal lawn, meadow-style planting and mature vegetation creates a landscape that feels established yet entirely appropriate to the architectural character of the house.

Overall, Barrow House is a highly individual property, combining uncompromising contemporary architecture with substantial accommodation and a peaceful rural setting. The contrast between its exposed concrete lower level, weathered steel upper form, planted roof and expansive glazing gives the house a memorable identity, while the generous gardens and far-reaching outlook provide an impressive setting for the architecture.



Local Information

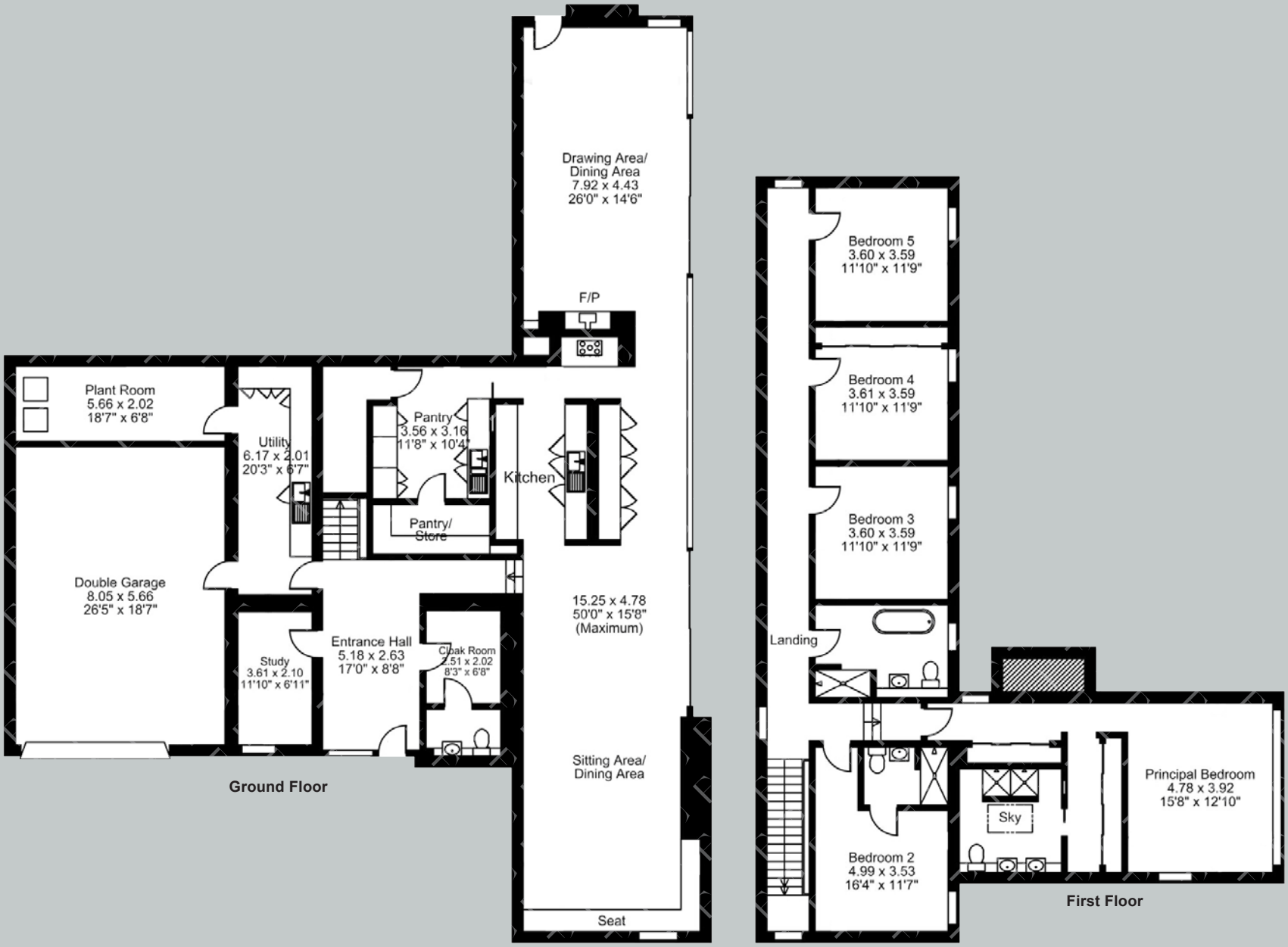
Barrow House occupies a peaceful rural position at Hatcliffe, within the Lincolnshire Wolds National Landscape, an Area of Outstanding Natural Beauty, an attractive landscape of rolling hills, valleys and unspoilt countryside. The setting offers excellent opportunities for walking, cycling and riding, while remaining well placed for the highly regarded market towns of Louth and Caistor, which provide an appealing range of independent shops, cafés, restaurants and everyday amenities.

The area is particularly well served for education. Caistor Grammar School is a selective co-educational school for pupils aged 11 to 18, while King Edward VI Grammar School in Louth is another established selective school, founded by royal charter in 1551. There are also a number of primary and secondary schooling options throughout the surrounding area.

Waltham provides further day-to-day amenities, while Grimsby offers a more comprehensive range of shopping, leisure and commercial facilities. For leisure, Laceby Manor Resort offers golf, spa, gym and dining facilities, with the wider Lincolnshire Wolds providing extensive opportunities to enjoy the surrounding countryside.

Road connections provide convenient access throughout the region, including towards Grimsby, Louth and Caistor, with onward connections to the M180 and Humber Bridge.

Floor Plans



Total area: approx. 336 sq. metre (3621 sq. feet)

Google Maps

what3words

///overlaps.standing.plank

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains Water & Electricity. Private Drainage. Solar Panels.
Central Heating - Ground Source

Postcode	Council Tax	EPC	Tenure
DN37 0SW	Band G	Rating B	Freehold

Viewings Strictly by Appointment

T: 0330 111 2266
E: contact@finest.co.uk

The Property Ombudsman

Finest

PROPERTIES

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk

finest.co.uk

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.