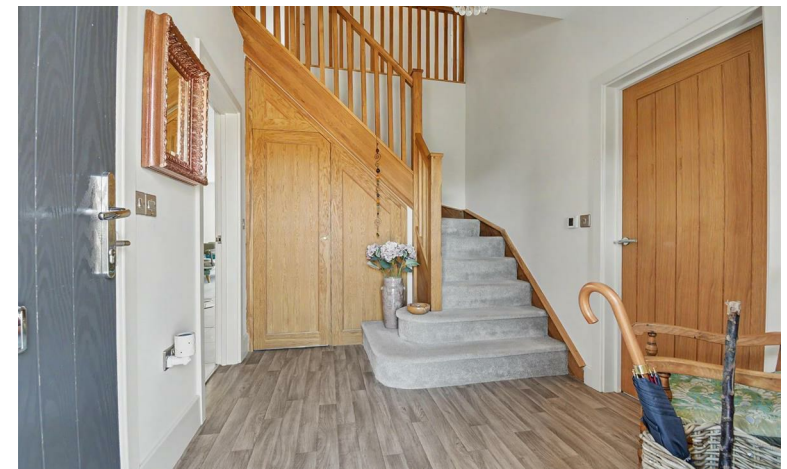




8 PINGLEY VALE

BRIGG, DN20 9GZ

£650,000
FREEHOLD

An Outstanding Family Home in One of Brigg's Most Desirable Settings
There are certain homes where the setting is every bit as impressive as the property itself, and this exceptional five-bedroom residence on Pingley Vale is certainly one of them.



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8 PINGLEY VALE



DESCRIPTION

Privately positioned at the end of a driveway within this exclusive development, the property enjoys an enviable outlook across open paddocks and farmland to the rear, creating a wonderful sense of space and tranquillity. Despite its peaceful position, Brigg town centre and its excellent selection of amenities are within walking distance, offering an ideal balance between countryside living and everyday convenience.

The accommodation has been beautifully considered for modern family life, with generous proportions, versatile spaces and an impressive connection between the house and its surroundings.

A striking entrance hallway with oak staircase provides a welcoming first impression and leads through to a superb dual-aspect lounge. A log-burning stove forms the focal point of the room, while expansive bi-fold doors draw your eye immediately towards the gardens and open paddocks beyond. With horses occasionally wandering up to the neighbouring fence, it is a particularly special outlook and one that gives the home a character all of its own.

The real centrepiece, however, is the newly fitted kitchen. Installed in 2026, it has been finished to an excellent standard with a substantial central island, integrated appliances, contemporary cabinetry and feature pendant lighting. Rather than feeling like separate rooms, the kitchen, dining and family areas work together as one sociable living space – equally suited to busy family mornings, relaxed weekends and entertaining.

Another run of bi-fold doors opens this space directly onto the Indian sandstone terrace, creating a fantastic indoor-outdoor entertaining area and making the most of those uninterrupted rear views.

Practicality hasn't been forgotten either. A separate utility room, ground-floor WC and dedicated study provide everything required for day-to-day family life.

One of the property's more unusual features can be found above the integral double garage. Accessed via its own staircase, this substantial additional room offers tremendous flexibility. Currently ideal as a games room, it could just as easily become a large home office, gym, creative studio, cinema room or occasional guest space.

Upstairs, five genuinely generous bedrooms provide excellent accommodation for a larger family.

The principal suite takes full advantage of the property's position, with fitted wardrobes, its own en-suite shower room and a private balcony overlooking the paddocks – a fabulous place to enjoy the peace and open aspect.

The second bedroom also benefits from an en-suite, while bedrooms three and four are both excellent doubles. Bedroom five is currently arranged as a gaming room but comfortably offers the proportions required for another double bedroom.

Outside, the property continues to impress. There is ample off-road parking, an integral double garage and a beautifully positioned rear garden with Indian sandstone entertaining areas and an outlook that is difficult to replicate. CCTV is also installed around the property.

Pingley Vale has long been regarded as one of Brigg's more exclusive residential locations, and homes offering this combination of size, privacy, specification and open views rarely become available.

This is a home designed to be lived in and enjoyed –

substantial enough for a growing family, versatile enough to change with them and positioned somewhere you may find very difficult to leave.

Key Features

- * Exceptional five-bedroom detached family home
- * Exclusive Pingley Vale development
- * Private position at the end of a driveway
- * Uninterrupted paddock and farmland views
- * Newly fitted high-specification kitchen (2026)
- * Large kitchen, dining and family entertaining space
- * Two sets of bi-fold doors opening to the rear
- * Dual-aspect lounge with log-burning stove
- * Principal suite with private balcony, wardrobes and en-suite
- * Second bedroom with en-suite
- * Four excellent double bedrooms plus versatile fifth
- * Separate study, utility and ground-floor WC
- * Integral double garage with substantial room above
- * Games room/home office/gym/studio potential
- * Indian sandstone entertaining terrace
- * Ample off-street parking
- * CCTV system
- * Walking distance to Brigg town centre
- * Rare opportunity in a highly sought-after setting

ENTRANCE HALLWAY

LIVING ROOM

DINING ROOM

KITCHEN / BREAKFAST ROOM

DAY ROOM

UTILITY

DOWNSTAIRS WC

STUDY

DOUBLE GARAGE

FIRST FLOOR LANDING

MASTER BEDROOM

MASTER DRESSING AREA

MASTER EN-SUITE

BEDROOM TWO

BEDROOM TWO EN-SUITE

BEDROOM THREE

BEDROOM FOUR

BEDROOM FIVE

FAMILY BATHROOM

GAMES ROOM

8 PINGLEY VALE





8 PINGLEY VALE

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2465.00 sq ft

Tenure – Freehold





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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