



The Manor Farm, Brampton, Lincolnshire



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Lincoln - 12 miles Newark - 18 miles (Kings Cross 90 mins)

A substantial Grade II listed country residence nestling in approximately 5 acres of undulating landscaped grounds enjoying far reaching countryside vistas. The beautifully appointed accommodation (circa 5,000ft²) briefly comprises four formal reception rooms, kitchen/breakfast room, utility, cloakroom and boot room to the ground floor; master bedroom with en-suite, guest bedroom with en-suite, three further bedrooms, stunning converted double height dovecote, currently utilised as officing and luxury shower room to the first floor, with a further two double bedrooms and bathroom to the second floor.

The property further benefits from a four bay brick and pantile machinery barn, stabling, workshop and stores, furthermore boasting its very own wind turbine.



ACCOMMODATION

Entrance Porch

Wooden glazed door, mixture of wooden picture and casement windows to front, side and rear elevations, vaulted glazed ceiling, York flagstone flooring, twin wooden glazed doors into:

Reception Hall

Wood parquet flooring, tongue and groove door leading to back staircase, under stairs storage cupboard, wall mounted alarm, wooden partially glazed door to side elevation leading to garden, two cast iron radiators, partially glazed swing door to kitchen, partially glazed door to:

Drawing Room 5.72m x 4.66m (18'9 x 15'3)

Wooden bay window to front elevation with window seat, cast iron multi fuel burner on York stone hearth, dado rail, stairs rising to first floor landing, picture rail.

Family Room 4.55m x 4.40m (14'11 x 14'5)

Wooden sash window to side elevation, dado rail, picture rail, built in book shelves, fireplace with wooden surround, marble hearth, multi-fuel stove, flagstone French limestone floor.

Dining Room 6.91m x 3.96m (22'8 x 12'12)

Wooden bay casement window to front elevation with window seat, wooden sash and picture window to side elevation, fireplace with wooden surround, cast iron insert, stripped and stained floorboards, cornicing, dado rail, two cast iron radiators.

Farmhouse Kitchen 7.18m x 4.01m (23'7 x 13'2)

Wooden casement window to side elevation, wooden partially double glazed French doors to garden side, electric programmable Aga, Rangemaster stove, antique range of freestanding French oak kitchen furniture with 'Pisani' marble and granite worktops, hand riven travertine marble flooring, exposed beamwork.

Utility 2.82m x 1.46m (9'3 x 4'9)

Partially glazed door to side elevation, built in cupboards, work surface, space and plumbing for washing machine and dishwasher, Belfast sink, hand riven travertine marble flooring, fully tiled.

Walk in pantry

Original metal mesh and glazed window, fitted shelving, hand riven travertine marble flooring, original marble thrall.

Morning Room 4.66m x 4.24m (15'3 x 13'11)

Wooden sash window to front elevation, wooden casement window to rear elevation, multi fuel burner on stone hearth, York flagstone flooring, cornicing, cast iron radiator, door to:

Boot Room

Wooden partially glazed French door leading to courtyard garden, tile flooring.

Storage Room

Tile flooring, door to frontage.

First Floor Landing

Stained and etched sash window to front elevation, stairs rising to second floor landing, back staircase descending to reception hall, two radiators.

Master Bedroom 4.82m x 4.19m (15'10 x 13'9)

Wooden sash window to front elevation, wooden casement window to side elevation, plaster coving, radiator.

En-suite Bathroom 5.08m x 2.94m (16'8 x 9'8)

Wooden casement window to rear elevation, 4 piece white suite comprising tongue and groove cast iron bath, pedestal wash hand basin, large walk in shower, low level WC, Amtico flooring, large range of built in cupboards, radiator.

Bedroom Two 4.41m x 3.95m (14'6 x 12'11)

Wooden sash window to side elevation with working shutters, fireplace with wooden surround and cast iron basket, built in cupboards, cornicing.

En-suite shower

Fully tiled, shower cubicle, wash hand basin, extractor.

Bedroom Three 3.72m x 3.68m (12'2 x 12'1)

Wooden sash window to front elevation, fireplace with wooden surround, cast iron basket, radiator.



Bedroom Four 5.52m x 3.73m (18'1 x 12'3)

Wooden sash window to side elevation, wash hand basin in vanity unit, picture rail, radiator.

Laundry Room 3.84m x 1.49m (12'7 x 4'11)

Wooden casement window to side elevation, radiator, built in storage.

Shower Room 4.08m x 3.35m (13'5 x 10'12)

Wooden sliding sash window to rear elevation, large walk in shower, pedestal wash hand basin, WC, large range of built in storage cupboards, fully tiled, 'Amtico' flooring, cast iron radiator.

Bedroom Five 4.81m x 4.41m (15'9 x 14'6)

Currently utilised as dressing room, wooden sash window to front elevation, built in cupboards and wardrobes, radiator.

Double height Dovecote 5.93m x 4.48m (19'5 x 14'6)

Currently utilised as home office, vaulted ceiling, exposed beam and truss work, full length wooden windows to rear elevation, cast iron 'Juliet' balcony, stripped and stained floorboards, built in book shelving, cast iron 'Jotul' log burner on flagstone plinth, radiator.

Second floor landing

Wooden sash window to front elevation, stripped and stained floorboards, radiator.

Bedroom Six 4.82m x 3.73m (15'10 x 12'3)

Wooden sash window to front elevation, stripped and stained floorboards, radiator.

Bedroom Seven 4.83m x 4.42m (15'10 x 14'6)

Wooden sash window to front elevation, stripped and stained floorboards, radiator.

Bathroom 4.23m x 3.79m (13'10 x 12'5)

Wooden sash window to front elevation, 4 piece suite comprising 'Victoria & Albert' central standing sleigh bath, fully tiled, large walk in shower, pedestal wash hand basin, low level WC, stripped and stained floorboards, large walk in storage cupboard, radiator.

OUTSIDE

Frontage

Cast iron railings, pedestrian gate to front elevation,

Eastern Elevation

Two sets of twin wooden gates lead to gravel driveway in turn leading to parking areas, high walled courtyard garden and brick and pantile tack room. 4 bay open brick and pantile machine shed utilised as garaging, attached former stabling currently utilised as workshop and wood store with wall mounted wind turbine control system.

West and Southern Elevation

Principal soft and hard landscaped grounds with part walled, fenced and hedged boundaries, run to side and rear elevations with a plethora of planted woodland, including approximately 500 Willow, along with an abundance of planting including, Narcissi, Crocus lawns, Snakeshead fritillaries, Primroses and Cyclamen. Furthermore is an enclosed kitchen garden with raised beds, two greenhouses and hen enclosure, large decking area, ha-ha and sunken garden, small orchard and soft fruit cage, in turn leading on to medieval ridge and furrow paddocks where located at the top of the ridge can be found the 5kw 'E Vance' wind turbine.

SERVICES

- Water heating, lighting and Aga are all powered by the wind turbine (electricity bill 2014: £16.00)
- Underground rainwater harvesting in two tanks
- Exterior low energy floodlights
- 'Bang & Olufsen' media system wired in kitchen, morning room, drawing room and master bedroom suite.
- Family Room wired for 'Bang & Olufsen' TV, DVD & CD systems

FIXTURES & FITTINGS

All fitted carpets, curtains, fixtures, fittings and garden ornaments are not included in the sale unless mentioned in these particulars. However, certain items may be available for purchase by separate negotiation.

LOCAL COUNCIL

West Lindsey District Council: 01427 676676

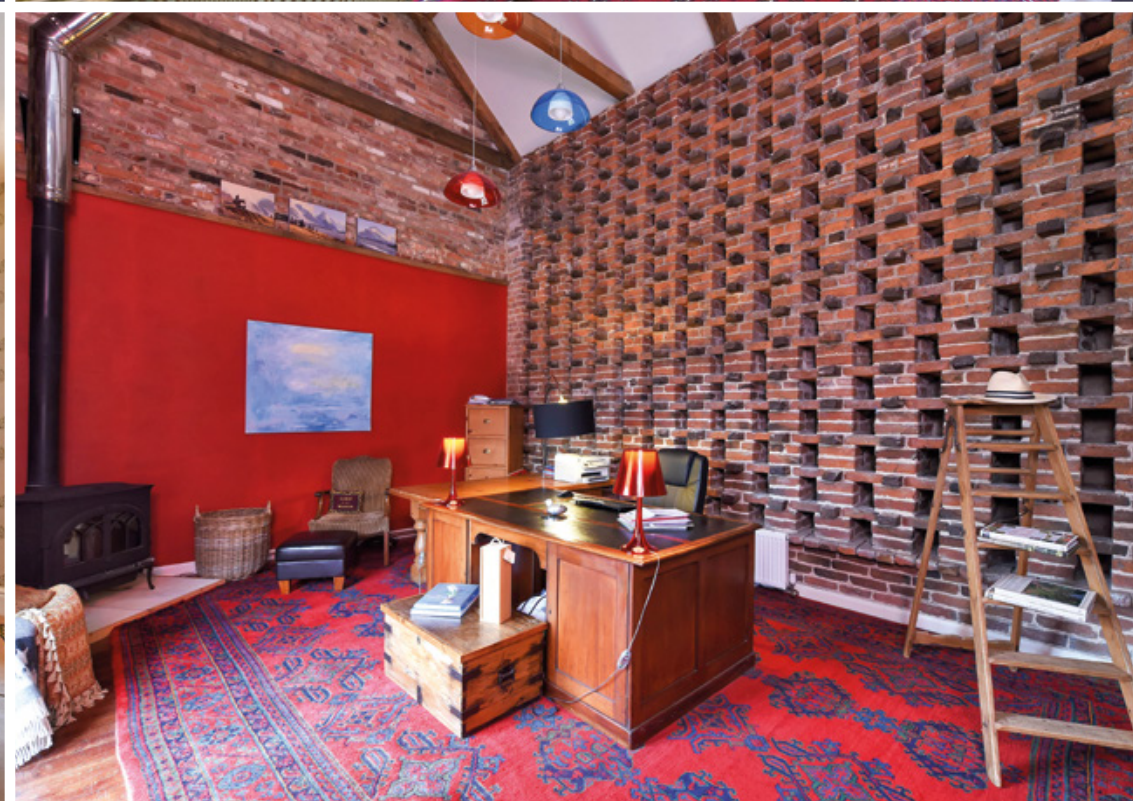
AGENT

Linda Allatt

01522 504304

info@jhwalter.co.uk

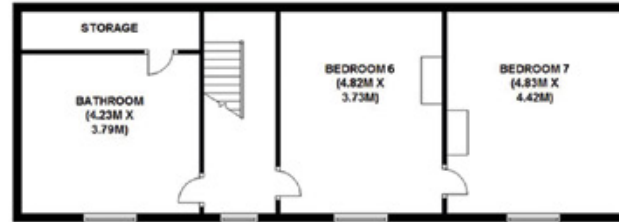




GROUND FLOOR



SECOND FLOOR

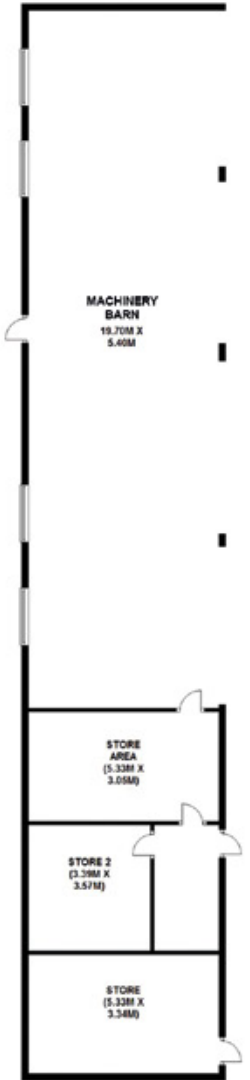


FIRST FLOOR



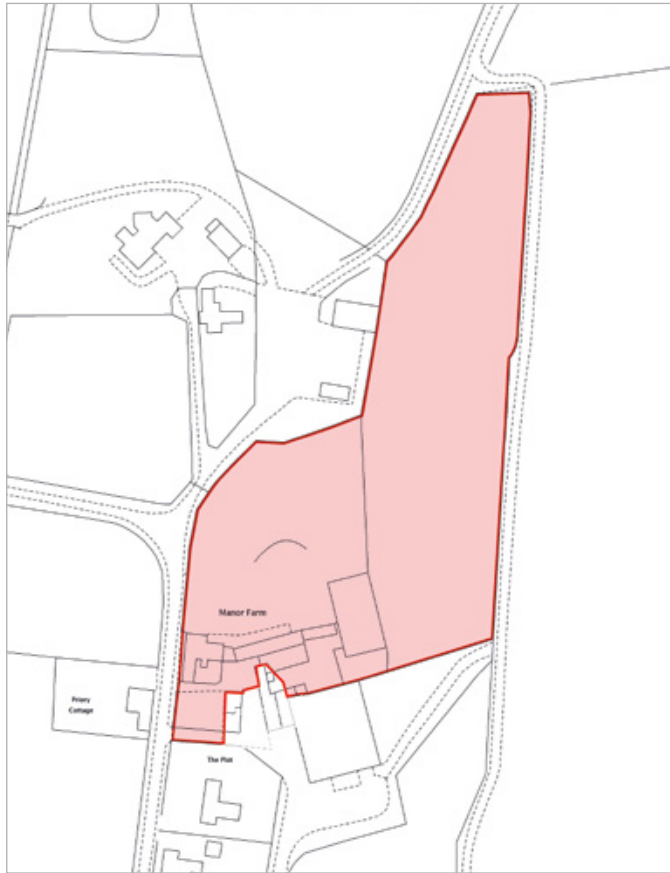
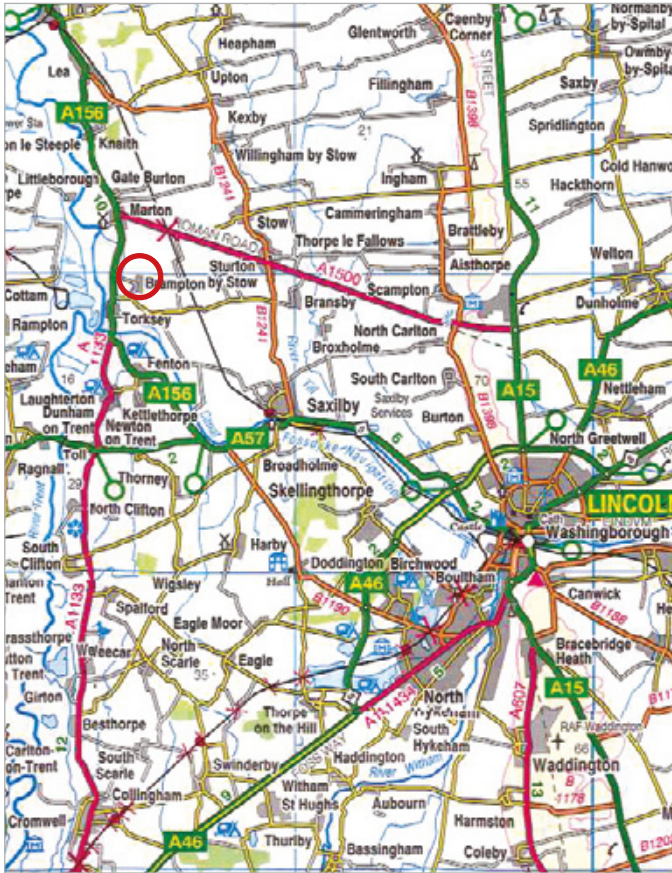
GROUND FLOOR

APPROX. 161.8 SQ. METRES (1741.8 SQ. FEET)









Energy Performance Certificate

Manor Farm, Brampton, LINCOLN, LN1 2EG	Dwelling type: Detached house Date of assessment: 16 November 2008 Date of certificate: 21 July 2009 Reference number: 8688-6029-6169-3566-9062 Total floor area: 223 m ²	
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This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs (93-100) A (81-92) B (69-80) C (55-68) D (41-54) E (27-40) F (13-26) G Not energy efficient - higher running costs	Very environmentally friendly - lower CO ₂ emissions (10-48) A (49-70) B (71-92) C (93-100) D (101-120) E (121-150) F (151-180) G Not environmentally friendly - higher CO ₂ emissions	Current: 73 Potential: 75	Current: 71 Potential: 72

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	126 kWh/m ² per year	129 kWh/m ² per year
Carbon dioxide emissions	5.9 tonnes per year	5.7 tonnes per year
Lighting	£208 per year	£120 per year
Heating	£649 per year	£670 per year
Hot water	£204 per year	£204 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 812 012 or visit www.energysavingtrust.org.uk/myhome

POSTCODE - LN1 2EG

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JHWalter LLP | 1 Mint Lane | Lincoln LN1 1UD
 DX 11056 Lincoln | E info@jhwalter.co.uk
 T 01522 504304 | F 01522 512720
www.jhwalter.co.uk

