

**M A S O N S**  
EST. 1850

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**MANOR HOUSE,  
KEELBY DN41 8NB**

## Manor House, Stone Pit Lane Keelby, Grimsby DN41 8NB

Positioned in open countryside along a small country lane, this much-improved detached farmhouse has gardens of around 0.45 acre and 2 acres of agricultural land to the rear (STS) with potential for equestrian, horticultural, hobby farm or other uses (STP). Additional land is available to purchase by separate negotiation and the neighbouring house (with land edged blue in the main image) is also for sale through this agency.

### Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

### Ground Floor

The property is entered on the south-west side of the building where a front door on the side elevation opens into the:

### Lounge

A spacious room with double-glazed sash window to the front and side elevations, two double radiators and a recessed fireplace finished in slate tiles with a black ceramic-tiled hearth and a cast-





iron inset stove. Timber panelling and four-panel door to the staircase which leads to above. Sliding oak-panelled door to the dining-kitchen and connecting door to the:

### Sitting Room

A second good size reception room with an attractive cast iron fireplace, having inset decorative floral pattern tiles and a granite-tiled hearth. Double radiator and double-glazed sash window on the front elevation. Sliding door finished in oak to the:



### Cloakroom/WC and Boiler Room

A good size with shelving at one side and a white suite comprising pedestal wash hand basin with ceramic-tiled splashback and low-level WC. Rear double-glazed window and Grant oil-fired central heating boiler working with a digital wall programmer. Part-sloping ceiling and oak-effect floor covering.



### Dining Kitchen

Re-fitted in recent times with a comprehensive range of units, having matt pale green facings and contrasting black handles to include base cupboards and drawers with deep pan drawer, wine store, hardwood block work surfaces and an inset glazed white ceramic Belfast sink with a matt chrome lever mixer tap over. Complementary island unit to the centre with

breakfast bar along one side and recess with power points for refrigerator. Further recesses for washing machine and dishwasher with plumbing and waste, built-in twin electric Lamona ovens incorporating grill and a separate black ceramic electric Lamona hob with black cooker hood having inset lights over. Three pendant lights with filament bulbs over the breakfast bar and island, two complementary wall lights, double radiator to the inner and outer walls, side double-glazed uPVC sash window and rear double-glazed timber French doors onto the main garden. Slate floor covering and high-level electricity consumer unit with MCBs. Heavy ledge door to the:



## Side Lobby

which requires work to complete but has the potential to create a vaulted **Reception Area** with a **Study** at the side. There is a sliding sash double-glazed window presenting views over open fields to the west. Further double-glazed sliding sash window on the front elevation and recess at the rear with partly divided **Store** (a former outside WC), having a double-glazed sash window on the rear elevation.

## First Floor

### Landing

With white painted, pillared balustrade extending along the side of the stairs to form a gallery and a small, double-glazed sliding sash window on the rear elevation. Double radiator, smoke alarm and trap access to the roof void. Square opening to an inner landing with door off





to bedroom 4 and doorway with steps down into the master bedroom. The main landing has white six-panel doors to the two further bedrooms and bathroom.

### Master Bedroom

A superb size with two double-glazed windows presenting far-reaching open views across the land to be sold with the property and open countryside beyond.

### Bedroom 2 (front)

A spacious double bedroom with double-glazed sash window presenting panoramic field views to the front of the property. Part-sloping ceiling and double radiator.

### Bedroom 3 (front)

A third good size double bedroom with part-sloping ceiling, double radiator and a small feature cast-iron fireplace. Double-glazed sash window on the front elevation presenting open views as from bedroom 2.

**Bedroom 4 (side)**

A good size single bedroom with built-in shelved storage unit and high-level shelf over clothes hanging space to the side. Radiator, part-sloping ceiling and side double-glazed sash window presenting open country views.

**Bathroom**

Re-fitted with a white suite comprising a double-ended bath with white painted, beaded panelling and a modern mixer tap, together with a Bristan electric shower unit with handset over and a vanity unit comprising a white, wash hand basin set into a base double cupboard with an oak-effect, roll-edge surround and a side unit concealing the cistern of the low-level, dual-flush WC. The vanity unit has centre shelves and there is modern ceramic tiling above the wash basin to full ceiling height. White ladder-style radiator/towel rail, shaver socket, built-in bench seat with linen storage under and double-glazed frosted glass sash window to the side elevation. Grey painted panelled doors give access to the full-height airing cupboard with foam-lagged hot water cylinder located in the base unit and ample space for linen shelving, together with the cold-water storage and expansion cisterns above. Modern ceramic-tiled surround to the bath, part-sloping ceiling with extractor fan and ceiling light point.



## Outside

The property is approached over an in/out driveway around a gravel bed with hedge and screen hedges to each side. The drive creates ample parking space with access to a further parking area on the right side of the house providing space to build a garage or extend if required (STP). Oil storage tank at the rear.



Access can be gained around each side of the house to the main garden at the rear. This is mainly laid to grass with hedges, a productive apple tree, a paved area at one side and some small trees.



## NB

The house will be allocated part of the garden to the north-east presently forming part of the garden area to the neighbouring house, Silver Birch Cottage, which is also for sale through our agency – this is shown approximately on the aerial image. This garden area is also laid to grass with hedgerows to front and rear, but the purchaser of Manor House will be required to erect a new dividing boundary fence within three months of completion and will be responsible for maintaining this in the future.

Beyond the proposed garden area is agricultural land to be included in the sale and extending to around two acres (STS). The buyer will be required to erect a stock proof fence to the new northeast and northwest boundaries within 3 months of completion. There is scope to acquire additional land subject to negotiation.





#### **Directions**

From Louth take the A16 north and after passing through Utterby take the next left turn signposted to the A18. Follow the road and just before entering Ludborough village turn left along the A18. Follow the road for several miles across the Wolds keeping ahead at the mini roundabouts and then at the Laceby roundabout take the second exit, keeping along the A18. After the dual carriageway turn left on the A1173 towards Caistor. After around 1.4 miles take the lane on the right just before the 2 pairs of cottages and then continue, again for just under 1.4 miles. Turn right and continue until the property is found on the left.

#### **Location**

The property is located in open, elevated countryside and with the exception of the neighbouring house (also for sale through this agency) and the Harvest Pet Products unit, about 135m away, there are no nearby properties and some far-reaching rural views.

Keelby village is about 2.5 miles away and is 6 miles west of Grimsby and just 4 miles from the Humberside Airport. There are two village pubs – the Kings Head and the Nags Head, St. Bartholomew's Church, the Healing and Keelby Methodist Church, food stores, post office, fish and chip shop and a multi-purpose sports field on the village outskirts. The village has a primary school and falls into the catchment area for the highly regarded Caistor Grammar School.

#### **Viewing**

Strictly by prior appointment through the selling agent.





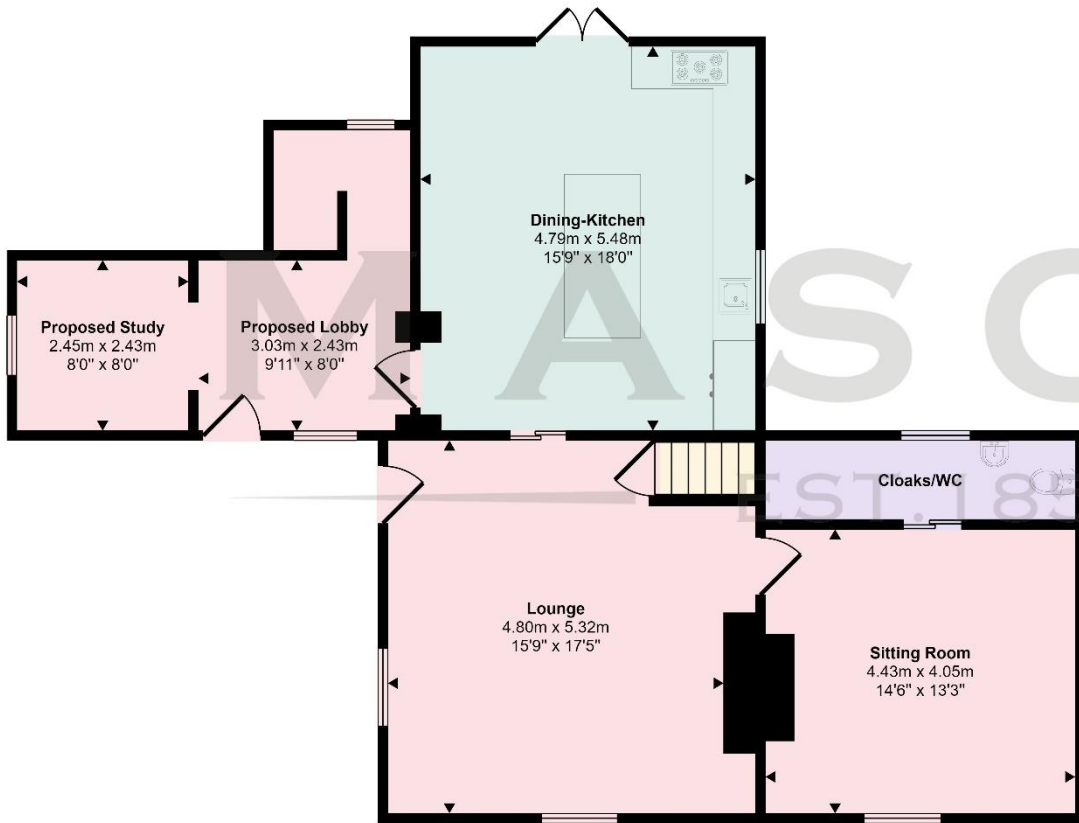
**General Information**

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Red/blue line aerial images show approximate intended boundaries for this property in red and for the neighbouring property Silver Birch Cottage in blue and should be checked against the contract plan at sale stage. We are advised that the property is connected to mains electricity and water whilst drainage is to a private system, but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.

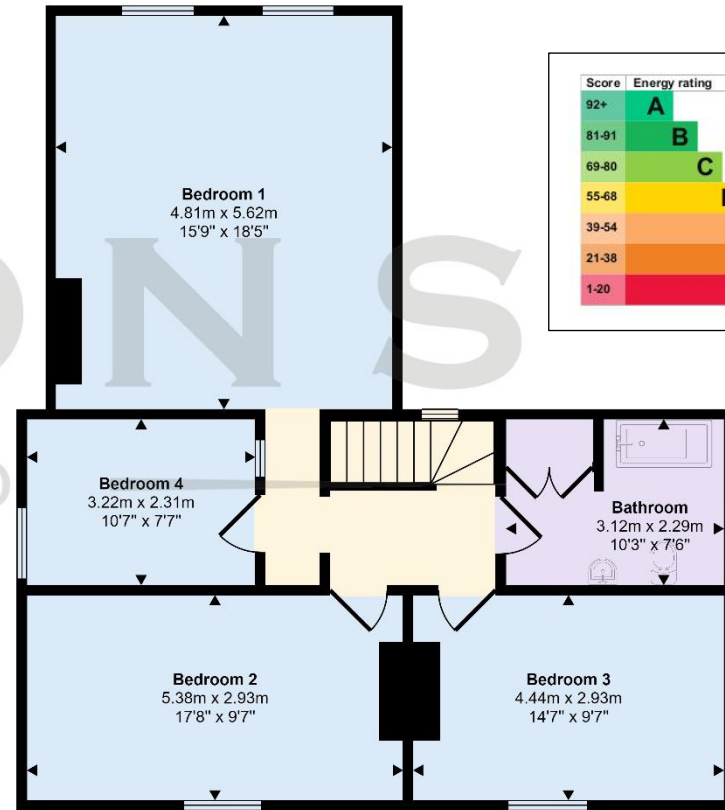


# Floor Plans and EPC Graph. NB A PDF copy of the full EPC can be emailed on request.

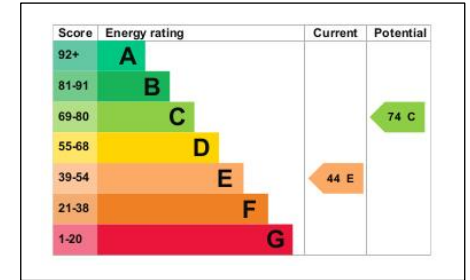
Approx Gross Internal Area  
178 sq m / 1920 sq ft



Ground Floor  
Approx 97 sq m / 1045 sq ft



First Floor  
Approx 81 sq m / 876 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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