



King & Co.

MANOR FARM, SPALFORD ROAD,  
NORTH SCARLE, LINCOLN, LN6 9HF  
£1,250,000





## MATERIAL INFORMATION

~ **Council Tax Band:** D Amount £1,957PA  
North Kesteven District Council

~ **EPC rating:** C71

~ **Construction** - Cavity wall

~ **Tenure** - Freehold

~ **Heating** – Oil-Fired Central Heating to both house and annexe

## MANOR FARM

An outstanding country home standing in grounds extending to approximately 5 acres (sts) on the outskirts of North Scarle with a purpose built detached two bedroom annexe .

The property and its accompanying annexe have been built to exacting standards throughout to offer high quality, thoughtfully designed accommodation which spans approximately 2,821sqft to the main residence and a further 1,275sqft to the annexe excluding the integral double garage.

Manor Farm is a truly rare opportunity which, in the Agents opinion is rarely seen or offered for sale. Viewings are strictly by appointment via our Sales Department.



### **THE ANNEXE**

Having been purposefully built circa 2019 to include high quality fitment throughout its accommodation which includes kitchen diner, bathroom and a first floor lounge with two double bedrooms to either side. The annexe also offers scope for further alteration by converting the integral double garage into further accommodation subject to all necessary local authority consents.

The annexe further boasts from its own private garden to its rear elevation which has been landscaped with a low maintenance theme in mind whilst looking out over your adjacent acreage.



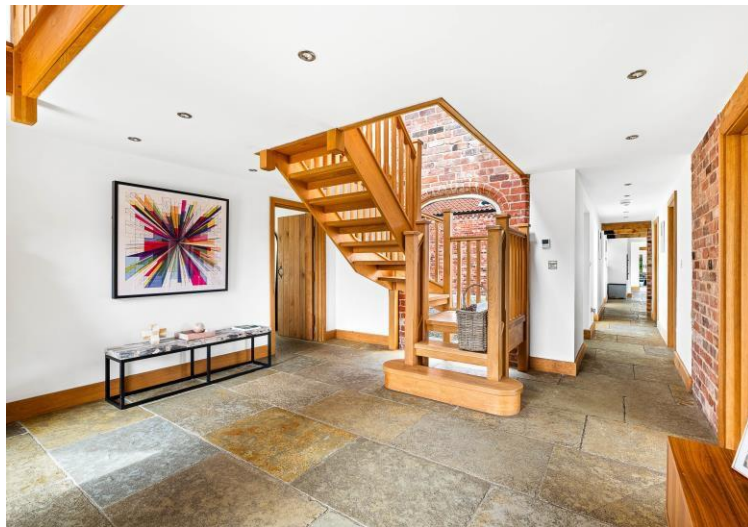
### **THE AREA**

Manor Farm is located approximately 1.3 miles from the nearby village of North Scarle which offers but is not limited to a Public House, Post Office, Village Hall, Primary School and Sports Field. North Scarle lies approximately 10 miles to the nearby historic City of Lincoln and approximately 11.7 miles to Newark with its direct rail link to London's Kings Cross station.



**RECEPTION HALL 14' 7" x 14' 2" (4.47m x 4.33m)**

Having limestone flooring throughout the downstairs of the property, down lights inset to ceiling, full length window to courtyard, oak staircase to first floor landing, oak skirting and under floor heating.



**MASTER BEDROOM 14' 2" x 10' 1" (4.34m x 3.09m)**

Boasting full length windows to front elevation of property, downlights inset to ceiling, walk-in wardrobe, oak doors with matching oak skirting and underfloor heating. Also having the convenience of the;

**ENSUITE** With shower cubicle, vanity sink with cupboards to sides and below, ladder style chrome towel radiator, low slung WC, down lights inset to ceiling and mirror.



**BEDROOM 2 14' 9" x 9' 0" (4.51m x 2.75m)** With window to rear elevation, underfloor heating, down lights inset to ceiling, oak doors and skirting. Also having access to;

**JACK & JILL BATHROOM 8' 2" x 8' 9" (2.49m x 2.69m)** With shower cubicle, separate free standing bath with over-bath handheld shower, pedestal wash basin with cupboard above, low slung WC, towel radiator, extractor fan and underfloor heating.

**UTILITY ROOM 8' 9" x 8' 4" (2.68m x 2.55m)** Having a range of base and wall units, sink with mixer tap, plumbing and space for automatic washing machine and tumble dryer.



The utility room also houses the hot water tank and valves for underfloor heating.

Also having door leading to enclosed laid to lawn area in the garden.

**KITCHEN 16' 7" x 12' 5" (5.06m x 3.81m)** Boasting a comprehensive range of high quality contemporary style units that include but are not limited to Quartz work surfaces, boiling water tap, pull out storage baskets, central island, cooking range and fitted oak chopping boards.

With a dramatic vaulted ceiling having exposed roof trusses, windows to front and rear elevation, range of base and wall units, quartz worktops with stainless steel sink and drainer unit inset, double sized oven having grill and 6 ring induction hobs integrated with extractor fan above and underfloor heating to the limestone flooring.

Also boasting American style fridge-freezer, integrated dish washer, wine cooler, central island with oak work surface and further cupboard storage below.

Leading to;

**DINING ROOM 14' 5" x 13' 4" (4.41m x 4.08m)** With floor to ceiling windows to rear elevation showing off the pond and paddock views, underfloor heating. Leading to;

**SITTING ROOM 26' 8" x 14' 6" (8.15m x 4.43m)** With vaulted ceiling and exposed oak beams, Beautifully presented fireplace with log burner, floor to ceiling windows to front elevation and courtyard and patio doors to outside paved seating area. With oak staircase leading to;

**STUDY 13' 5" x 14' 6" (4.11m x 4.42m)** With exposed wooden beams and velux window to ceiling, window to rear elevation, laminate flooring and radiator.

**LIVING ROOM 23' 7" x 14' 3" (7.19m x 4.36m)** With vaulted ceiling with oak beams, exposed brickwork, log burner, windows to front, rear and side elevations showing off the property's vast gardens and patio doors to garden walkway.

**GALLERIED LANDING** With fitted carpet, views down to the front door and access to the two upstairs bedrooms.

**BEDROOM 3 13' 1" x 14' 9" (4.00m x 4.52m)** With vaulted ceiling and exposed oak beams and velux windows to ceiling, window to front elevation, carpet, radiator and also having;

**ENSUITE** Having bath with shower over, low slung WC, vanity basin with mixer tap and cupboards above and below and laminate flooring.

**BEDROOM 4 12' 11" x 14' 9" (3.94m x 4.51m)** With vaulted ceiling and exposed oak beams, window to rear elevation, fitted carpet and radiator





## THE ANNEXE

### KITCHEN/DINER (5.30m x 4.87m narrowing to 2.33m)

Enjoying a comprehensive range of country style units including; sink and drainer unit inset to wooden work surface with cupboards, integral dishwasher and corner carousel unit below. The work surface continues along the neighbouring wall having four ring electric hob inset to work surface with units above and below, larder style unit adjacent housing stainless steel Neff oven and space abutting for tall standing fridge freezer.

**BATHROOM 5' 8" x 8' 0" (1.73m x 2.45m)** Enjoying a modern three-piece suite comprising; panelled bath with centre chrome mixer taps and shower attachment, separate wall mounted chrome mixer shower unit, close couple WC, pedestal wash hand basin, appropriate wall tiling, three flush ceiling down lighters, ladder effect heated towel rail, obscure glazed window to side elevation and tiled flooring.

### ANNEXE FIRST FLOOR

**LOUNGE 17' 7" x 12' 3" (5.36m x 3.74m)** Having part sloping ceilings with Velux windows, two radiators, seven flush ceiling down-lighters and fitted carpet.

**BEDROOM 1 12' 7" x 12' 3" (3.85m x 3.74m)** Having window to side elevation looking out over neighbouring farmland, part sloping ceilings, four flush ceiling down lighters, radiator and fitted carpet.





**BEDROOM 2 12' 3" x 12' 7" (3.74m x 3.85m max)** With window to side elevation looking out over the main property's rear garden and paddock land beyond, part sloping ceilings, four flush ceiling down lighters, radiator and fitted carpet.

**GARAGE 26' 8" x 17' 7" (8.15m x 5.36m)** Currently operating as a double garage and having been built and designed to be converted into further accommodation if so desired subject to all relevant planning consents. At present, the garage offers two remote controlled roller doors, radiator, concrete base, power and lighting.

**OUTSIDE**

This unique and spectacular country home is approached via remote controlled double gates leading on to the gravelled sweeping drive which continues along the front elevation of the property showing the enclosed courtyard with its water fountain and ends to one side allowing ample secure parking with space also for motorhome if needed.

The gravel driveway allows access to the double garage which is part of the detached annex and also the entrance to the main property with its storm porch over.

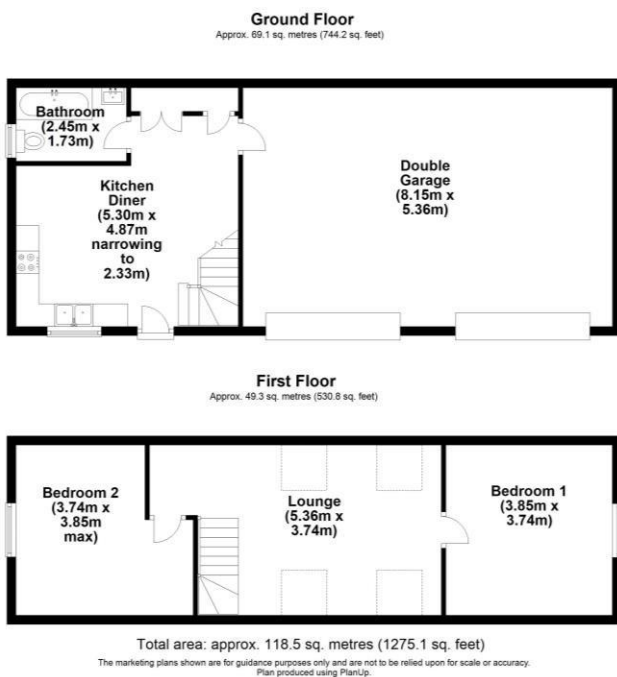
Following the driveway around the annex, a separate gravelled garden stands to the rear of the property providing a private rear space for those accommodating the annex which also enjoys looking out on to your own neighbouring paddock land.

The owners have created thoughtfully designed paved patio areas to both the rear front and side of the property, enabling them to take full advantage of this country setting and farmland views. The rear patio is of generous proportions, having direct access via double doors to the living room behind and with large Koi carp pond being of timber sleeper construction with pergola over.

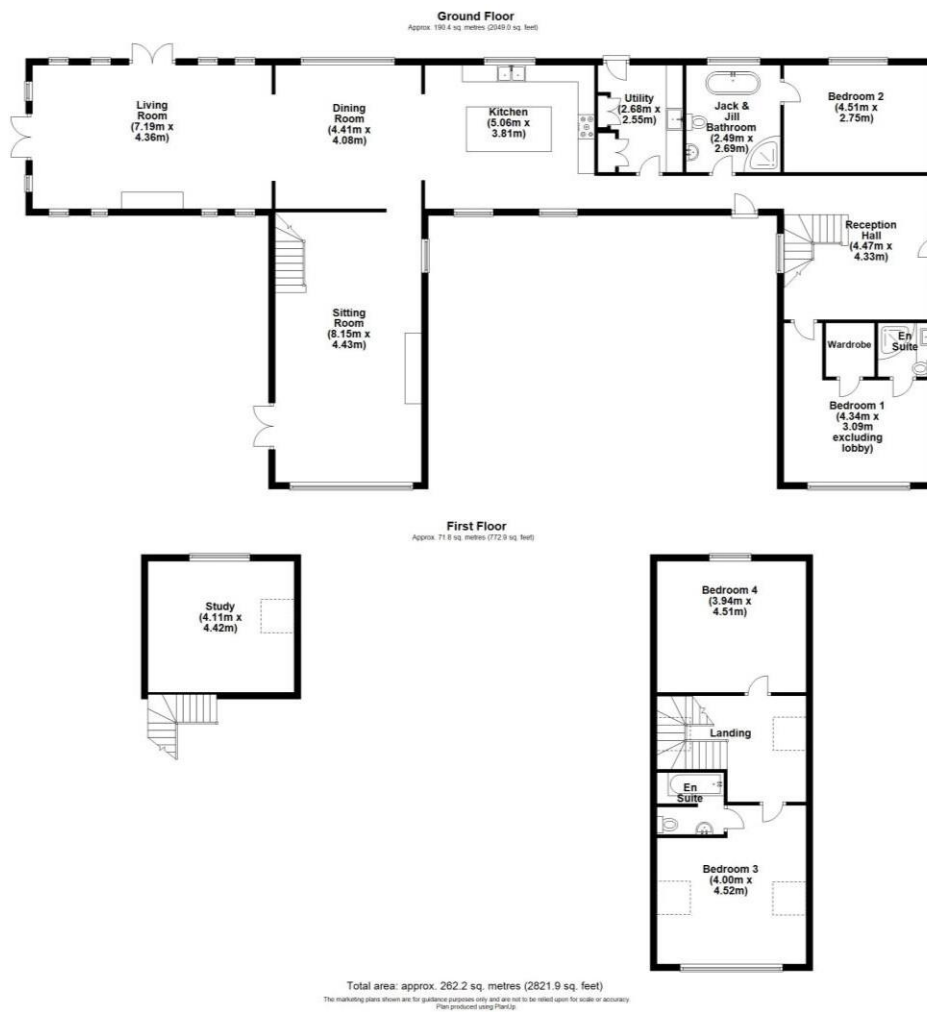
To one side is a laid to grass area which has been subdivided via timber picket fencing creating a dog enclosure and housing the external oil boiler.

The paved patio continues in a north-westerly direction, which via timber pergola with up, lighters leads to a further five bar timber gates, which opens to the grow your own vegetable plot area. Being of generous proportions, currently off a gravel path and square gravel area for seating and providing buyers with a great opportunity to design its future use.

To the rear of the garden is a low level picket fence which allows access to the adjacent grassed paddock, facing north easterly and combined with the main plot, is believed to extend to approximately 5 acres (STS).



**Annexe Floor Plan**



### Main Property Floor Plan

#### ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

#### SERVICES

Mains electricity and water are connected to the property, there is a septic tank at the property for sewage. Central heating is provided to a radiator system and underfloor heating system from an oil fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

#### TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

#### VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

