



MANOR FARM
FULSTOW

MASONS
EST. 1850

ABOUT MANOR FARM

Manor Farm presents an exceptional opportunity to acquire a magnificent Grade II listed farmhouse, nestled in a tranquil, secluded location within approximately 2.75 acres (STS) of mature, landscaped gardens. This distinguished property is complemented by an impressive array of outbuildings. Exquisitely presented throughout, the residence boasts a wealth of generously proportioned reception rooms, a charming conservatory, and a stylish, contemporary kitchen with a spacious adjoining utility and storage areas. The first floor accommodates four elegantly appointed double bedrooms and two luxurious bathrooms. Enjoying panoramic views of the surrounding countryside, the property benefits from its private setting adjacent to the historic St. Lawrence's Church.

The Property

Manor Farm is an attractive and secluded Grade II listed farmhouse set within around 2.75 acres (STS) with an exceptional history dating back around 275 years and has painted brick construction with pitched timber roof covered in tiles and is a house of particularly handsome design. The property has undergone extensive refurbishment by the current vendors while retaining period charm, including complete replacement of all timber sash windows to a very high, hardwood quality standard, along with refurbishment of kitchen, bathrooms and floorings, together with reconfiguration of the stores to provide utility room. The property enjoys an enviable position adjacent St. Lawrence's Church, having superb views across the church yard and on the opposite side with open countryside views reaching far afield towards the Lincolnshire Wolds, all situated down a no-through lane, making for a very peaceful setting. The property is heated by way of a modern oil-fired central heating system.





MANOR FARM, CHURCHTHORPE, FULSTOW, LN1 1 OXW

Accommodation

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

Entrance Hall

Main front entrance is accessed via a part-glazed timber door into a spacious hallway with built-in storage cupboards beneath the stairs. Staircase with timber banister and spindles and carpeted treads, with Karndean tile-effect floor and oak latched doors to principal rooms. Further part-glazed timber door into:

Side Porch

With tiled floor, coat hooks to side and part-glazed timber door to driveway.

Cloaks/WC

With high-level heritage style WC and corner sink unit. Part tiling to walls, extractor fan and oak-effect floor.

Boot Room

Ideal for storage of shoes and coats with window to side, tiled floor and extending into a shower area to far end with built-in shower unit having tiling to walls, spotlights to ceiling and extractor fan. Currently used for storage.

Lounge

A superb, large reception room with windows to two aspects, having sliding sash units with oak flooring, original timber beams to ceiling, neutrally decorated with coving and feature fireplace having timber mantelpiece, timber hearth and space provided for log-burner or electric fire if required.





Sitting Room

Positioned to the rear, being a further very generous reception room with patio doors onto rear garden and further window to side with fitted shutters. Oak flooring and coving to ceiling making an ideal, versatile room which could be used as a reception room, games room, downstairs bedroom, etc.

Kitchen

Recently fitted modern kitchen finished with an extensive range of base and wall units with Shaker style cream doors, solid woodblock work surfaces, one and a half bowl white resin sink and attractive panelling to splashbacks. Extensive range of appliances including a Stoves Richmond Deluxe range cooker with multiple ovens and five ring induction hob with extractor above, Neff dishwasher and tall larder fridge with pull-out storage unit adjacent, pull-out bin unit and under cupboard lighting. Original exposed beams to ceiling, spotlights and Karndean luxury vinyl tiled flooring. Opening through to;



Dining room

With superb Esse cast iron range cooker, solid fuel fired, creating a cosy space situated within an Inglenook fireplace with a timber mantelpiece and brick hearth. Oak-effect flooring with oak-panelled door into storage cupboard and oak doors into conservatory and hallway, exposed timber beams to ceiling. Currently set up as dining room and could be used for a variety of purposes.

Conservatory

Having high-quality, timber-framed windows and doors and pitched roof with glazed panels, brick perimeter dwarf wall, oak-effect flooring and having superb panoramic views across the gardens, driveway and pond. Double doors into garden, light and power provided.





Boiler Room

Further range of base units finished in cream with rolltop laminated worksurfaces, window and stable style composite door to rear garden. Vaulted ceiling and tiled floor with latched door to kitchen. Cupboard to side housing the Worcester oil-fired central heating boiler with hanging rail and shelving provided for laundry, having timer controls within.

Utility Room

Having a good range of base units with white finish, rolltop laminated work surfaces and single bowl stainless steel sink, window overlooking garden, space and plumbing provided for washing machine and tumble dryer, spotlights to ceiling and tiled floor with opening into:

Store Room

Having double composite external doors into a useful store room or workshop with concrete floor, light and electric provided.

First Floor Landing

A spacious gallery landing with window and timber banister, carpeted floor, coving to ceiling and loft hatch to roof space. Built-in cupboards to side housing the hot water cylinder, with shelving provided for laundry. Further cupboard opposite, being a large eaves storage space with lighting.



Master Bedroom

With window overlooking the pond and driveway approach, a splendid master bedroom being double in size with coving to ceiling and multiple wardrobe spaces built in. Carpeted floor and a door into:

En Suite Shower Room

With large corner shower cubicle having Mira electric shower unit, tiling to wet areas, low-level WC and wash hand basin. Heated towel rail, extractor fan, vinyl cushion flooring and frosted glass window to side.

Bedroom 2

Largest of the bedrooms being a very spacious double room with windows to two aspects overlooking the gardens. Coving to ceiling and carpeted floors.





Bedroom 3

A further double bedroom with window to side, coving to ceiling, carpeted floor and large, built-in eaves storage cupboard used as a walk-in wardrobe with lighting provided.

Bedroom 4

Further double bedroom currently used as an office with window to side, built-in wardrobe with sliding mirror doors, carpeted flooring and coving to ceiling.

Family Bathroom

Recently re-fitted suite comprising his and hers wash hand basins built into a worktop with built-in grey storage cupboards below. Marble-effect tiling to splashback, exposed timber beam with downlighters and further spotlights to ceiling. Back to wall WC, fitted panelled bath with shower screen to side and thermostatic shower controls above, continuation of marble-effect tiling to full height above the bath. Period style radiator, wood-effect floor and frosted glass window to side.



Outside

The property is approached from the end of the no-through road and accessed via a remotely operated electric five-bar timber gate into the superb, extensive tarmac driveway leading to the property, branching off to the right with gravel driveway leading to the outbuildings, passing the superb spring fed pond to the centre and having post and rail fencing to perimeters. The driveway extends to give access to the double garage and outbuildings adjacent the property. Well maintained, planted borders with mature shrubs, bushes and trees and pond to centre with water fountain set within the total plot of 2.75 acres (STS) with views overlooking the neighbouring church. Gravelled areas surrounding the property with patio giving access to rear gardens.





Rear Gardens

Expansive lawned gardens with delightful array of mature planting, slate shingle pathway around front of property leading to further lawned areas to side and rear with smart patio adjacent the property, ideal for barbecues and al fresco dining. Brilliant views across to the Lincolnshire Wolds to one side with views of the church to the other. Further pond with linked and connected waterfall areas leading to further ponds beyond with timber hump-back foot bridge. A brilliant feature of the gardens being that they adjoin open countryside, meaning no near neighbours. Various segregated areas including composting areas, with the gardens extending far away from the property, down and alongside the church yard, with mature, tall conifers to one side providing shelter, with the extensive lawn area having potential for horticultural or equestrian use if required, (subject to any necessary consents) with orchard area to far end.

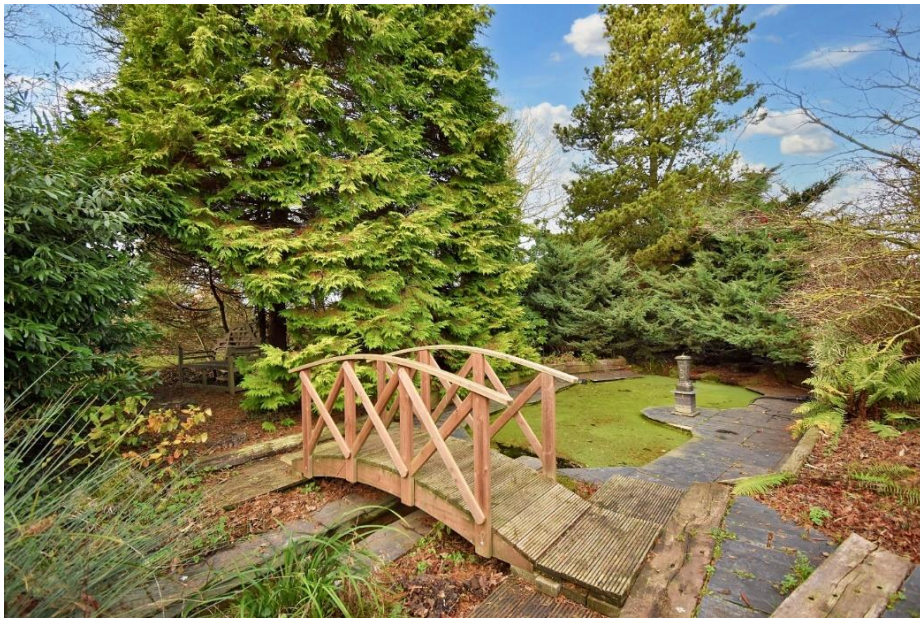




Outbuildings

There are numerous useful outbuildings with the property including a double garage with two good stores attached to the side, with power and lighting provided within. Further across the drive there is a brick and pantiled barn which is insulated and has electrics and lighting provided, making for a useful, versatile room for anything such as home office, hobby room, home working space or games room, etc. and nearby is the large 51' timber-framed greenhouse ideal for the keen gardener.





Location

Fulstow is positioned away from, yet convenient for, the A16 road and stands between the market town of Louth to the south and the larger business centre of Grimsby to the north. The village stands on the Greenwich Meridian line, being the only English village where this crosses the village centre and is referred to in the 1086 Domesday Survey as Fugelstow.

The Grade II Listed church positioned adjacent Manor Farm originates from the early 13th century and is dedicated to St. Lawrence. A village hall was built in 1986 and the village primary school dates back to the opening date in 1863. The Cross Keys public house stands in the village centre.

Louth and Grimsby each provide a wide range of shopping, recreational and schooling facilities and the area has many leisure facilities, including water sports at the neighbouring village of Covenham where the reservoir is located. The Lincolnshire coast is just a short drive away and has miles of nature reserves and sandy beaches and the area has contrasting countryside with unspoilt agricultural land along the coast and the scenic Lincolnshire Wolds to the west.

Viewing

Strictly by prior appointment through the selling agent.

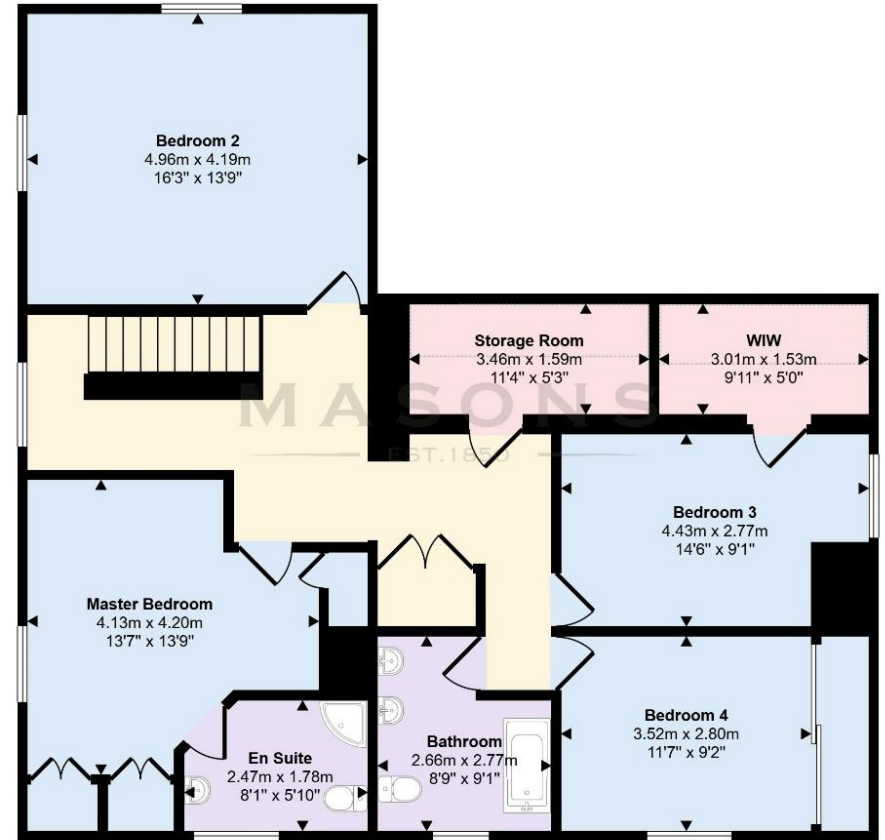
Directions

From Louth, travel north on the A16 road passing the village of Fotherby and continue through to the far side of Utterby. Drive straight on at the staggered crossroads then take the right turning signposted to Fulstow. Follow the lane to the village centre and at the staggered crossroads, turn left along Northway, at the next bend bear straight on onto Churchthorpe and continue past the school, then at the next right bend turn left. Continue down the lane and Manor farm will be at the end on the right.

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. We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band F.

FLOORPLANS



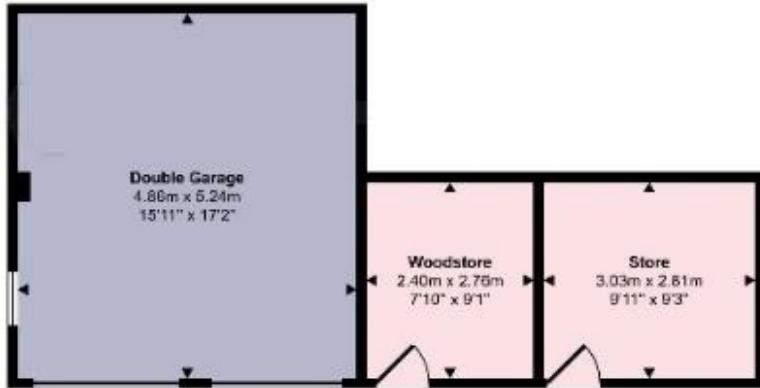
Ground Floor
Approx 168 sq m / 1804 sq ft

Denotes head height below 1.5m

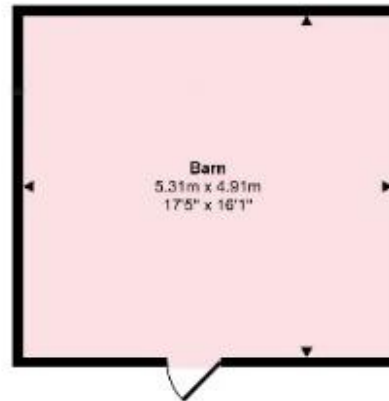
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

First Floor
Approx 112 sq m / 1203 sq ft

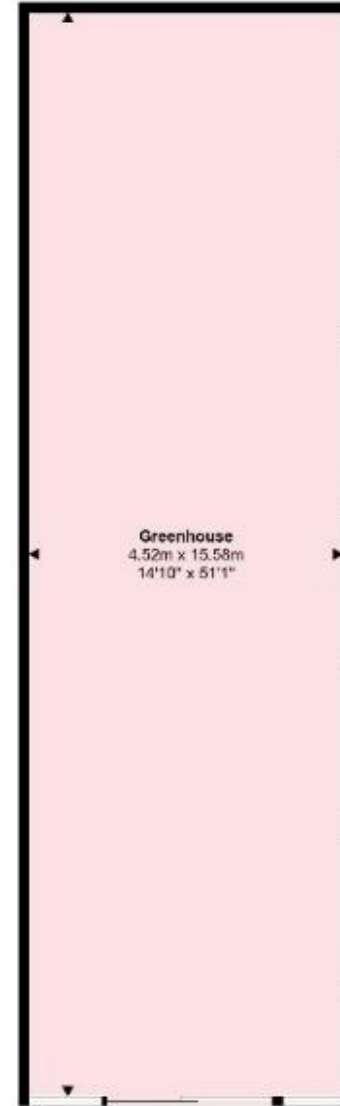
Denotes head height below 1.5m



Outbuildings
Approx 42 sq m / 448 sq ft



Barn
Approx 26 sq m / 280 sq ft



Greenhouse
Approx 70 sq m / 757 sq ft

MASONS

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Important Notice

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