

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING AGRICULTURAL AND SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



**OFFERS IN THE REGION OF £575,000**

## **THE MANOR, EAST TORRINGTON, MARKET RASEN, LINCOLNSHIRE**

- IMPOSING GRADE II LISTED, SEVEN-BEDROOM TRADITIONAL STYLE FARMHOUSE
- 0.308 HECTARES (0.76 ACRES) OR THEREABOUTS
- EXTENSIVE FORMAL GARDENS AND GROUNDS WITH OUTDOOR SWIMMING POOL
- FREEHOLD WITH VACANT POSSESSION AVAILABLE UPON COMPLETION
- DISTINGUISHED COUNTRY RESIDENCE

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL





**Garden features excluded from the sale**



#### **DESCRIPTION:**

The property comprises of an imposing Grade II Listed seven-bedroom traditional style farmhouse known as 'The Manor'.

The property is surrounded by extensive formal gardens and grounds, a Ha' Ha' feature and an outdoor swimming pool. The property extends in totality to 0.308 Hectares (0.76 Acres) or thereabouts.

#### **LOCATION:**

The Manor is situated in the rural settlement of East Torrington which lies to the West of the highly sought after Lincolnshire Wolds. East Torrington is approximately 5.9 miles from Market Rasen which provides a range of local scale amenities and services. More extensive facilities are available in the nearby historical City of Lincoln.





## Ground Floor

LOCATION	LENGTH		WIDTH
Kitchen	3.22	x	5.26
Conservatory	5.1	x	2.75
Lounge	4.3	x	4.87
Dining Room	5.22	x	4.34
Foyer	2.15	x	3.31
Lounge	5.18	x	4.956
	0.81	x	1.47
Hall	2.71	x	1.65
	1.38	x	2.72
	4.61	x	2.41
Cupboard off Hall	1.33	x	1.63
	0.99	x	3.16
	2.14	x	1.21
2nd Kitchen	3.39	x	3.58
W/C	1.16	x	1.37
Pantry/ Cupboard	1.31	x	2.43
Pantry	2.39	x	4.14
Utility	3.18	x	2.43
Office	3.85	x	5.17
	2.05	x	0.95

## First Floor

LOCATION	LENGTH		WIDTH
Hall	7.95	x	2.4
	1.16	x	3.06
	2.72	x	0.86
	1.04	x	5.86
	1.64	x	4.2
Bedroom 1	5.15	x	4.33
Bedroom 2	4.89	x	4.63
Airing Cupboard	1.16	x	1.59
Bedroom 3	4.89	x	3.25
Bedroom 4	4.45	x	3.92
Cupboard	1.38	x	2.44
Bedroom 5	4.06	x	3.87
Bedroom 6	3.17	x	5.21
W/C off	2.43	x	3.11
Bedroom 7	4.05	x	2.41
	2.34	x	0.75
Cupboard	3.15	x	1.29
Bathroom	3.72	x	2.42

## THE MANOR HOUSE

'The Manor' is a Grade II Listed seven bed roomed traditional style country residence with extensive formal gardens and grounds, outbuildings, a Ha' Ha feature and a swimming pool expanding over a large plot in East Torrington, Lincolnshire.

The Manor is of a traditional red brick construction with a hipped pantile roof over. The property is accessed via a private tarmacked driveway off the public highway leading directly to the residential property and offers significant off-road parking for multiple vehicles.

The property has been categorised as being Grade II Listed by Historic England and is specifically listed under reference number 1309002 and further information can be found using the following website link:

<https://historicengland.org.uk/listing/thelist/listentry/1309002?section=official-list-entry>

The Manor offers extensive accommodation to include 7 bedrooms, family bathroom and downstairs bathroom/cloakroom. As well as a distinguished entrance hall and staircase with a spacious fitted kitchen with an oil-fired Rayburn and a formal dining room.

The property has several reception rooms as well as a former two storey annex which can be accessed from the main family home. The property also benefits from unique features such as a marble fireplace and Rayburn feature.

## THE GROUNDS

'The Manor' is accessed via an extensive tarmac drive flanked to either side by mature grass paddocks (available for sale by separate negotiation) leading to a turning bay in front of the property along with ample parking either side. This impressive approach culminates at the entrance to this distinguished country residence.

The property surrounded by extensive mature formal gardens and grounds to include a range of traditional brick outbuildings and swimming pool. The grounds of the immediate residential property are bordered by a range of mature trees.







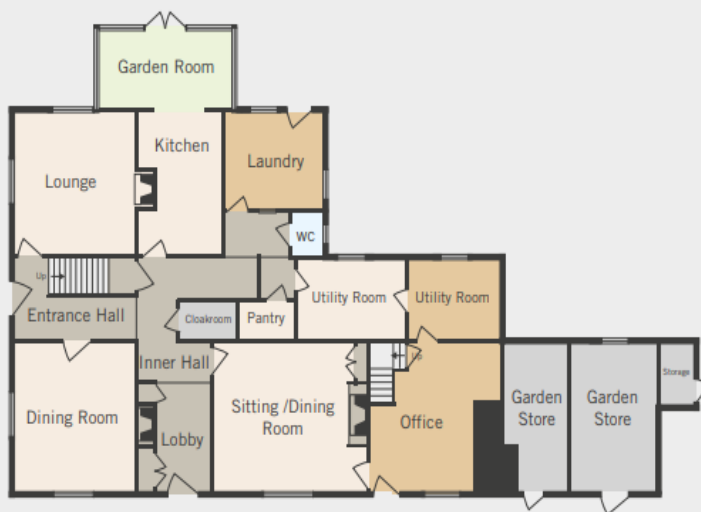
The property is situated on a working farmyard. The Vendor will be retaining the working farmyard and equestrian facilities albeit, the farmyard will be accessed by a separate entrance to the residential property.

**Method of sale:** The property is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by 'Best and Final' offers or by private auction. The property is offered for sale freehold with vacant possession upon completion. Interested parties who may wish to discuss any aspect of this should contact the Vendor's Agent's – Richard Start or Alice Peach on 01775 766766.

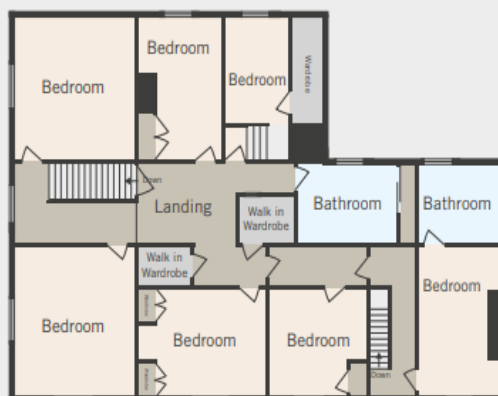
**Services:** We are informed that the residential property is connected to mains water and mains electricity with a private drainage system. The property is heated by electric storage heaters.

**Rights of way, wayleaves and easements:** The land is sold subject to, and offered with, the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water, electricity, and other rights, easements, quasieasements, and all wayleaves, whether referred to specifically in these Particulars or not. We are not aware of any Public Rights of Way which affect the land. Electricity poles are present on the holding being offered for sale.

There is to be a right of way crossing the driveway for the Owner (s) of the two paddocks either side of the driveway for access purposes at all times.



**GROUND FLOOR**



**FIRST FLOOR**

**NOTES**



**Boundaries:** The successful purchaser shall be deemed to have full knowledge of boundaries and rights of way (if any) which have or will affect the land.

**Value added tax:** Should a sale of the land or any right attached to it become a chargeable supply for the purposes of VAT, such Tax will be payable by the Purchaser (s) in addition to the contract price. All Guide Prices quoted, or prices discussed are exclusive of VAT. In the event the property or any part thereof, any rights, contractors, or quotas or Entitlements become a chargeable supply for the purpose of VAT any such taxes will be payable in addition to the purchase price at the appropriate rate.

**The following photographs are showing some of the areas available strictly by separate negotiation only:**



**Plans, areas and schedules:** The plans and areas have been prepared as accurately as reasonably possible and are based on Computer mapping software. The plans included in these Particulars are published for convenience and/or identification purposes only and although believed to be correct, the accuracy cannot be guaranteed. The Purchaser (s) will be deemed to have satisfied themselves as to the description and extent of the property and the ownership of the boundaries.

**Health and safety:** Any party wishing to enter the holding to inspect are requested to take suitable health and safety precautions. Parties enter the property entirely at their own risk.

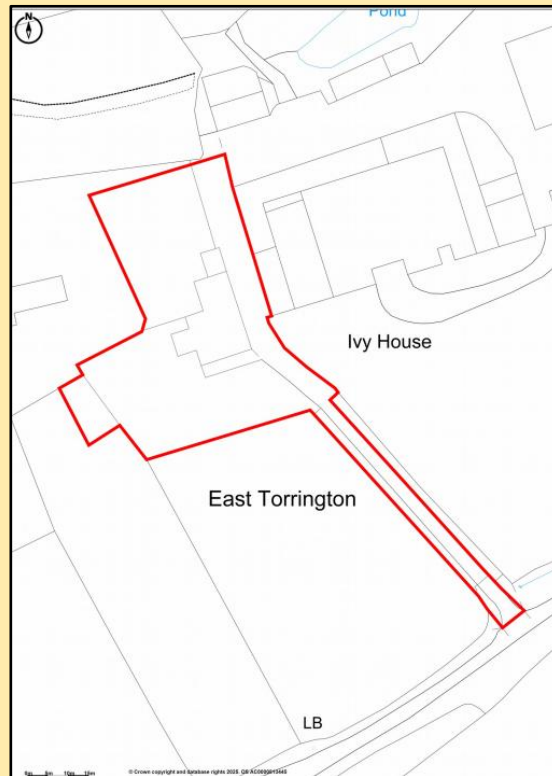
**Contracts and quotas:** There are no contracts or quotas included within the sale of the land.

**Tenure:** Freehold with vacant possession upon completion.





## SITE PLAN



FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

## LOCATION PLAN



FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE



**TENURE** Freehold with vacant possession.

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**COUNCIL TAX BAND:** F

**PARTICULARS CONTENT** -R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate.. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

**Ref:** S11750

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**ADDRESS**

Richard Start & Alice Peach  
 R. Longstaff & Co LLP.  
 5 New Road  
 Spalding  
 Lincolnshire  
 PE11 1BS

**CONTACT**

T: 01775 766766, Option 4  
 E: [alicepeach@longstaff.com](mailto:alicepeach@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)

## Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		