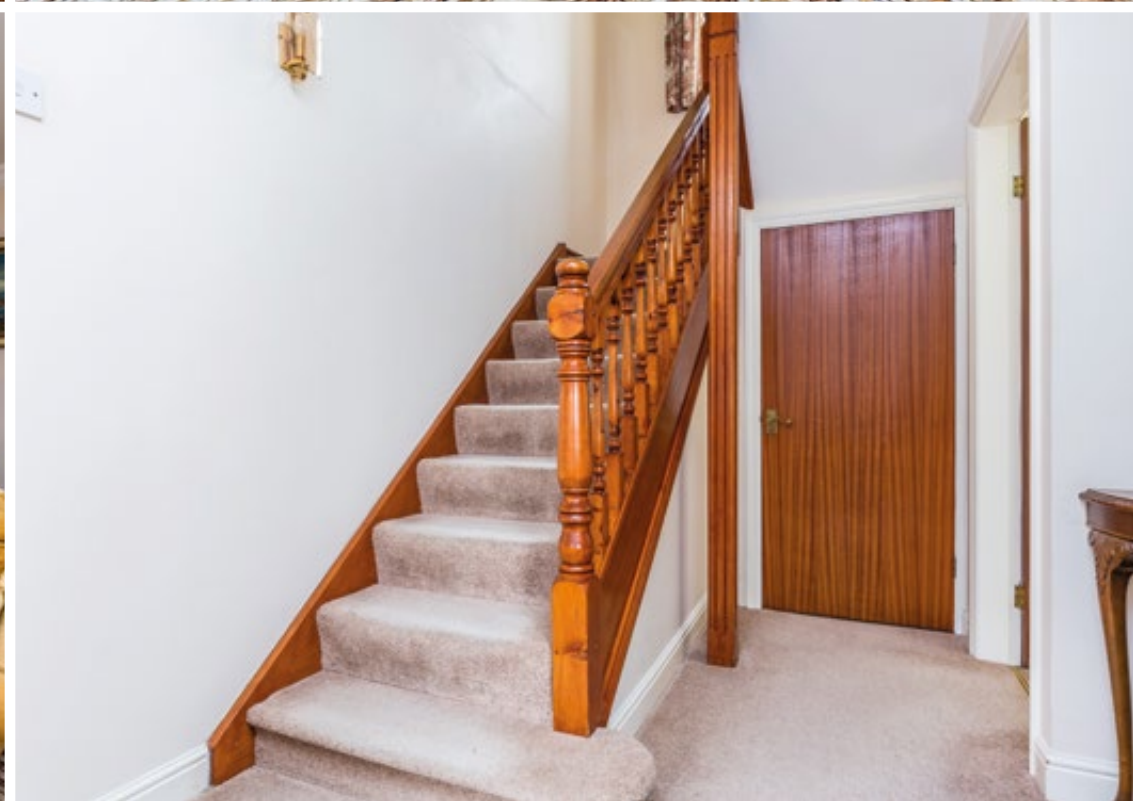




Manor Farm, Low Road, Manthorpe, Grantham



Manor Farm, Low Road, Manthorpe, Grantham

Direct rail link to London (Kings Cross from 65 minutes)

Situated in this most sought after rural location, yet within close proximity to the market town of Grantham, Manor Farm sits in around 11 acres (sts) and provides a four bedroom detached family home with grassland paddocks of 9.73 acres (sts) with an array of useful outbuildings and workshops with open field views, a tennis court and an idyllic setting next to the River Witham.

The principal accommodation comprises entrance hall, reception room, dining room, kitchen, study, WC and utility room to the ground floor with four bedrooms, one with en-suite and family bathroom to the first floor.

Outside, the property sits in a stunning location with open field views with around 9.73 acres of grassland paddocks, an array of useful outbuildings, including a 2,600 sq.ft workshop, large open bay portal frame shed of around 2,000 sq.ft and timber framed home office with tennis court and hardstanding area.



ACCOMMODATION

Entrance Porch

Entrance via uPVC obscure ornate glazed door.

Entrance Hall

With storage cupboard and stairs rising to first floor landing. Two radiators.

Reception Room 6.93m x 4.55m

uPVC double glazed windows to front and rear elevations, French sliding doors to side elevation. Fireplace with marble hearth and ornate surround, two ceiling roses and ornate cornicing, two radiators.

Study 2.15m x 1.86m

uPVC double glazed window to rear elevation. With cupboards and radiator.

Dining Room 3.48m x 2.93m

uPVC double glazed windows to front elevation. Dining area with radiator and archway leading through to:

Kitchen 3.82m x 3.01m

uPVC double glazed windows to front and side elevations. Comprising a range of wall and base units with roll top work tops, sink and drainer with mixer tap, integrated Zanussi dishwasher, four ring gas burner with extractor over, Hotpoint twin oven with grill and two radiators.

Utility Room 2.62m x 1.91m

uPVC double glazed window to rear elevation. Comprising a range of wall and base units with work tops, stainless steel sink and drainer, space and plumbing for washing machine and dryer, Evo boiler unit and radiator.

WC

Obscure uPVC double glazed window to rear elevation. Low level WC and wash hand basin.

Side Entrance

uPVC glazed door to side.

First Floor Landing

uPVC double glazed window to rear elevation. Access to loft space.

Bedroom One 4.37m x 4.27m

uPVC double glazed window to front elevation. With built-in wardrobes and drawer units, radiator.

En-Suite Bathroom 2.29m x 1.90m

uPVC double glazed window to front elevation. Part tiled, comprising bath with shower over, low level WC, wash hand basin and radiator.

Bedroom Two 4.55m x 2.49m

uPVC double glazed window to rear elevation. Radiator.

Bedroom Three 3.48m x 2.88m

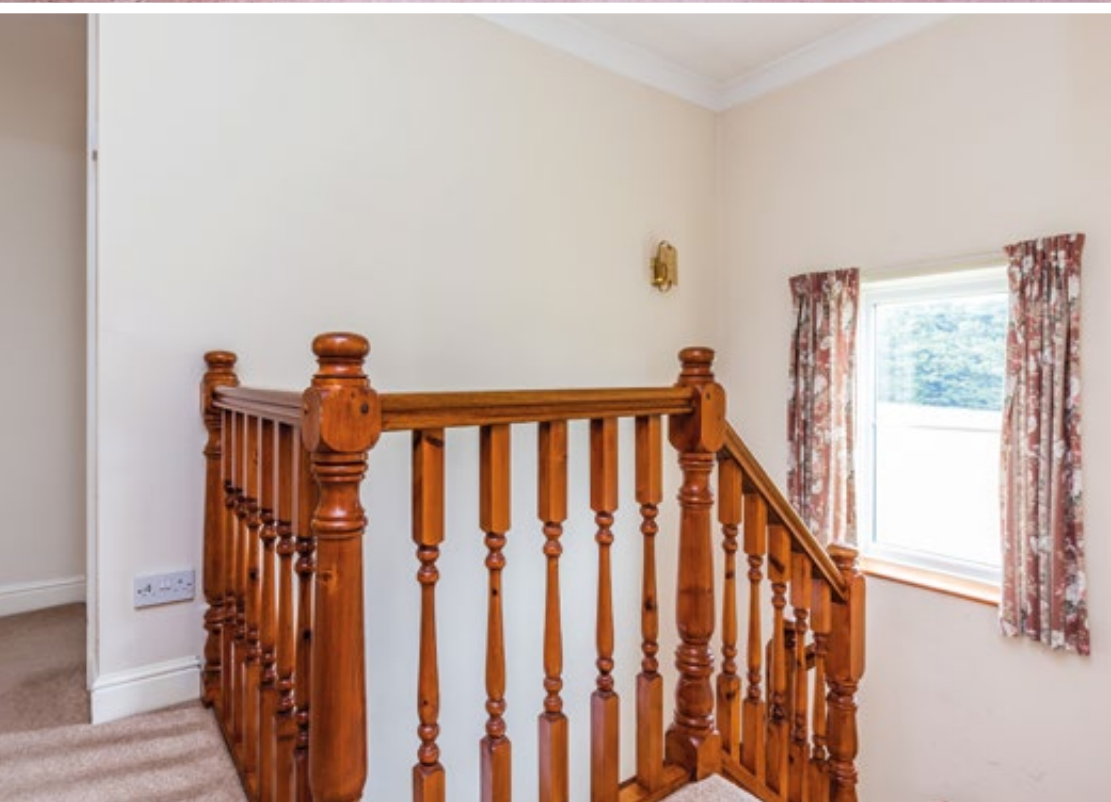
uPVC double glazed window to front elevation. Radiator.

Bedroom Four 4.11m x 3.01m

uPVC double glazed window to front and side elevations. With storage in eaves, built-in wardrobes and radiator.

Family Bathroom 3.48m x 1.87m

uPVC double glazed window to rear elevation. Fully tiled, comprising bath with shower over, low level WC, wash hand basin, airing cupboard housing hot water cylinder and radiator.



OUTSIDE

Manor Farm is approached from the road via a shared tarmacadam driveway which splits between the main house and also runs up to the main grounds, outbuildings and beyond. The first driveway sweeps up to the house providing ample parking and leads up to a four bay open barn with gated access which in turn leads to the main grounds and barns. The main house has a garden area which is principally laid to lawn with paved terrace area and useful summer house with power and lighting, and then continues up to the tennis court. The grassland paddocks navigate around the house from the west elevation and run in a northerly direction and then beyond to the south which then navigate around the River Witham.

OUTBUILDINGS

Open Bay Steel Portal Shed 16m x 12m

Main Workshop (In two parts) 16m x 6.8m

With small internal workshop, roller shutter door, concrete base, alarm system, power and light. Internal door leading to:

Main Workshop 16m x 8.7m

With three phase electricity, 13 amp power supply, roller shutter door to the side elevation, alarm system, power and light.

Home Office 5.3m x 3.5m

Timber frame office unit with power and light supply, telephone line and alarm pad with separate storage room.

SITUATION

Manor Farm is situated in an attractive rural setting with open field views in the sought after village conservation area of Manthorpe and is just a mile from Grantham.

Grantham enjoys its own multiplex cinema and benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Local residents delight in the charming selection of tea rooms, cafés, restaurants and public houses. The shopping centre provides a mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. Grantham also provides two excellent Grammar schools and a prep school as well as a direct rail link to London (Kings Cross from 65 minutes).

For travelling further afield the A1 is approximately 3 miles away and the A52 is 1.5 miles away. For the keen golfer Belton Woods has three golf courses and also provides a country club and Belton Park has 27 holes.

FISHING

The property is sold with fishing rights for the River Witham.

SERVICES

Mains water, gas & electricity. None of the services or appliances have been tested by the agent.

TENURE

Freehold. For Sale by Private Treaty.

POSSESSION

Vacant possession upon completion.

LOCAL AUTHORITY

South Kesteven District Council - 01476 406080

COUNCIL TAX

The property is in Council Tax Band E.

CLAWBACK PROVISION

The property is sold subject to an overage or clawback provision that if any future owner obtains planning permission for any form of residential development on the grounds sold or any access to any residential development within 25 years they will be obliged to pay 40% of any uplift in value.

FIXTURES & FITTINGS

All fitted carpets are included in the sale. Certain additional items may be available for purchase by separate negotiation.

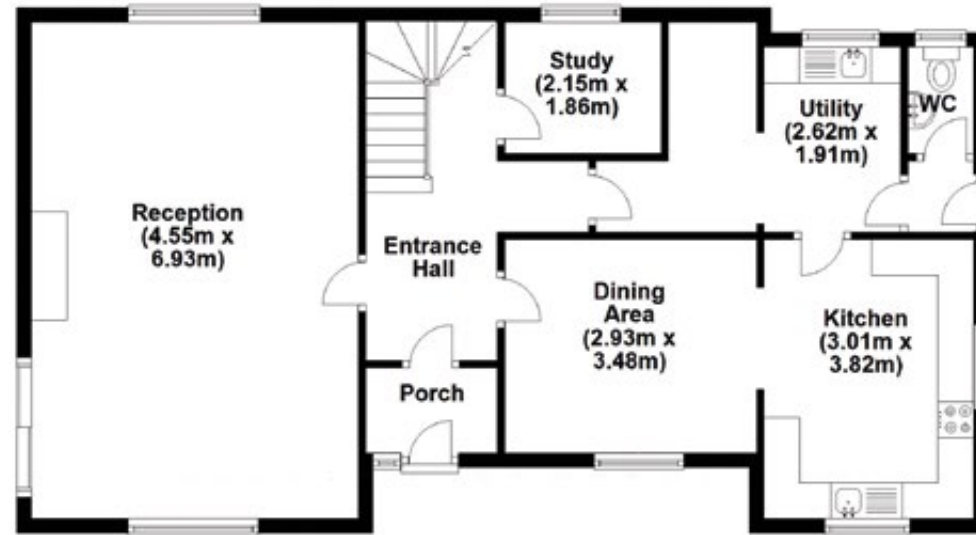
BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



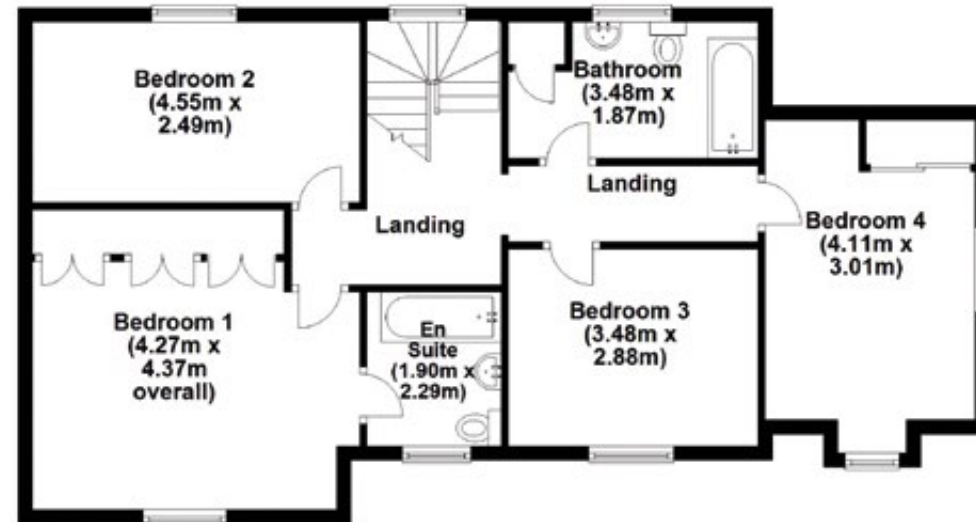
Ground Floor

Approx. 85.0 sq. metres (915.1 sq. feet)



First Floor

Approx. 76.9 sq. metres (827.6 sq. feet)



Total area: approx. 161.9 sq. metres (1742.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



Energy Performance Certificate

HM Government

J & B Carr Ltd, Manor Farm, High Road, Manthorpe, GRANTHAM, NG31 8NG

Dwelling type: Detached house
Date of assessment: 29 July 2020
Date of certificate: 29 July 2020
Reference number: 8280-7223-7580-6141-4222
Type of assessment: RdSAP, existing dwelling
Total floor area: 162 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,923
Over 3 years you could save	£ 783

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 488 over 3 years	£ 306 over 3 years	
Heating	£ 3,897 over 3 years	£ 3,561 over 3 years	
Hot Water	£ 540 over 3 years	£ 273 over 3 years	
Totals	£ 4,923	£ 4,140	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - better building costs

Current: D
Potential: C

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £300	£ 144
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 315
3 Low energy lighting for all fixed outlets	£65	£ 150

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444262. The Green Deal may enable you to make your home warmer and cheaper to run.

DIRECTIONS - NG31 8NG

From Grantham head North on the A607 which takes you straight to Manthorpe. On entering the village look out for the church on your left. Manor Farm is located on the opposite side of the road and turn into the driveway where the property is located down the drive on the left hand side. Alternatively from the A1 take the Gonerby Moor roundabout, head towards Grantham and go up the hill, take a left turn into Belton Lane, (signpost indicates Manthorpe 2 miles) follow until you reach the A607. Turn right and look out for the church and Manor Farm is located opposite.

VIEWING PROCEDURE

If you would like to view the property, please contact a member of the agency team.

AGENT

Ben Kendall
01522 504304
benkendall@jhwalter.co.uk

IMPORTANT NOTICE

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

