



Manor House, Little Steeping, PE23 5BL



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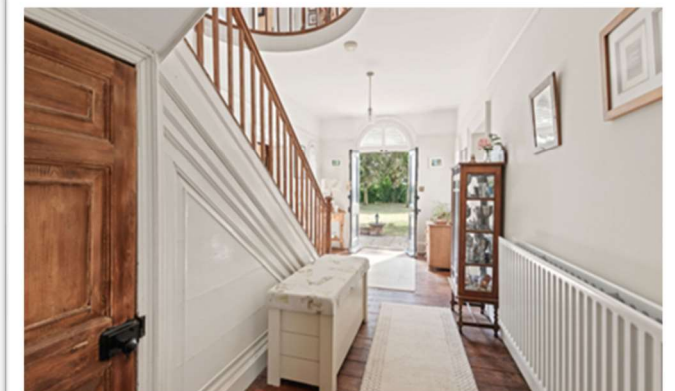
Freehold

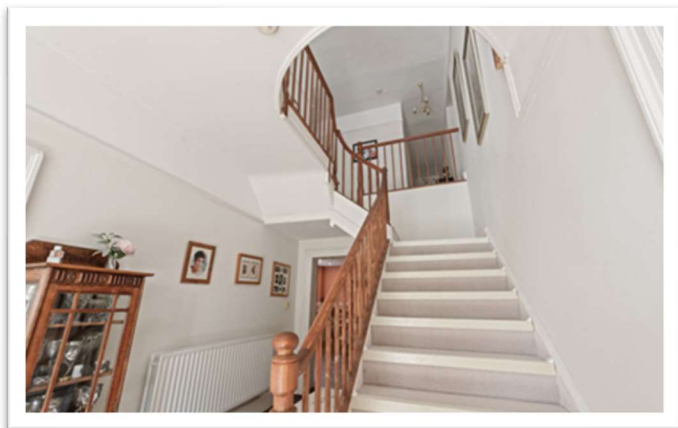
£675,000



Key Features

- Detached house
- Five bedrooms
- Lounge & dining room
- Breakfast kitchen, snug & utility
- Cloakroom, en-suite & bathroom
- Ample off-road parking
- Plot approx. one acre (STS)
- EPC rating E





An impressive detached double fronted Georgian property dating back to 1824 set in approximately one acre, subject to survey and in a quiet village location with open views to the rear. The property is full of character and retains original period features.

Having over 3,500 square feet of well presented accommodation comprising: entrance hall, lounge, breakfast kitchen, snug, large utility, cloakroom, inner hall, pantry and dining room to ground floor. Galleried landing, master bedroom with en-suite, four further bedrooms and bathroom with separate shower to first floor.

The property stands in established lawned gardens with patio areas and an in-and-out driveway providing ample off-road parking.

ACCOMMODATION

Double entrance doors with arched fanlight above through to the:

ENTRANCE HALL

Having windows to either side elevation, radiator, natural wood floorboards, radiator, picture rail and staircase rising to first floor. A door under the stairs leads to steps down to the:

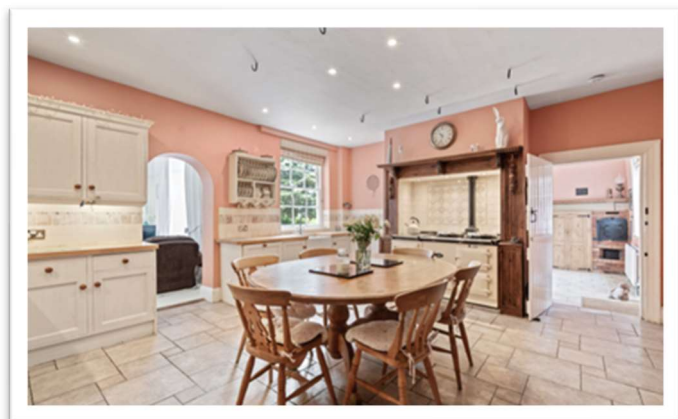
CELLAR

Divided into two areas both with windows to side and suitable for storage.

LOUNGE

6.04m x 4.84m (19'10" x 15'11")

Having bay window to front elevation with views over the front garden, arched window to side elevation with fitted shutters & window seat, radiator, picture rail, exposed wooden floorboards and fireplace with York stone hearth, inset wood burner and marble surround.



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BREAKFAST KITCHEN
5.36m x 4.68m (17'7" x 15'5")

Having window to side elevation, inset ceiling spotlights, original ceiling meat hooks, radiator, tiled floor and second staircase rising to first floor. Fitted with a range of base & wall units with wood work surfaces & tiled splashbacks comprising: belfast style sink with mixer tap inset to work surface, cupboards, integrated dishwasher & integrated fridge under, plate rack over. Work surface return with cupboard under. Recess with tiled back & wood surround housing oil fired Aga with four ovens & double hob. Further work surface with cupboards, drawers & integrated electric oven under, cupboards over. Work surface return with cupboards & drawers under, cupboards over. Stable style door to the utility and archway through to the:



SNUG
4.73m x 4.55m (15'6" x 14'11")

Having arched windows to front & side elevations with fitted shutters, french doors to rear elevation, radiator, picture rail and fireplace recess with York stone hearth and inset wood burner.

UTILITY

4.74m x 4.50m (15'7" x 14'10")

Having windows & stable style doors to both side elevations, inset ceiling spotlights, original ceiling meat hooks, radiator, tiled floor, built-in cupboard, open brick wall with two built-in cupboards and original bread oven, work surface with inset stainless steel sink & drainer, cupboards, drawers, space & plumbing for automatic washing machine under.

CLOAKROOM

Having built-in airing cupboard housing hot water cylinder with shelving, further built-in double airing cupboard with radiator, shelving & hanging rails, low level WC and hand basin with cupboard under.

HALLWAY

Having understairs storage cupboard, door to pantry and door to the:

WALK-IN PANTRY

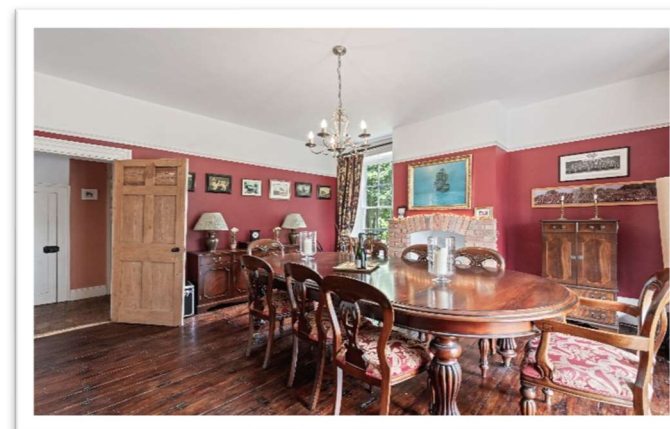
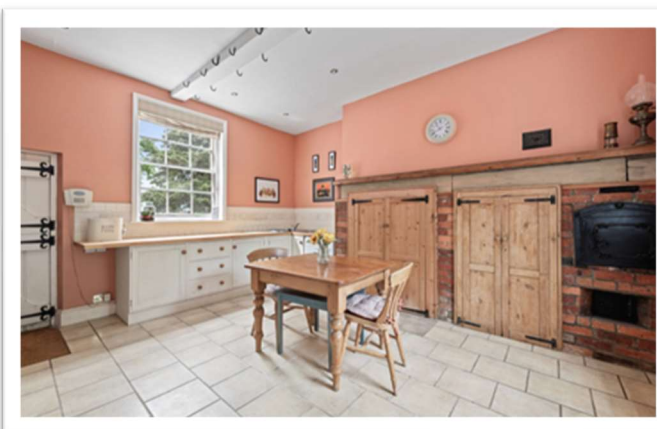
5.36m x 3.92m (17'7" x 12'11")

(max L-shaped) Having windows to side & rear elevations, original brick flooring, oil fired boiler providing for both domestic hot water & heating, work surface with cupboards under, shelving over.

DINING ROOM

6.07m x 4.80m (19'11" x 15'8")

Having bay window to front elevation, further window to side elevation, radiator, picture rail, exposed wooden floorboards and brick-built fireplace with York stone hearth.



FIRST FLOOR LANDING

Having arched window to front elevation, two radiators and picture rail.

MASTER BEDROOM

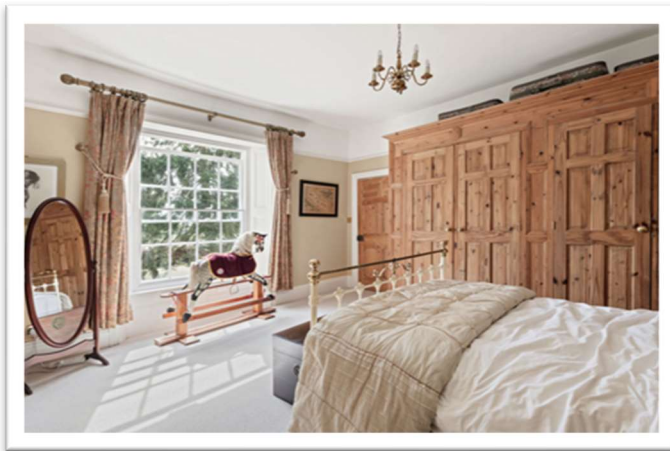
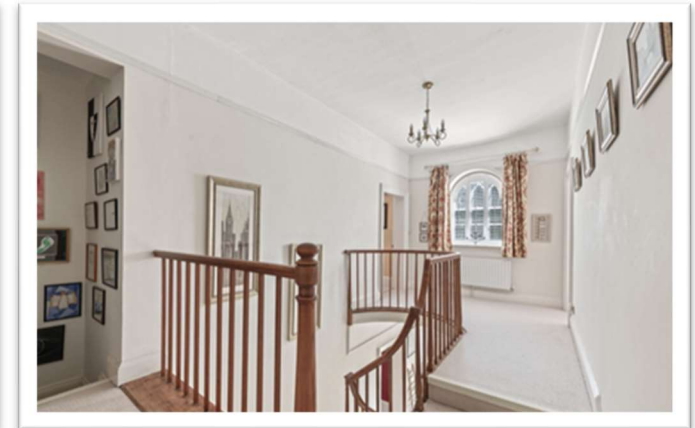
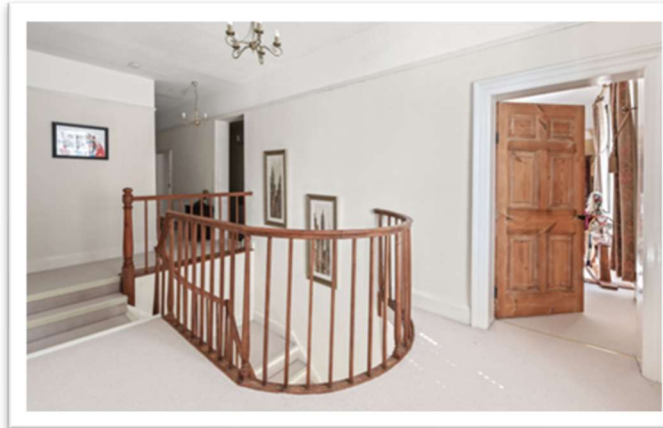
4.79m x 4.76m (15'8" x 15'7")

Having window to front elevation, radiator, picture rail and built-in wardrobes.

EN-SUITE

3.92m x 2.76m (12'11" x 9'1")

Having window to side elevation, tiled floor with underfloor heating, heated towel rail and built-in cupboard. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, low level WC and pedestal hand basin.



BEDROOM TWO

4.90m x 4.56m (16'1" x 15'0")

Having window to front elevation, radiator, picture rail, feature cast iron fireplace and built-in wardrobe.

BEDROOM THREE

4.36m x 3.13m (14'4" x 10'4")

Having windows to both side elevations, radiator, picture rail and built-in wardrobe. There is also a door through to bedroom four and bedroom four also has its own door to the landing.

BEDROOM FOUR

4.19m x 3.73m (13'8" x 12'2")

Having window to side elevation, radiator, picture rail and storage recess.

BEDROOM FIVE

4.73m x 4.55m (15'6" x 14'11")

Having window to rear elevation, radiator and built-in wardrobe.

BATHROOM

4.87m x 2.37m (16'0" x 7'10")

Having two windows to rear elevation, inset ceiling spotlights, heated towel rail, tiled floor and majority tiled walls. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, freestanding roll-top bath, low level WC and pedestal hand basin.



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EXTERIOR

The property is approached by a gravelled in-and-out driveway which provides ample off-road parking. There is also a brick-built outbuilding which is in a state of disrepair and needs attention.

GARDENS

The gardens are majority laid to lawn with established trees. There is a large paved patio to the front of the property and a further large paved patio to the rear with a log store and oil storage tanks.

THE PLOT

The property occupies a plot of approximately one acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the current council tax is band F.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.





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Floorplan



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AGENT'S NOTES

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