



The Old Manor House, Thorpe Road, Firsby, PE23 5QF

RESTORATION PROJECT

Freehold

£225,000

RESTORATION PROJECT

Key Features

- Restoration project
- Detached house
- Grade II Listed
- Plot approx. 3.5 acres (STS)
- Mature woodland & open grassland
- Cash buyers only





The Old Manor House is a grade II listed building of historical interest to the village of Firsby. Nestled in a private position in the centre of the village the property has recently undergone a programme of sympathetic repair to the brickwork with a complete new roof structure and slate covering. The internal floor structures have also been replaced and there are high ceilings and period fireplaces. To the rear of the property stands a bake house, also Grade II Listed.

The house sits amongst mature woodland and open grassland extending to around 3.5 acres, subject to survey. The grounds include specimen trees and shrubs and would once have provided a magnificent garden.

This presents a rarely available opportunity for the realisation of a dream house in a remarkable location.



THE PLOT

The property stands on a plot of approximately 3.5 acres, 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.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.



SERVICES

We are advised that drainage to a septic tank but we do not know the condition or age of the tank. Water is connected to the site and an easement exists to re-connect the electricity supply to Glebe Farm.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

VIEWING

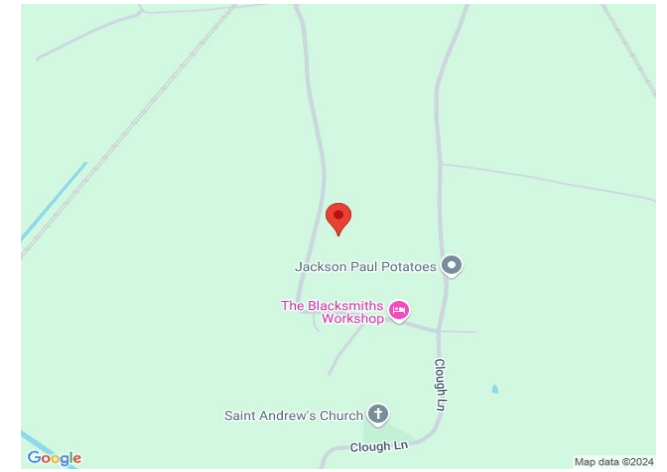
By appointment with Newton Fallowell - telephone 01790 755222.



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