



BURWELL MANOR

**M A S O N S**

EST. 1850

## ABOUT BURWELL MANOR

### Directions

To drive to the property from Louth take the A16 signposted to Skegness, continue for around 4 miles. Enter Burwell village and continue past the octagonal building on the left. The property can be accessed from two entrances, one driveway entrance is gated and not used. To access the second entrance with permissive use over the adjacent farmyard follow 'What 3 Words Thrillers//Honest//Behaving' to the gateway on the right hand side adjacent to the farm buildings. Follow the road through the buildings and at the T junction of the driveway turn left to the house.

### The Property

Built on the site of a former Victorian manor house, Burwell Manor enjoys a wonderful, mature setting with numerous specimen trees and a traditional feel. The present house was lovingly designed and built to exacting standards by an owner occupier in the 1960s, producing the beautifully proportioned and characterful home that is here today.

The house which has double glazing throughout, boasts many Period features to include a servants' bell system thought to have been salvaged from the original manor, as well as beautiful parquet flooring from when the house was constructed in the 1960s. The living/entertaining space was well planned, creating wonderful flowing rooms which are flooded with light, set off by an impressive entrance hall. The house features four reception rooms to include a snug/office, dining room, sitting room and conservatory which has heating and a Pilkington glass roof, making it useable year round.

Approached along a sweeping drive to a circular driveway, the house overlooks its own mature and sheltered gardens, comprising a sheltered formal lawn which is enclosed with yew hedging and brick walling as well as mature border planting. A further large, raised lawn can be accessed from a paved wraparound terrace via an impressive set of steps and which is flanked by mature specimen trees adjacent to a sheltered orchard area and the tennis court (now in need of some refurbishment).

*“An impressive and characterful equestrian home (5.3 acres STS) set in secluded, mature grounds with elevated views of the surrounding Wolds countryside”*



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# BURWELL MANOR LN1 1 8PR

The 5.3 acre (STS) grounds include paddock land and a post and railed manege, together with an attractive courtyard comprising an impressive garage, former estate office and former laundry, together with three beautiful internal stables with original Victorian brick flooring, timber stalling and the original cast iron feed and hay mangers. In addition to the courtyard stable block, there is a further sizeable former stable block/crew yard which provides excellent storage space, together with great potential for conversion into residential/commercial/annexe/holiday accommodation (subject to planning) if required.

## **Accommodation**

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

A grand set of timber doors open onto a tiled lobby which has an inset doormat and a set of glazed doors to:

## **Entrance Hall**

An impressive hallway with the original parquet flooring and stairs rising to the first floor landing, with a fabulous feature window over. Part-glazed doors to:

## **Drawing Room**

An elegant room of delightful proportions which is bathed in light from a double aspect to include French doors leading to a paved terrace and former croquet lawn. The room boasts original parquet flooring and a large Inglenook fireplace with log burner.



A beautiful set of original bi-fold glazed doors lead to the adjacent dining room to create a fantastic, flowing entertainment space. Glazed doors to:

## **Conservatory**

A sizeable and attractive room suitable for year round use, with a Pilkington glass roof and heating together with French doors to the paved terrace and gardens beyond.



*“The flowing and spacious reception space is flooded with light”*

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### Dining Room

A delightful room with a wide window overlooking the terrace and croquet lawn, plus a set of timber bi-folding doors leading to the adjacent drawing room, creating a bright and flowing entertainment space.

### Study/Snug

A good sized room with a double aspect to the raised lawn and rear driveway together with original parquet flooring.

### WC

A good sized WC with a window to the rear, tongue and groove panelling to half height, parquet flooring and a low-level WC and wash hand basin.

### Kitchen

This characterful double aspect room has views over the front garden and to the side of the house. The room has tiled flooring with under floor heating and is fitted with an attractive range of painted base and wall units with black granite surfaces together with a Franke 1.5 bowl stainless steel sink with mixer tap and space and plumbing for a large, six-ring gas fired Range Cooker with an extractor over.



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In addition, there is space and plumbing for a built-in American fridge with drinking water and ice dispenser and a dishwasher with an integrated cupboard door. A glazed door leads to:

### **Utility Room/Boot Room**

This useful room can be accessed from the side of the house and has a practical tiled floor and a window to the rear. The room is fitted with a stainless steel sink and drainer with base and wall units and granite-effect surfaces. There is space and plumbing for a washing machine.

An impressive feature timber staircase rises from the entrance hall to ;

**First Floor Landing** which is lit by the feature window over the stairs and has an airing cupboard and doors to

### **Master Bedroom Suite**

A sizeable double aspect double bedroom with built-in wardrobes and a door to a walk-through **dressing room** with built-in cupboards and a window to the side of the house. A further door to **en suite Jack and Jill shower room**. This sizeable, fully tiled room boasts underfloor heating beneath an attractive tiled floor. The room has a pair of windows overlooking the manege and stables and is fitted with a towel rail and a white suite to include a WC, bidet, basin and corner shower unit with Impella pump for water pressure, together with an airing cupboard.

### **Bedroom 2**

A sizeable double aspect room with views to the front and side of the house.



### Bedroom 3

A good sized double room with a wide window overlooking the croquet lawn and a fitted cupboard/wardrobe.

### Family Bathroom

A bright and spacious room with a window to the side overlooking the gardens and open views beyond. The room has tiled flooring with underfloor heating and is fitted with a white suite to include a bath, WC, basin and shower unit.

### Bedroom 4

A delightful and sizeable double aspect double bedroom which has views to the side gardens and rear courtyard, this lovely bright room benefits from an **en suite shower room** which is fully tiled and has a white suite to include a WC, basin and shower unit and towel rail.

A second open tread timber staircase rises from the first floor landing to the **second floor** with doors to:

### Bedroom 5

A characterful and bright double bedroom with a large window to the front of the house, a door to a walk-in dressing area with built-in storage and doors to the eaves storage.

### Attic

With ample space for storage.







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## Outside

### The Gardens

The sheltered gardens boast many mature trees to include horse chestnut and walnut. To the front of the house is a level part-walled croquet lawn flanked with perennial border planting and mature hedging which is presided over by a delightful, paved wrap-around terrace which can be accessed from both the drawing room and conservatory.

An impressive set of steps rise from the side terrace to a sizeable raised lawn, which is part walled and hedged and which features further attractive trees and through which you can access the **tennis court**. The tennis court is now in need of some refurbishment but would make a wonderful asset to this desirable property. Beyond the croquet lawn lies the **orchard** which comprises fruit trees to include apple and plum as well as black currant and gooseberry bushes. To the rear of the stable block lies an attractive **vegetable garden** with numerous raised vegetable beds and a sizeable **greenhouse** which has electricity connected.



## The Courtyard

This L-shaped brick and pantile building is ideally located close to the house, creating a sheltered yard which boasts three beautiful internal stables with the original brick flooring and drainage, oak doors and timber stable dividers, together with the **original cast iron triple feed and hay mangers** still in situ. The stables have recently refurbished windows to the rear, which look over the circular driveway. In addition, there is a **hay/feed store** and together with a **tack room** which can be accessed from the internal corridor which has windows to the front and rear of the yard.

A further door leads from the side of the stables to the paddocks and manege. In addition, this L-shaped building houses a **former laundry** with a window to the rear of the building and butler's sink, as well as a **former estate office** with windows to the front and rear, electric lighting and plug sockets.

The second part of the L-shaped courtyard comprises a large **garage** with original wrap-around sliding timber doors and electric lighting and sockets. The whole building has had new windows fittend and been re-wired and re-roofed by the present owners whilst maintaining the timber ceilings and many of the beautiful original features.





### **The Land and Manege**

The paddocks are situated to the rear of the stable courtyard and are fenced with post and wire stock fencing, adjacent to which is the sand and rubber manege which has two five-bar gates and post and rail fencing.

### **The Former Stable Block**

This characterful brick built building extends to approximately 1160 sqft (STS) under a pantiled roof which has been partially repaired in recent years. The building which has electricity and water to it, (disconnected at present) has great potential for conversion to residential/commercial/annexe/holiday accommodation (subject to planning) if required.

Historically, the site of the former stable block also had a dwelling house which the present owners demolished after it fell into disrepair. There is potential to create a separate access to be created from the main road across the paddock land (subject to the relevant consents), if required. In addition to the significant conversion potential, the stable block could be refurbished to provide further stabling and/or storage as required.



## Ice House

Located just off the driveway this fascinating brick built subterranean arched construction dates back to the Victorian manor and provides useful storage space whilst giving potential for conversion into an interesting space for a home office for example (STP).

## Viewing

Strictly by prior appointment through the selling agent.

## Location

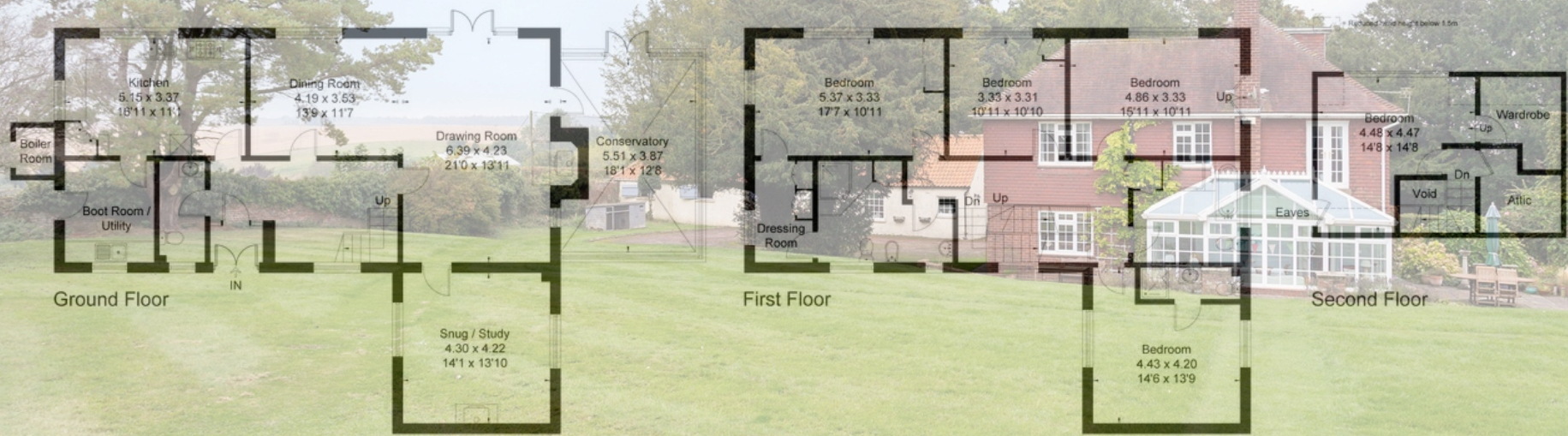
Burwell village stands in a scenic area of the Lincolnshire Wolds There are some lovely country walks and bridleways across the Wolds and the market towns of Louth, Spilsby and Alford provide local facilities while the main business centres are in Lincoln, Grimsby and Boston.

## 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 gas with gas fired central heating, mains electricity and water with private drainage but no utility searches have been carried out to confirm at this stage. The house has a Hive heating system allowing the upstairs and downstairs heating to be run separately. The property is in Council Tax band F. The property is understood to have a right to pass at all times with or without vehicles or trailers along the roadway which leads off the A16 London Road, through the farmyard to the driveway of Burwell Manor.



Approximate Floor Area = 269.5 sq m / 2901 sq ft (Excluding Void )  
Outbuildings = 315.6 sq m / 3397 sq ft  
Total = 585.1 sq m / 6298 sq ft

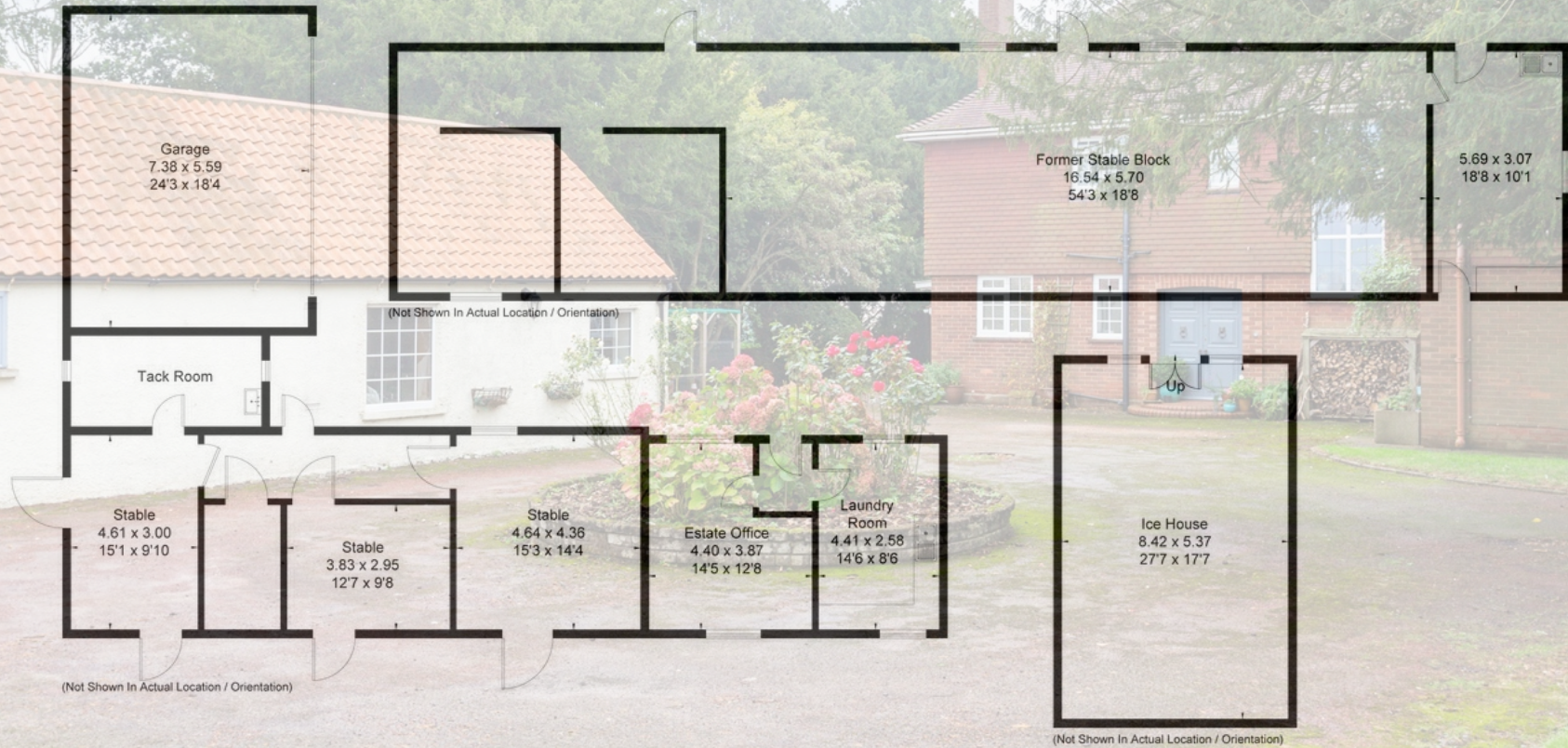


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #79196

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Outbuildings = 345.7 sq m / 3,721 sq ft




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-36)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
WWW.EPC4U.COM			



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