





# The Manor House

Standing in approximately six acres of the most impeccably maintained grounds, The Manor House in Sibsey is widely regarded locally as one of the area's most beautiful period properties. This Grade Two Listed former farmstead dates back to the early 19<sup>th</sup> century and enjoys a most idyllic position, set back behind a front paddock and surrounded by its own mature gardens, sweeping gravel driveway and an incredible range of outbuildings.

Having met the family several times prior to marketing, I can tell you that I recognise the relaxed and instantly comfortable feeling you get when visiting the house and walking around the grounds as one which comes from having being the most wonderful happy family home for many years.

For buyers looking to work from home, a successful family business has been run from the property for several years and whilst the Manor House is filled with charming regency features, sympathetic renovations of a former coach house into a modern offices and a farm building into a beautiful three bedroom barn conversion have breathed new life into some of the old farm buildings.

Typical to the Georgian's love of symmetry there are three beautifully appointed reception rooms and a farmhouse kitchen with an AGA to the ground floor, and four large double bedrooms, two of which have ensuite facilities a generous first floor landing. With six acres, a tennis court and a large kitchen garden there is plenty here to keep you busy with many lovely areas for outdoor entertaining. Just like the house itself however, the gardens and courtyards are filled with a nostalgic charm where time almost seems to stand still and so when it comes to down-time you will never be short of a quiet corner to read or somewhere to sit with a coffee for a few minutes in the peace and quiet in this very special property.

EPC - Exempt Council Tax Band - 'G'

Drainage - Mains Heating - Oil Fired

\*Please Note - The details of an overage clause for the potential future development of the land is in the process of being drafted by the seller's solicitor the full details of which can be disclosed to interested parties when available.











**Manor House Entrance** – Part glazed Georgian door and fan-light opens into the spacious **Reception Hallway – 10.0 m x 2.90 m (32'9 x 9'6)** – Having beautiful original patterned floor tiles, double radiator, staircase to the first floor accommodation with under-stairs cloak area and original panel doors arranged off to:

**Farmhouse Kitchen 5.49 m x 5.09 m (18'0 x 16'8)** – Having door and sliding sash window to the side aspect opening out onto an attractive courtyard area. There is a double radiator and kitchen units comprising a range of worksurfaces with locally made oak fronted drawer and cupboard units at both base and eye-level. An exposed brick chimney breast houses an oil fired AGA with a Victorian style pulley clothes airer above. There is a twin stainless steel sink unit with space and plumbing for an integrated dishwasher and an electric hob with extractor fan. A door leads through to a **Walk-In Pantry – 4.69 m x 2.45 m (15'4 x 8'0)** which has a window to the side aspect, quarry tiled floor, original marble cold shelf, an extensive range of shelving and a built-in electric fan oven for the summer-time. There is also ample space in the pantry for a fridge freezer.

To the back of the main hallway steps lead down to a **Rear Entrance Hall** – Which has flag stone flooring, door to a **Cloakroom**, access door leading down to the **Cellar** and back door opening out onto rear courtyard. The cellar is not of full head height, but is divided into two rooms. The **Utility Room 3.95 m x 2.45 m (12'11 x 8'0)** – Has a windows to the side and rear aspect, work surfaces with cupboards at base and eye-level and an inset ceramic 'Butler' style sink with hot and cold taps over in addition to space and plumbing for a washing machine and tumble dryer.

**Lounge 5.50 m x 4.55 m (18'0 x 14'11)** – Has a sliding sash window with original shutters to the front aspect and walk-in bay window to the side aspect with beautiful views over the gardens. There is a double radiator and central ceiling light point and an open fire with solid marble fire surround and cast iron arched interior.

**Dining Room 5.50 m x 4.60 m (18'0 x 15'1)** – Has sash windows to both the front and side aspects with original shutters, a quarry tile floor and central ceiling light point. There is a double radiator and attractive exposed brick Inglenook style fireplace.







**Sitting Room 5.63 m x 5.12 m (18'5 x 16'9)** – A beautiful light-filled room to enjoy in the morning with double doors and original shutters opening through to the garden room. There is a bespoke built in display shelving unit with cupboards and a cast iron woodburning stove with attractive patterned tiles and a slate fire surround.

**Garden Room 4.48 m x 3.70 m (14'8 x 12'1)** – With a brick built base and hardwood sealed unit double glazed doors and windows the garden room has slate floor tiles and French doors opening up to a garden and patio area.

**First floor Accommodation:** On the return on the landing is a storage cupboard with shelving and door opening through to the **Family Bathroom 7.57 m x 2.37 m (24'10 x 7'9)** – Having windows to both the side and rear aspect, radiator and part tongue and groove panelling to dado height. The bathroom comprises a five piece suite of panel bath, pedestal wash handbasin, close couple WC and a bidet with a fully tiled double shower enclosure and a large double airing cupboard housing the hot water cylinder and shelving for linens.

The **spacious landing** is almost a room in its own right measuring **7.14 m x 2.78 m (23'5 x 9'1)** and has three radiators and a window to the front aspect overlooking the beautiful front paddock.

**Bedroom One 5.62m x 5.29m (18'5 x 17'4)** – Has a window to the side aspect, radiator, period fireplace and steps down to an En-Suite bathroom with a five piece bathroom suite.

**Bedroom Two 5.57m x 5.15m (18'3 x 16'11)** - Has a window to the side aspect, radiator, feature period fireplace and a range of built-in wardrobes. En-Suite Shower Room comprises a three piece suite.

**Bedroom Three 5.67m x 4.66m (18'7 x 15'3)** – Has windows to the front and side aspects, two radiators, feature period fireplace and a double wardrobe with hanging rails and shelving

**Bedroom Four 5.57m x 4.99m (18'3 x 16'4)** – Has windows to the front and side, two radiators, wash basin and a feature period fireplace.

**The Coach House** – This renovated former coach house has three sets of double wooden doors to the ground floor which open through to garaging space, one of which has a WC and an attached garden store. Two of the garages have doors which open out onto the side entrance courtyard. steps on the outside of the coach house lead up to a purpose built **Office and Studio** above which would naturally be ideal for anyone wishing to run a business from the property or working from home. The **Office 6.19 m x 3.45 m (20'3 x 11'3)** – Has oak flooring, two radiators, windows to either side and feature exposed beams to the ceiling. A door leads through to a **Second Office / Studio 5.97 m x 6.15 m (19'7 x 20'2)** – which has a continuation of the oak flooring, windows to both sides and the rear aspect, feature exposed beams and three radiators.







**Three Bedroom Detached Barn Conversion** – An absolutely beautiful conversion of an existing outbuilding which was originally built with a grant to convert a farm building into a holiday let. It has four open ended garages beneath and an attached brick outbuilding. Part glazed door with glazed side panels opens into an **Entrance Lobby** - Having terracotta flooring, a cast iron wood burner and solid oak staircase leading to the first floor accommodation. An oak latch door opens through to an inner lobby area with storage which has doors arranged off to a **Utility Room 2.24 m x 1.83 m (7'4 x 6'0)** – With window to the side aspect, sink unit, work surface with cupboards beneath and an oil fired central heating boiler.

**Ground Floor Double Bedroom 4.70 m x 3.59 m (15'5 x 11'9)** – Has sealed unit double glazed window to the rear aspect, feature beams to the ceiling and terracotta floor tiles. A ladder leads up to an open plan storage area above and an oak latch door opens up to the en-suite – Having fully tiled walls, floor and a walk-in shower makes this ideal for use as a wet room with pedestal wash hand basin and WC.

**The First Floor Lounge 6.00 m x 5.21 m (19'8 x 17'1) extending to 8.26 m (27'1) into the Kitchen.** – Has oak flooring and sealed unit double glazed windows to both the front and rear aspects with handmade shutters. There are two radiators and attractive feature beams to the ceiling. The kitchen area comprises worksurface with drawer and cupboard units at both base and eyelevel, an inset sink unit and built-in oven and hob.

**Bedroom Two 4.65 m x 3.0 m (15'3 x 9'10)** - Has a sealed unit double glazed window to the rear aspect with handmade shutters, a continuation of the oak flooring, feature beams to the ceiling and a radiator. **Bedroom Three 4.40 m x 3.45 m (14'5 x 11'3)** Has dual aspect windows, oak flooring and a double wardrobe with oak doors.

**Bathroom** – Comprises a three piece white bathroom suite of panel bath, pedestal wash handbasin and low level WC. There is a shower unit over the bath, extractor fan and radiator.











**Outside** – The Manor house sits perfectly upon grounds extending to approximately six acres (s.t.s) in total which ensures a wonderful feeling of space and privacy. Set back behind an extensive lawned garden with several mature trees and brick ha-ha, this beautiful property is so well admired locally. A moat-shaped lake at the bottom of the garden on Chapel Lane, known simply by the family as ‘the duck pond’ creates a most attractive approach to The Manor House. Gates open onto a large sweeping gravelled driveway which provides a fantastic amount of parking both in front of the property, by the side courtyard entrance and on into the main yard to the rear of the house by the barn conversion.

The gardens comprise beautifully maintained lawns, shaped hedges and established flower beds and borders, planted with a wonderful range of cottage style flowering plants and shrubs including foxgloves, peonies and verbena. There is a former tennis court and a woodland area providing a shady space to sit on a bench or walk-in contemplation which is filled with snowdrops and daffodils in the springtime. A generous kitchen garden with raised beds and a poly-tunnel will undoubtedly be a dream for a buyer keen to grow their own fruit and vegetables and the garden includes three apple trees and grows a range of soft fruit. Two delightful courtyard areas trailing in old roses and wisteria link the main house to a superb range of well-maintained brick-built outbuildings which would naturally be ideal for a variety of uses and may provide further development opportunity subject to the appropriate planning consents.









NOTE: A second floor plan showing the range of outbuildings, coach house and the barn conversion has been added to Rightmove / available upon request.

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