



Manor House

Church End Frampton is widely regarded locally as one of the area's most attractive village positions. This picturesque country lane is lined with many beautiful period cottages and houses, and as many of them are listed due to their historic interest, it is easy to imagine that this lovely area is straight out of a Jane Austin novel. The delightful Grade Two Listed Manor House dates back to 1760 and enjoys the classical architectural features associated with Georgian property with a later extension added to the rear at some point in the 19th Century.

The property has been incredibly well-maintained by its custodians over the years and has been sympathetically upgraded by the current owners whilst still retaining a wealth of character. Within recent years, in addition to general maintenance such as decorating throughout, the current owners have replaced the roof and had the chimney pots re-instated, had double electric gates added and built a beautiful stone patio with Haddon Stone water fountain. The Murdoch Troon farmhouse kitchen with electric AGA has also been modernised too along with new en-suite facilities and the addition of quality 'County Interiors' fitted wardrobes to two of the bedrooms.

The property enjoys four large double bedrooms and three generous reception rooms. An attractive garden room to the rear really is the perfect breakfast room from which the family enjoy uninterrupted views over the private, well-established grounds which extend to just over an acre. A detached coach-house which is currently used as a double garage with two attached stores has a room above. We understand that prior to their decision to move, the owners had ideas for planning permission for an annexe at the bottom of the garden 'provisionally approved'.

Ben and Ellie have absolutely loved their years at Manor House and their personal decision to sell the property has not been an easy one. Lincolnshire country life has been fully embraced by the couple who originally moved from the south and have enjoyed every minute spent working (and resting) in the peace and quiet of their incredible garden with only birdsong in the air. For them the property has been the perfect country home and they hope that the new owners enjoy their time here as much as they have.









Entrance Hall – The beautiful half glazed C20 wooden panelled front door beneath an original portico has a traceried over-light and forms part of the listing. The hallway has an ornate dog leg staircase rising to the first floor accommodation with turned balusters and a moulded handrail. There is an under-stairs storage cupboard and radiator. A **cloakroom** off the main hall has an extensive storage cupboard with sliding doors, pedestal wash basin and low level WC.

Farmhouse Style, Dining Kitchen 5.27 m x 4.63 m (17'3 x 15'2) – An attractive kitchen which perfectly suits the style of the property has a tiled floor, decorative cast radiator and two wooden casement windows to the rear elevation enjoying beautiful views over the gardens to the rear. The kitchen has been fitted with a bespoke handmade Murdoch and Troon kitchen, providing an extensive range of drawer and cupboard units at both base and eye level with quartz work surfaces above. An electric AGA with companion cooker sits within a tiled recess with mantel above. An American style fridge-freezer and dishwasher are open to negotiation. The kitchen also includes a co-ordinating dresser unit with shelving, glass display cupboards and drawers and an inset ceramic 'salting' style sink unit with mixer tap/hose over, waste disposal unit and splash back wall tiling where appropriate. The original servant bells are still in situ and in working order.

Rear Entrance Hall – Has a part glazed door to the rear gardens, tiled floor, tongue and groove panelling to the half-height on the walls and doors arranged off to;

Laundry Room 3.22 m x 2.87 m (10'5 x 9'4) – Has a ceramic Belfast style sink unit with taps over, wall mounted Worcester Bosch boiler and a tiled floor. There is a part glazed door and window to the driveway at side aspect, radiator and space and plumbing for both washing machine and tumble dryer.

Pantry 3.27 m x 1.52 m (10'7 x 5'0) – Has a casement window to the side aspect, a range of fitted shelving and ceramic tiled floor.

Lounge 6.69 m x 4.59 m (22'0 x 15'0) – Has sliding sash window to the front elevation and twin casement windows to the side elevation. There are two radiators with radiator covers and an attractive exposed brick feature Inglenook style fireplace with Clearview cast iron wood burner inset and lighting. There are both ceiling and wall light points and part glazed French doors which open through to the;

Dining Room 5.28 m x 4.59 m (17'3 x 15'0) – Has sliding sash window to the front elevation, fireplace with ornate painted fire surround and open grate upon a marble hearth. Additional character features include an arched built-in shelving unit and a former ship's beam with apotropaic marks which people used to believe had the power to avert bad luck. There is a radiator with radiator cover, wall and ceiling light points and further door through to the hallway.

Sitting Room 5.28 m x 4.42 m (17'3 x 14'5) – Presently used as a music room by the current owners, this third reception room has sliding sash windows to both the front and side elevations, radiator with radiator cover and a fireplace with an attractive wooden surround, open grate and hearth. French doors open through to the;

Garden Room 5.24 m x 3.65 m (17'2 x 12'0) – Of brick and timber construction with sealed unit double glazed windows to the side and rear elevations enjoying uninterrupted views over the gardens. The garden room has exposed brick walls, a tiled floor and two radiators as well as French doors to the rear aspect and a part glazed door through to the main hall.

The half landing has an original fixed window to the rear aspect overlooking beautiful gardens with a radiator. The main first floor landing is 'L' shaped has a sash window to the front aspect plus a sash window to the side aspect with built-in window seat. There is a radiator with radiator cover and built in linen cupboard which houses the hot water tank. Panel doors are arranged off to;



Bedroom One 6.69 m x 4.58 m (22'0 x 15'0) – Has sliding sash windows to both the front and side aspect and an extensive range of County Interiors built in wardrobes with hanging rails and shelving. This bedroom has a recently replaced vanity wash basin with cupboard beneath and a corner shower enclosure with rain shower fitting in addition to a hand held hose. There are wall and ceiling light points and a Victorian style radiator / towel rail.

Bedroom Two 5.21 m x 4.69 m (17'0 x 15'3) - Sliding sash windows to both the front and side aspect and a range of built in wardrobes to include hanging rails and shelving. En-suite facilities comprise a modern three-piece suite to include built-in WC with concealed cistern, wash basin with vanity cupboards beneath and a fully tiled shower.

Bedroom Three 5.29 m x 4.59 m (17'3 x 15'0) – Has sliding sash window to the front aspect, radiator with radiator cover and range of built in County Interiors wardrobes with hanging rails and shelving.

Bedroom Four 6.09 m x 4.58 m (20'0 x 15'0) – Sliding sash window to the rear elevation and radiator with radiator cover.

Family Bathroom - Has window to the rear aspect, tiled floor and heated towel rail. A three-piece white bathroom suite comprises a panel bath, low-level WC and vanity wash basin with cupboard beneath with wall tiling where appropriate.







Outside – Manor House enjoys a private, secluded and beautifully established plot extending to approximately **1.2 acres** (subject to survey). There is a lawned garden area to the front of the property with established borders and a well maintained hedge to the boundary. A pedestrian gate leading to the entrance portico with the majority of the grounds then extending to both the side and rear aspect. The grounds are laid mainly to lawn with a generous stone patio and Haddon Stone water fountain. Large well-stocked and well established borders are planted with an incredible range of spring bulbs, flowering plants, shrubs, and bushes. The gardens are also surrounded by several beautiful mature trees which further add to the secluded and private aspect.

To the side of the property double gates open onto an extensive gravel driveway providing ample off-road car parking and turning space for several vehicles.

A Detached Brick Coach House – Currently used as **two garages 4.63m x 3.06m (15'2 x 10'0) and 4.61m x 3.81m (15'1 x 12'5)** with a handy **Store Room/Games Room above 7.30m x 4.28m (24'0 x 14'0)**. This space could be ideal for a buyer looking for space to work from home. An attached brick built store and former stable outbuildings provide great potential for further conversion of this coach house, subject naturally to the appropriate planning consent.





NOTE: EPC – EXEMPT COUNCIL TAX BAND – G HEATING – Mains Gas DRAINAGE – Septic Tank

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