



**Manor House Farm House 2 High Street
Scotton, DN21 3QZ
£500,000**

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properties

**** UNIQUE PROPERTY SET ON OVER AN ACRE OF LAND **** The rare opportunity has arisen to purchase this impressive detached house located on High Street in the charming village of Scotton. Boasting an impressive 3,746 sq. ft of living space, and over an acre of gardens including stables, this property offers ample room inside and out for you to create the home of your dreams. As you step inside, you'll be greeted by spacious rooms including four reception areas, six bedrooms and three bathrooms, as well as a spacious hallway, utility and an additional store room/office.

Situated in the highly desirable village of Scotton, this home is in a prime position close to local village amenities and within a short drive of nearby Kirton Lindsey, Messingham and Scunthorpe. Don't miss out on the opportunity to make this brilliant property your own. Contact us today to arrange a viewing!



Entrance Hall

Entrance to the property is via the front double doors and into the hallway. Vinyl effect flooring with coving to the ceiling and central heating radiator. Internal doors lead to the sitting room, living room, dining room, sun room, kitchen, pantry and under stairs storage cupboard.

Living Room 15'1" x 15'0" (4.6 x 4.59)

Carpeted with coving to the ceiling, two central heating radiators and uPVC bay window facing to the front of the property. Includes gas fireplace set on marble surround.

Dining Room 10'11" x 18'10" (3.35 x 5.76)

Carpeted with coving to the ceiling, two central heating radiators and gas fireplace set on tiled surround. uPVC bay window faces to the side of the property.

Sitting Room 15'5" x 15'1" (4.72 x 4.6)

Carpeted with coving to the ceiling, two central heating radiators and fireplace set on marble surround. uPVC bay window faces to the front of the property, and further uPVC window faces to the side of the property.

Pantry 11'4" x 15'4" (3.46 x 4.69)

Additional kitchen storage space with uPVC window facing to the rear of the property.

Kitchen 18'6" x 15'1" (5.64 x 4.62)

Tiled flooring with coving to the ceiling, spotlights, central heating radiator and uPVC window facing to the side of the property. Base height and wall mounted units with complimentary counters, tiled splashbacks, integrated oven and grill, gas hob. integrated dishwasher and integrated sink and drainer.

Sun Room 5'9" x 26'0" (1.76 x 7.94)

Tiled flooring with uPVC windows and doors to the rear of the property.

Utility 9'8" x 13'7" (2.97 x 4.15)

Vinyl effect flooring with central heating radiator and uPVC window facing to the rear of the property. Base height units with complimentary counters with space and plumbing for white goods.

Shower Room 10'11" x 5'11" (3.33 x 1.82)

A three piece suite consisting of toilet, sink and shower cubicle. uPVC window faces to the rear of the property.

Store Room/Office 10'11" x 11'7" (3.33 x 3.55)

uPVC windows face to either side of the property. External door gives rear access.

Landing 17'9" x 7'0" (5.43 x 2.15)

Carpeted with uPVC window facing to the rear of the property and internal doors leading to four of the six bedrooms.

Inner Hallway

Carpeted with internal doors leading to bedroom three, bedroom five and the family bathroom.

Bedroom One 15'2" x 15'5" (4.64 x 4.7)

Carpeted with coving to the ceiling, fireplace, central heating radiator and uPVC windows facing to the front and side of the property. Includes built in wardrobe.

Bedroom Two 15'6" x 15'1" (4.74 x 4.6)

Carpeted with coving to the ceiling, fireplace, two central heating radiators and uPVC window facing to the front of the property.

Bedroom Three 19'3" x 11'2" (5.87 x 3.41)

Carpeted with coving to the ceiling, fireplace, central heating radiator and uPVC window facing to the side of the property.

Bedroom Four 15'7" x 11'10" (4.77 x 3.63)

Carpeted with central heating radiator and uPVC window facing to the side of the property. Internal door leads to the en-suite.

En-Suite 7'8" x 4'1" (2.34 x 1.26)

A three piece suite consisting of sink, shower and bidet.

Bedroom Five 10'2" x 10'0" (3.1 x 3.05)

Carpeted with central heating radiator, fireplace and uPVC window facing to the side of the property. Internal door leads to the walk-in wardrobe which measures 3.14m x 1.55m.

Bathroom 7'10" x 11'2" (2.41 x 3.41)

Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC window facing to the side of the property. A five piece suite consisting of his and hers sink, bathtub, double shower cubicle, toilet and bidet.

External

Set back from the road, the front of the property benefits from a long driveway with off road parking for multiple vehicles, and an acre of beautiful lawned gardens. The lawned garden continues around the rear of the property with established shrubs, mature trees borders, stabling and a pond.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.







Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		74
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		EU Directive 2002/91/EC