



# CHOICE PROPERTIES

## *Estate Agents*

Authorpe Manor ,  
Authorpe, Louth, LN11 8PG

Offers In Excess Of £735,000



It is a pleasure for Choice Properties to bring to market Authorpe Manor, a grand detached manor house located in the countryside village of Authorpe. Situated on a plot of approximately 1.97 acres, the impressive residence boasts expansive views that overlook nearby open fields and extend on to the rolling hills of the Lincolnshire Wolds AONB. The generously proportioned interior is packed with historic charm yet has been tastefully refurbished for 21st century living and internally features seven bedrooms (two ensembles), a further two family bathrooms, and five reception rooms. To the exterior, the property benefits from a large sweeping gravel driveway, a paddock suitable for grazing animals, a range of outbuildings, and a stunning 'Baroque Style' formal garden. Early Viewing Is Highly Advised.

With the additional benefits of oil fired central heating and uPVC double glazing throughout, the generously proportioned, abundantly bright, and beautifully presented internal living accommodation comprises:-

#### **Entrance Hall**

13'10 x 14'10

Hardwood door leading to grand entrance hall with impressive tiled flooring. Hardwood internal doors leading to a variety of rooms. uPVC window to front aspect. Power points. Consumer unit. Recessed downlighting.

#### **Drawing Room**

19'6 x 15'0

With large dual aspect uPVC bay windows. Original hardwood flooring. Large log burner set in fireplace with brick hearth and surround. Power points.

#### **Living Room**

11'10 x 21'7

With walk in uPVC bay window to side aspect. Large uPVC window to side aspect. Multi fuel burner set in fireplace with tiled hearth and brick surround. Radiator. Power points. Recessed down lighting.

#### **Dining Room**

18'5 x 13'3

Fitted with characterful beamed ceilings. Telephone point. Tv aerial point. Tiled flooring. uPVC window to side aspect. Radiator. Power points.

#### **Kitchen**

21'3 x 12'2

Fitted with French shaker style wall, base, and drawer units with quartz worksurfaces over. Quartz island with base and drawer storage units under with overhang to both ends providing two breakfast bar areas. Large 'Lacanche' range cooker with seven ring hob with integrated extractor over. Two bowl twin sink set into work surface with two integrated drainers and two mixer taps. Gloss tiled flooring. Stable door leading to the living and dining room. Power points. Large uPVC window to rear aspect.

#### **Dining Room**

13'1 x 24'1

Well proportioned dining room/breakfast area with gloss tiled flooring. Tv aerial point. Power points. Radiator. uPVC window to side aspect. uPVC door leading to Sun Room/Bar.

#### **Utility Room**

8'1 x 11'2

Fitted with wall and base units with quartz work surfaces over with integrated inset large basin sink and drainer. Space for large 'American Style' fridge freezer. Gloss tiled flooring. Power points. Stable door leading to Sun Room/Bar.

#### **Sun Room/Bar**

11'2 x 20'4

With windows to the entirety of the side aspect providing uninterrupted views of the garden. Gloss tiled flooring. Space for tall freestanding fridge and chest freezer. Pitched ceiling. External stable door leading to the formal garden.

#### **Guest Bedroom**

10'8 x 9'11

Double bedroom located on the ground floor with uPVC sliding doors leading to rear garden. uPVC window to front aspect. Radiator. Power points. Door to en-suite.

#### **Ensuite Bathroom**

5'1 x 10'9

Fitted with a three piece suite comprising of tiled bath with tiled splashback, mixer tap, and shower attachment, a pedestal wash hand basin with single taps, and a a low level wc. Access to loft space via loft hatch. Part tiled walls. Fitted shelving unit. Radiator. Frosted window to front aspect.

#### **Landing**

7'2 x 21'7

Access to loft via loft hatch. Internal doors to all first floor rooms. Internal door leading to secondary staircase which provides direct access to the garden. uPVC window to rear aspect. Large radiator. Power points with USB adaptability. Recessed down lighting.

#### **Master Bedroom**

19'10 x 15'10

Hardwood door that leads to a staircase leading to the master bedroom. Electric fireplace with slate hearth. Large walk in bay uPVC window. Two radiators. Power points. Opening to master en-suite shower room.

#### **Master Ensuite Shower Room**

13'9 x 14'4

Large en-suite fitted with a three piece suite comprising of a grand walk in shower with traditional and rainfall shower attachments and panelled walls, wash hand basin set over vanity unit with feature mixer tap, and a back to wall wc. Quartz windowsill and shelving. Chrome heated towel rail. Dual aspect uPVC window. Radiator. Electric shaver points.

#### **Bedroom 2**

18'8 x 14'0

Large double bedroom with uPVC window to side aspect. Large radiator. Wash hand basin with tiled splashback and single taps. Power points.

#### **Bedroom 3**

11'8 x 12'11

Large double bedroom with uPVC window to side aspect. Large radiator. Wash hand basin with tiled splashback and single taps. Power points.

#### **Bedroom 4**

12'11 x 10'0

Double bedroom with a uPVC window to side aspect. Radiator. Power points.

#### **Bedroom 5**

12'10 x 10'0

Double bedroom with a uPVC window to side aspect. Radiator. Power points.

### **Bedroom 6**

11'6 x 8'8

Bedroom that is currently used as a study. uPVC window to side aspect. Large radiator. Wash hand basin with tiled splashback and single taps. Power points.

### **Bathroom**

11'0 x 11'11

Fitted with a three piece suite comprising of traditional style chain pull flush wc, a wash hand basin set over vanity unit, and a tiled bath with integrated step and surface to either side. Frosted uPVC window to side aspect. Storage cupboard with fitted shelving.

### **Bathroom**

4'0 x 9'11

Fitted with a three piece suite comprising of panelled bath with shower over, a low level wc, and a pedestal wash hand basin with single taps. Fully tiled walls. Recessed down lighting. Extractor.

### **Outdoor WC**

5'7 x 4'3

Fitted with a pedestal wash hand basin and a low level wc. Frosted window to hallway. Tiled flooring.

### **Boiler Room**

2'2 x 3'5

Housing the oil fired boiler and consumer unit.

### **Garage**

20'2 x 17'11

Generously sized detached garage.

### **Stable Block**

61'1 x 17'9

The property benefits from a 61ft long stable block which has a range of possible functions ranging from space for workshops and storage to being reverted back to its original purpose and being used as a livestock building. The extensive size allows an abundance of adaptability and provides a plethora of possibilities.

### **Gardens**

Authorpe Manor is positioned in a plot of 1.97 acres and is comprised of a paddock, expansive driveway and recreational garden space. The paddock is generously proportioned and is found to the rear of the property and is suitable for grazing animals and over looks the rolling fields of the Wolds behind. The recreational garden space is found across the plot and features a variety of areas including an outdoor bbq/bar area and well manicured laid to lawn garden space however the pièce de résistance is undoubtedly the impressive 'Baroque Style' formal garden which has a central fountain surrounded by roses, box topiary, trees and shrubs.

### **Other Outbuildings**

The property features further outbuildings found across the 1.97 acre plot which are primary used as outdoor storage spaces.

### **Driveway**

The property boasts a grand sweeping gravelled driveway leads lead from the roadside and then opens up to the front of the property. The large driveway has ample space for numerous vehicles and also has a timber gate proving access to further additional parking.

### **Tenure**

Freehold.

### **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band

### **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

### **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

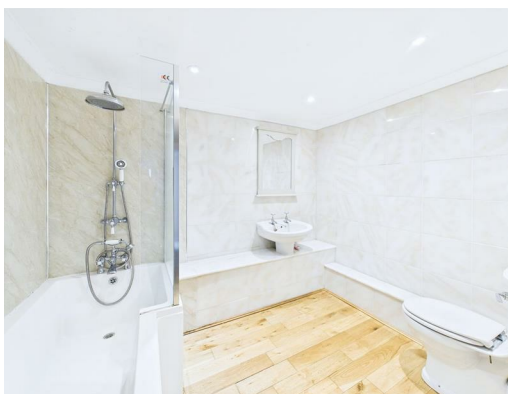
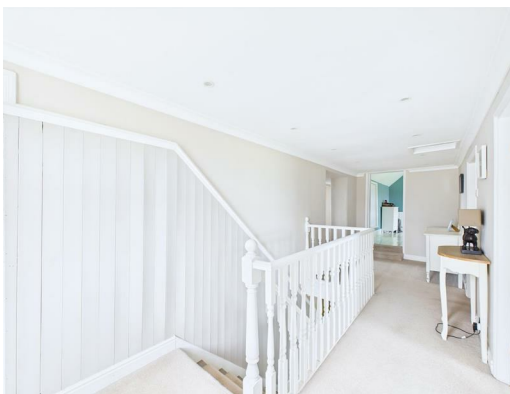
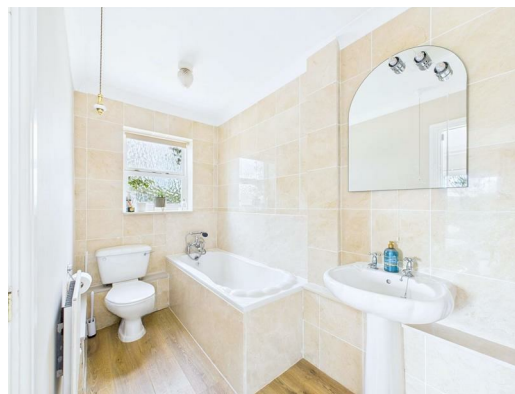
### **Making An Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
4222 ft<sup>2</sup>

(1) Excluding balconies and terrace

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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# Directions

Exit Louth via London road and continue until you reach the roundabout. At the roundabout take the second exit and then continue on Main Road, then take a left turn onto Muckton Road. Continue along this road and you will find the property on your right hand side.

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

