



Thorn Lane, Goxhill

Offers over £495,000

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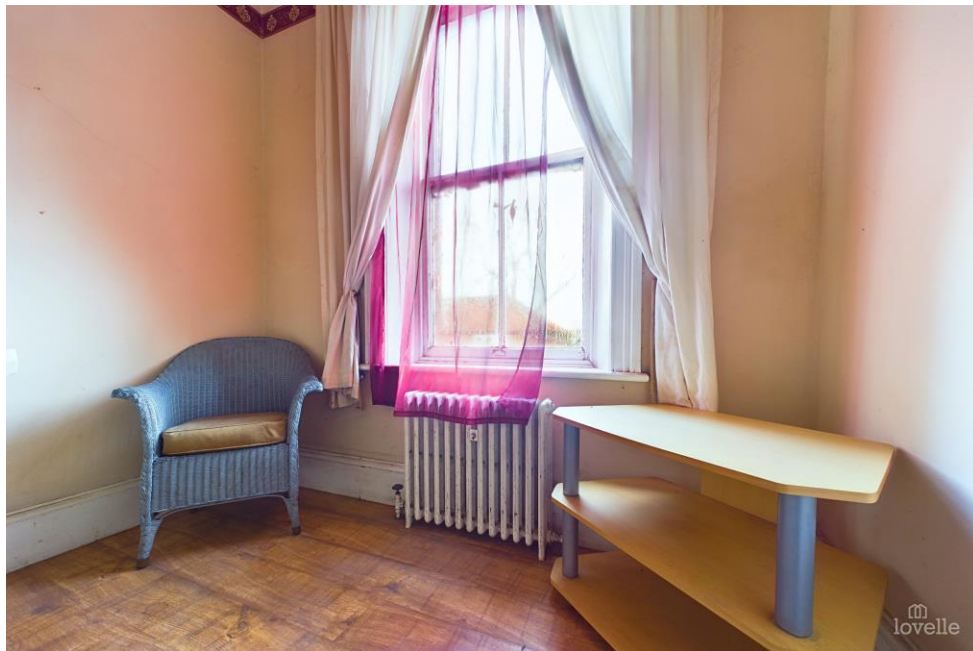

lovelle



Key Features

- ****NO CHAIN****
- Plot Size Circa 0.88 Acres
- Annexe & Barn
- Renovation Project
- Development Opportunity
- Seven Double Bedrooms
- Three Reception Rooms
- Utility Room & Study
- Driveway & Garage
- Private Gardens & Extensive Grounds
- EPC rating F





DESCRIPTION

****NO CHAIN****

A RARE OPPORTUNITY TO OWN THIS IMPRESSIVE MANOR HOUSE.

The property requires full refurbishment with a new owner to create something fabulous and amazing, whether that be for business use (subject to the necessary planning) or a substantial family home. As you approach this property, you are greeted by graceful trees adorning the boundaries and evoking the feeling of grandeur. Beautiful bay windows and allure of the patina covered bricks invite you to view this captivating property.

This charming residence consists of multiple reception rooms, dining room, kitchen, utility areas, and to the first floor accommodation are seven double bedrooms and a bathroom.

Outside of the property there are multiple outbuildings which include its very own stable block and a converted barn with a garage and a walled garden.

The Barn - 3 Bedrooms, 3 Reception Rooms, 2 Bathrooms.

Further on the manor house has a private ground floor annexe extending the living space of the property, or a possible conversion to a detached dwelling.

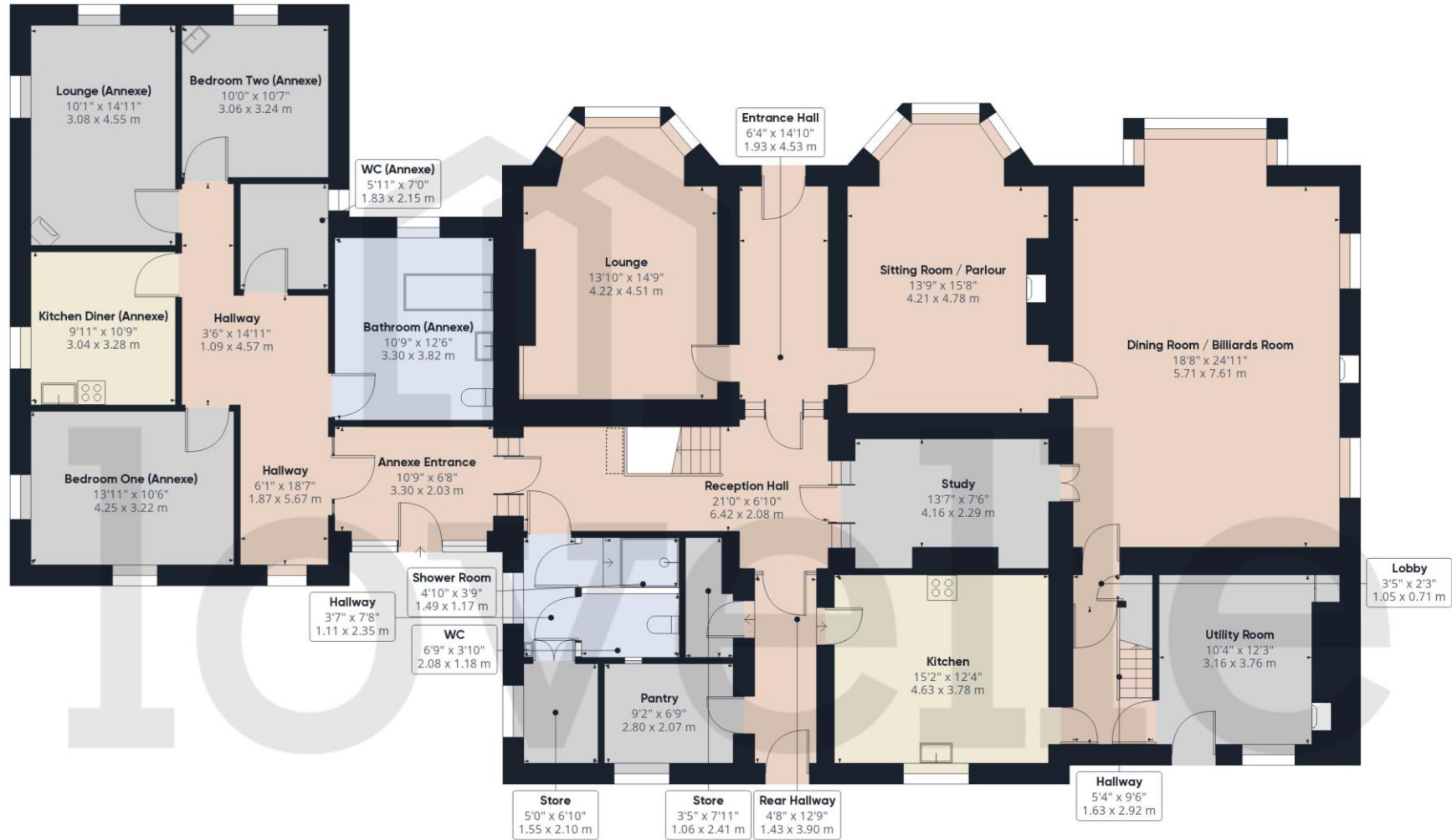
Annexe - 2 Bedrooms, 1 Reception Room, 1 Bathroom.

Once you have explored the house, you find yourself in the grounds and the gardens. Multiple "garden rooms" adds charm and character to the manor, while the brick walls and fencing offer privacy from the surrounding properties.

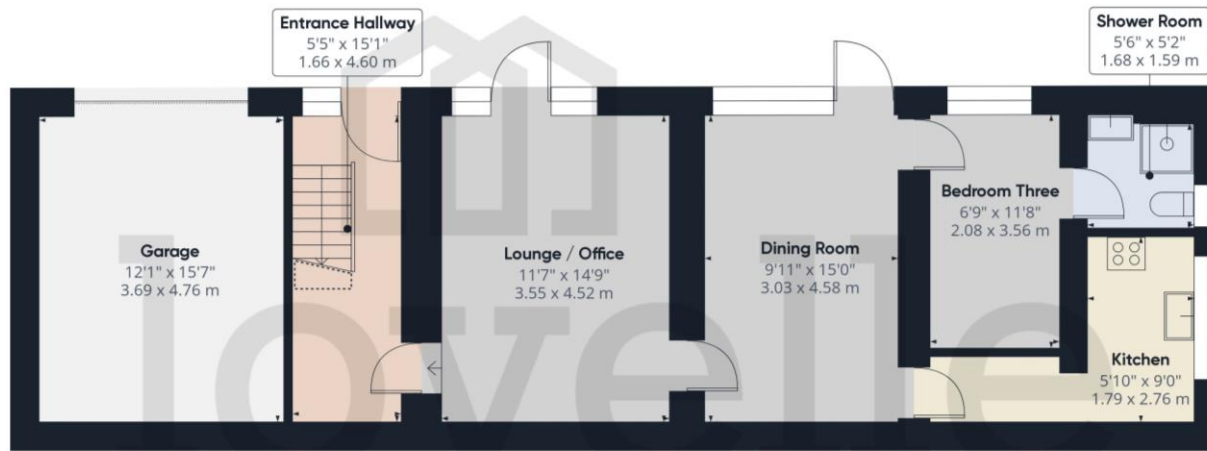
The history and curiosity is beckoning you in to explore this period residence, so book a viewing now and see it with your own eyes!



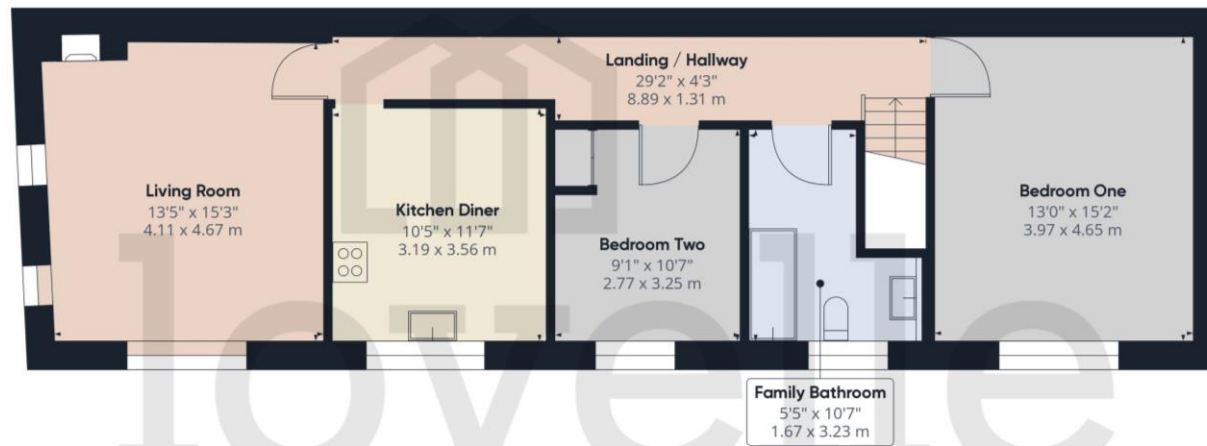
FLOORPLAN







Ground Floor Building 2



Thorn Lane, Goxhill

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band F

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652636587 to arrange an appointment.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	21 F	
1-20	G		

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Follow us on:



ENTRANCE HALL

Entered through a wooden door into a spacious hallway. Original features and the high ceiling showcase the rich history of this home. Doors to all principal rooms and a staircase to the first floor accommodation.

LOUNGE 4.2m x 5.8m

SITTING ROOM / PARLOUR 4.1m x 5.8m

DINING ROOM / BILLIARDS ROOM 5.7m x 7.5m

STUDY 4.2m x 2.6m

KITCHEN 4.6m x 3.7m

PANTRY 2.8m x 2.1m

UTILITY ROOM 3.1m x 3.7m

SHOWER ROOM 2.06m x

DOWNSTAIRS WC 2m x 1.1m

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.2m x 4.4m

BEDROOM TWO 4.7m x 3.8m

BEDROOM THREE 3.5m x 3.7m

BEDROOM FOUR 3.4m x 4.8m

BEDROOM FIVE 2.9m x 3.4m

BEDROOM SIX 4.1m x 2.6m

BEDROOM SEVEN 4.5m x 2.6m

BATHROOM 3.3m x 1.8m

WC 1m x 1.9m

OUTSIDE THE PROPERTY

FRONT ELEVATION

Beautiful and substantial front garden with towering copper beech trees, mature shrubbery, and fully laid to lawn.

SIDE GARDEN

Fully enclosed by fencing and brick walls, finished with mature fruit trees.

REAR ELEVATION

A charming rear garden, with a driveway and a lovely patio area. Towering trees and shrubbery add to the privacy of this garden. Finished off with a stable block and multiple brick outbuildings.

THE ANNEXE

ENTRANCE

Entered through a wooden door into a hallway with a door to the annexe and a door to the manor house.

KITCHEN DINER 3m x 3.2m

LOUNGE 3m x 4.5m

BEDROOM ONE 4.2m x 3.2m

BEDROOM TWO 3m x 3.2m

BATHROOM 3m x 3.8m

WC 1.8m x 2.1m

THE BARN

LOUNGE / OFFICE 3.4m x 4.5m

DINING ROOM 3m x 4.6m

KITCHEN 1.8m x 2.7m

BEDROOM THREE 2m x 3.5m

SHOWER ROOM 1.7m x 1.6m

FIRST FLOOR ACCOMMODATION

KITCHEN DINER 3.1m x 3.5m

LIVING ROOM 4.1m x 4.6m

BEDROOM ONE 3.9m x 4.6m

BEDROOM TWO 2.7m x 3.2m

FAMILY BATHROOM 1.6m x 3.2m

OUTSIDE THE PROPERTY

FRONT ELEVATION

Low maintenance, being fully covered in tarmac with access to the garage and rear garden. Gated access to the property, enclosed by a brick wall.

GARAGE 3.7m x 4.7m

REAR ELEVATION

Fully enclosed rear garden by fencing and brick walls. Fully laid to lawn with mature trees and shrubbery.

LOCATION

Goxhill is a most desirable village, having a varied range of local amenities including a Doctors Surgery, Pharmacy, All Saints Church, Garage, Pet Food Supplies and a Co-operative supermarket. There is a Primary School within the village, with Baysgarth coeducational Secondary School situated in the market town of Barton-upon-Humber, approximately 4 miles away.

