



# The Manor Retreat

Ref. 5842786

Benington, PE22 0DX

Freehold: £1,350,000

Rarely Available Investment Opportunity

Grade II\* Listed

Exclusive Holiday Let

7/9 Exquisite Bedrooms with en suites

Finished to an Incredibly High Standard

Possible Change of use (STP). EPC Exempt



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## Description

The Manor is a Grade II\* listed property dating back to 1646. The property is currently run as an exclusive holiday let and is the perfect retreat for all types of guests from families to friends and work colleagues and is the ultimate destination for special occasions and events. The extensive list of facilities includes seven uniquely themed bedrooms, the boho lounge, a casino and disco room with blackjack, roulette and more, a Real Sunlight sunbathing space which guarantees 100% sunbathing 365 days a year, a covered outdoor hot-tub, private gardens and outdoor dining area, dining hall, laundry room, family bathrooms and showers, a fully equipped kitchen and parking for several cars.

The property could however have other uses and be turned back into a private residence or provide B&B/Guest House accommodation should one wish and subject to the relevant consents.

Also on site is a separate ancillary building which could provide further accommodation.

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## Location

what3words: ///occupiers.patrolled.daily

The property is located in the heart of Lincolnshire and within striking distance of both Boston and the Coast, with much to do including sight seeing, walking, exploring historic market towns or just relaxing by the sea, it provides a perfect escape and is in a prime location to attract business.

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## Ground Floor

On entering the property you're greeted by grandeur from the off, high ceilings and ornate plastering cover the walls. From the central hallway are the principle ground floor rooms, a fabulous drawing room with wood burner, large lead lined windows with window seats along with wooden flooring, from here gives access to the games room or snug. Across from the drawing room is the dining room, another room of great proportions, once the kitchen is still benefits from the enormous stove which is still in working order should one wish to keep it stoked. The dining room leads into a back hall then into the now kitchen, finished to a very high standard it has floor and wall units with long central island with wooden work surface. A gas range is present along with feature fireplace inset with grate. A laundry room and w/c stems from here along with the Real Sunlight room, a fun room which has be crafted into a beach vibe, the real sunlight installation is usually only found in 5\* spas and helps attract guests all year round, especially during winter months. Stairs rise from here into a bedroom, spacious enough for a double or two singles. Further on the ground floor is a cellar.



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## Letting Accommodation

Rising up the beautiful staircase, past the long and very historic lead lined stain glass window, you arrive to the landing. A lovely bright and light place with four rooms, one with en suite, and a family bathroom stemming from here. All the letting accommodation and bathrooms within the property have been hand crafted in a themed and fun way using many quirky and historic features to create a bespoke experience for the guests that stay. Rising a further set of stairs and three more bedrooms are present along with family bathroom, there is a fourth and fifth room, one is currently being used as a games/mediation room, and the other a yoga studio, but both could be crafted into a further bedroom should one wish.

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## Fixtures & Fittings

Fixtures & fittings are included in the freehold sale, however any items personal to the owners are excluded. Contact the selling agent for further information.





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### External Details

Externally the property sits within its plot of 0.5 of an acre with garden wrapping the front, side and back. To one side is the gravelled drive with ample parking for a number of vehicles. Private and secluded behind a brick wall with wrought iron gates, the property feels secure. The landscape gardens have been carefully crafted to provide a formal arrangement but with a cottage garden type feel. Private dining areas are to the rear along with a covered space which currently houses the hot tub. Views can be enjoyed across fields and countryside beyond from all aspects of the property.

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### The Opportunity

This is certainly a property that needs to be seen to be believed, finished to an incredibly high standard throughout, the history, character and charm oozes out of the property. A fabulous investment opportunity awaits the right buyer, however this could become a fabulous private residence once again or guest house/B&B subject to the relevant consents.

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### Trading Information

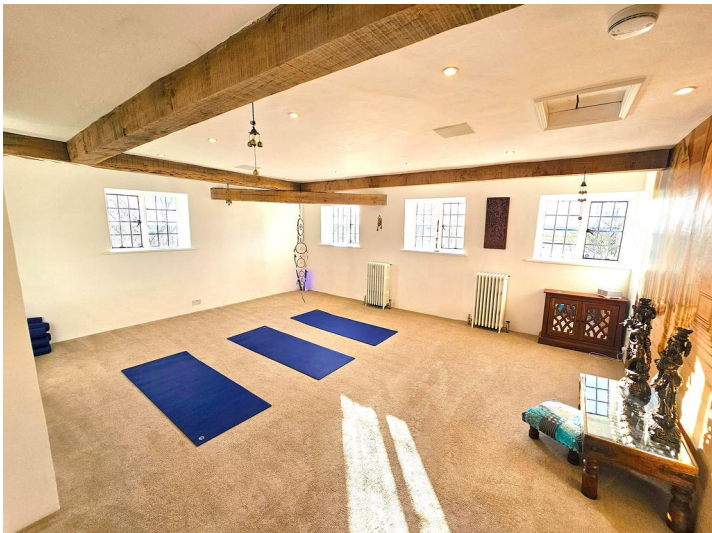
Trading information can be obtained via the selling agent.

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### Tenure

Freehold

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189