



Offers in the region of £695,000 Freehold



## Manor Farm Marsh Road, Lutton Marsh, Lincolnshire, PE12 9NP

An exceptionally spacious three/four bedroom detached farmhouse built in 1901 and set on a plot of approximately 6 acres, mostly comprising of equestrian facilities, with idyllic farmland views all around.

The property oozes with characterful features such as exposed brick, beamed ceilings and feature fireplaces, combined with the convenience of additions such as an LPG heating system (installed in 2021), and uPVC double-glazing.

Downstairs, the property boasts an entrance hall/utility room, perfect for kicking off muddy boots, a fitted kitchen/breakfast room with dual-aspect windows, a living room with paddock views, a formal dining room perfect for entertaining family and friends with a store room off, and a snug/office, (which could also be utilised as a downstairs bedroom). All three reception rooms offer log-burning stoves (of which 2 were fitted in the last 3-5 years). Off the snug/office/bedroom 4 is a family bathroom with a roll-top bath in which to relax after a hard days work.

Up the grand staircase are 3 bedrooms, two being king-size and the third being a single room.

Outside, the driveway comfortably accommodates 4 vehicles, with a raised bed rose garden providing a pretty and fragrant welcome. To the front of the property, a pathway leads to a wooden stable block comprising of stables. There is a brick-built barn, comprising of two stables which are currently utilised as a workshop and a tack room. A further open-fronted wooden barn provides storage for hay etc. A 20ft shipping container provides additional storage space.

Beyond the outbuildings is an area of hardstanding/yard which is suitable for horseboxes/tractors etc. The yard can also be accessed by continuing along the farm track. The yard provides access to the school and grazing land. The menage benefits from flood lighting. The land is divided into three level paddocks.

To the rear of the property is the formal enclosed garden, mainly laid to lawn with a shrub border and patio area

## LONG SUTTON

**Entrance Hall/Utility Room**

9'10" x 5'11" (3.00m x 1.82m)

Sloped ceiling. Ceiling light. Composite door with feature double-glazed leaded windows to the front. Wall-mounted 'ideal' LPG boiler. Under-counter space and plumbing for a washing machine. Under-counter space for a tumble dryer. Radiator. 2 x double power-points. Single power-point. Tile flooring. Wooden stable door to the kitchen/breakfast room.

**Kitchen/Breakfast Room**

19'5" x 9'10" (5.94 x 3.01m)

2 x ceiling lights. Dual-aspect room with uPVC double-glazed leaded windows to the front and the rear. uPVC double-glazed door to the rear. Fitted range of matching wall and base units with a worktop over. Stainless steel sink and drainer with a stainless steel mixer tap and a tiled splashback. Freestanding 'Belling' range-style cooker with a 5-ring induction hob and extractor over. Integrated dishwasher. Under-counter space for an appliance. Breakfast bar to seat 2 people. Space for a tall fridge-freezer. Feature exposed brick wall. 5 x double power-points. Tile flooring.

**Snug/Office/Guest Bedroom**

14'8" (max) x 9'11" (4.49m (max) x 3.03m)

Sloped ceiling with feature beam. 2 x ceiling lights. uPVC double-glazed leaded window to the side. Log-burning stove inset into a brick chimney breast on a raised, tiled hearth. Radiator. Double power-point with dual USB ports. Double power-point. TV point. Tile flooring.

**Guest Room En-Suite**

9'5" x 7'11" (2.88m x 2.42m)

Sloped ceiling. Ceiling light. Dual-aspect room wiith uPVC double-glazed leaded windows to the rear and the side. 3-piece suite comprising a roll top bath with a centre tap, a vanity basin unit and a low-level WC. Tile flooring.

**Dining Room**

13'11" x 13'10" (max) (4.26m x 4.24m (max))

Textured, beamed ceiling. 2 x ceiling lights. uPVC double-glazed leaded window to the front. Log-burning stove inset into the brick chimney breast on a raised, tiled hearth with a wooden mantle over. 2 x radiators. 3 x double power-points. Laminate flooring.

**Store Room**

7'6" (max) x 4'5" (max) (2.30 (max) x 1.35m (max)

Sloped, textured ceiling. uPVC double-glazed leaded window to the rear. Wall-mounted consumer unit. Radiator. Double power-point. Single power-point. Laminate flooring.

**Living Room**

19'5" (max) x 10'11" (5.94m (max) x 3.34m)

Textured, beamed ceiling. 2 x ceiling lights. 2 x uPVC double-glazed leaded windows to the side. Contemporary log-burning stove inset in the chimney breast on a tiled hearth with a wooden mantle over. 2 x radiators. 4 x double power-points. Single power-point. 2 x TV points. Laminate flooring.

**Landing**

Carpeted stairs to first floor with a light over and an additional light to the landing. Hatch providing access to the loft. uPVC double-glazed leaded window to the rear. Radiator. Carpet flooring

**Bedroom 1**

14'11" x 9'9" (4.57m x 2.99m)

Ceiling light pendant. 2 x uPVC double-glazed leaded windows (duel aspect) with field views, to the front and the side. 2 x radiators. 4 x double power-points. TV point. BT point. Carpet flooring.

**Bedroom 2**

10'10" x 9'2" (3.32m x 2.80m)

Ceiling light pendant. uPVC double-glazed leaded window, with field views, to the side. Radiator. 2 x double power-points. TV point. Carpet flooring.

**Bedroom 3**

9'10" x 8'11" (max) (3.02m x 2.74m (max))

Ceiling light pendant. uPVC double-glazed leaded window to the side. Built-in airing cupboard housing a hot water cylinder with shelving measuring approximately 1.07m x 0.67m. Radiator. Double power-point. TV point. Carpet flooring.

**Shower Room**

11'6" (max) x 5'5" (max) (3.51m (max) x 1.66m (max))

Ceiling light. uPVC double-glazed leaded window to the side. Low-level WC. Pedestal hand basin. Steps up to the shower cubicle with a bi-fold door and tiled splashback with a wall-mounted 'Essentials' electric shower. Radiator.

**Outside**

The property is accessed down a short track off Marsh Road. The double 5-bar gates open onto the gravelled driveway, which comfortably accommodates 4 vehicles, with a raised bed rose garden providing a pretty and fragrant welcome.

To the front of the property, a gravel pathway leads to a wooden stable block comprising of 6 stables, 4 of which measure approximately 3.60m x 3.60m, and two measuring approximately 4.30m x 3.60m. The stables are equipped with water, power and lighting. There is a brick-built barn, equipped with power and lighting comprising of two stables measuring approximately 4.30m x 3.60m, which are currently utilised as a workshop and a tack room. A further open-fronted wooden barn, with power and lighting, with a tin roof measures approximately 6.20m x 5.20m and provides storage for hay etc. A 20ft shipping container, with lighting, provides additional storage space.

Beyond the outbuildings is an area of hardstanding/yard which is suitable for horseboxes/tractors etc. The yard can also be accessed by continuing along the farm track and through it's 5-bar gate. The yard provides access to the school and grazing land. The menage, measuring approximately 40m x 20m is enclosed with post and rail fencing and benefits from flood lighting. The land is divided into three level paddocks, one being an approximately 3 acre paddock and two being approximately 1 acre paddocks. They are all enclosed with post and rail fencing and have automatic drinkers.

To the rear of the property is the formal garden, being enclosed and mainly laid to lawn with a shrub border and a patio area. The septic tank is located in the formal garden.

**Material Information**

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

**Local Area**

Manor Farm is located approximately 5 miles from Long Sutton. The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive. The smaller nearby Town of Sutton Bridge also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

The vendors have advised that there is excellent hacking immediately from the front of the property. The show centres of Sheepgate and Laughton Manor which offer British Show Jumping and British Dressage Classes are nearby.

**Council Tax**

Council Tax Band B. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

**Energy Performance Certificate**

EPC Rating D. If you would like to view the full EPC, please enquire at our Long Sutton office.

**Services**

Mains electric, water and private drainage are all understood to be installed at this property.

Central heating type - LPG central heating. A 1200l tank is in situ at the front of the property.

**Mobile Phone Signal**

Inside - EE is available over Voice and Data. Three is Limited over Voice and Data. O2 is not available over Voice and Data. Vodafone is available over Voice and Data

Outside - EE is available over Voice and Data. Three is Likely over Voice and Data. O2 is Likely over Voice and Data. Vodafone is available over Voice and Data.

Visit the Ofcom website for further information.

**Broadband Coverage**

Standard broadband is available.

Visit the Ofcom website for further information.

**Flood Risk**

This postcode is deemed as a very low risk of surface water flooding and deemed a high risk of flooding from rivers and the sea. However there are 2 sea walls and there has been no flooding since 1953.

**Directions**

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street and turn right onto Park Lane. Turn left onto Daniels Gate. Turn right to stay on Daniels Gate and take a slight left onto Lutton Gowts. Continue onto Lutton Bank, and turn right onto South Drove. Continue for 2.8 miles before turning left onto Marsh Road. Continue around the bends and the property is located on the left-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.

**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.