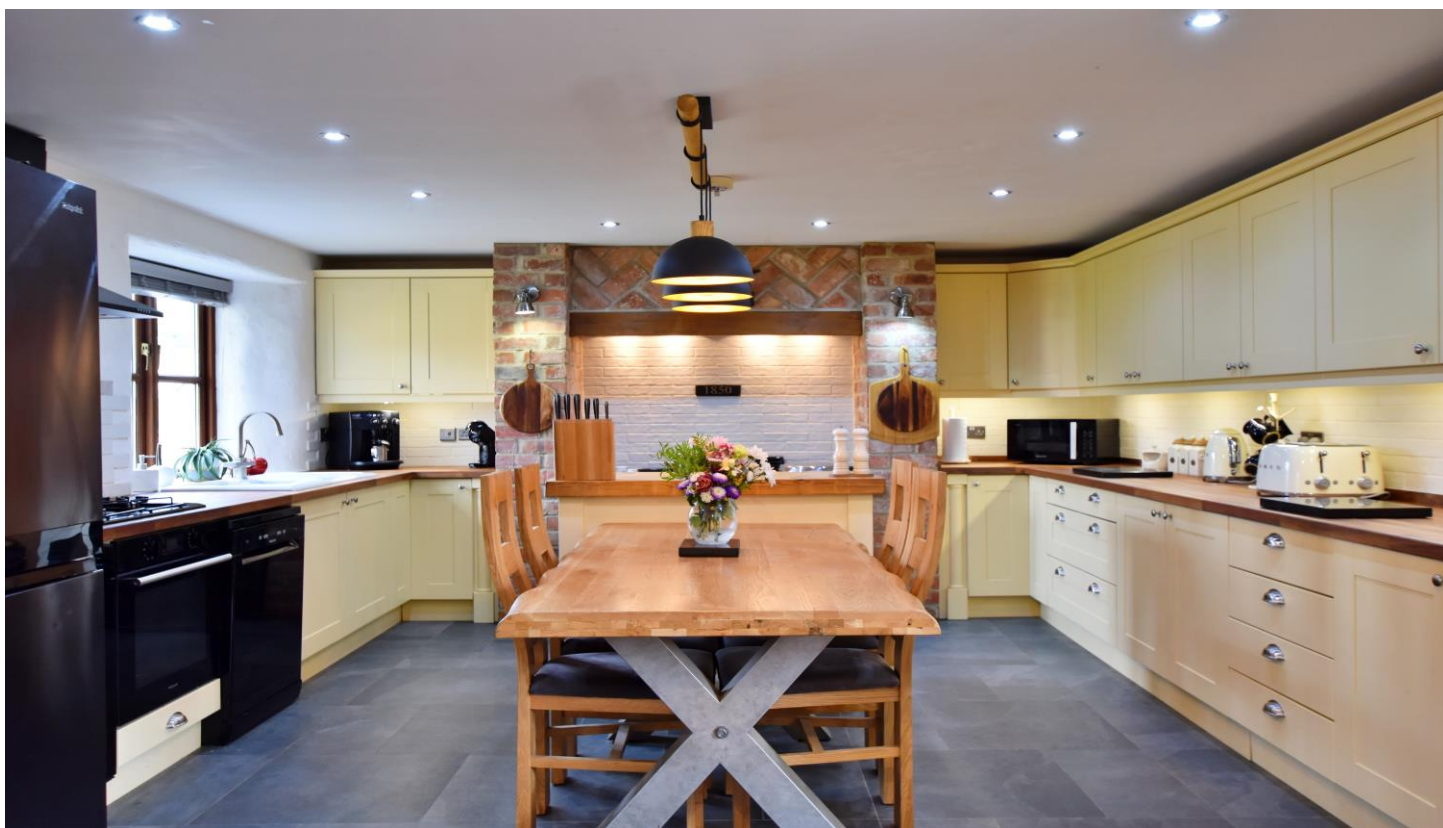




- 19th Century Barn Conversion
- 216 Sqm Of Living Accommodation
- 4 Double Bedrooms
- Kitchen Diner & Utility Room
- Period Features Such As Exposed Beams & Brickwork
- Aga & Log Burner
- Double Garage
- South - Facing Garden

Manor Farm Court, Scampton, LN1 2EF,
Offers in the Region Of £600,000





Starkey&Brown are delighted to represent this outstanding 19th century barn conversion situated in the desirable Scampton village.

Known for its historic roots in Lincoln's aviation history, the village itself has a rural location and enjoys views of rolling fields into the distance whilst also boasting the popular Damnbusters Inn.

The residence stretches over two floors and measures approximately 216sqm of living accommodation. Upon entering the property you are greeted by a grand welcoming entrance hall which has a feature wall of exposed stone and staircase rising to the first floor.

The home is centred around the kitchen diner which has a superb 4 oven Aga, wine cooler and a range of bespoke wooden fixed units. There is a 20'2 x 15'10 lounge which includes a classical log burner with french doors looking out onto the rear garden.

To complete the ground floor is an additional reception room used as a study come family room, utility room and downstairs WC.

Rising to the first floor is a spacious landing with exposed stone work giving access to bedrooms and bathrooms. The master bedroom consists of triple aspect windows and its own private en suite. The further 3 bedrooms are double bedrooms and include built in wardrobes with use of a four piece family bathroom suite.

Externally to the rear is a south facing garden being mostly laid to lawn but enjoying a flagstone patio area perfect for entertaining and relaxing with guests. To the front of the property is a courtyard arrangement with classic farmyard timber gates providing secure parking for multiple vehicles and access to a double garage with two separate up and over doors.

Scampton village is located a short 15 minute drive to Lincoln city centre and enjoys amenities closer to home whilst being surrounded by natural beauty and an abundance of wildlife. Within the village is Scampton CofE primary school, rated Good by OFSTED and in the neighbouring village of Welton is William Farr CofE senior school which is widely disputed as one of the best schools in Lincoln.

Council tax band: E. Freehold.

Reception Hall

Having double glazed windows to front aspect with front door entry, wood effect flooring, radiator, stairs rising to the first floor with exposed brickwork feature wall. Access to:

Utility Room

7' 0" x 5' 9" (2.13m x 1.75m)

Having a range of base and eye level units with counter worktops, boiler (fitted December 2023), space and plumbing for appliances and double glazed window to rear aspect.

Dining Room

14' 2" x 9' 6" (4.31m x 2.89m)

Having 2 double glazed windows, radiator and opens out into:

Kitchen

15' 2" x 14' 3" (4.62m x 4.34m)

Having a range of base and eye level newly fitted units (late 2023) with counter solid oak worktops, a feature 4 oven aga with exposed brick work surround, wine cooler, additional oven with 4 ring hob and extractor hood over, double glazed window to rear aspect, a natural slate floor, one and a half sink and drainer unit.

Lounge

20' 2" x 15' 10" (6.14m x 4.82m)

Having French doors to rear aspect leading onto rear garden, radiator, log burner for wood and coal and exposed beams.

Family Room

16' 10" x 9' 10" (5.13m x 2.99m)

Having double glazed window to rear aspect, wood effect flooring and radiator.

Cloakroom

Having low level WC, radiator, classical pedestal wash hand basin unit and a double glazed obscured window.

First Floor Landing

Having double glazed window, airing cupboard housing hot water cylinder and a exposed stonework feature wall. Access to bedrooms and bathroom.

Master Bedroom

20' 3" x 15' 10" (6.17m x 4.82m)

Having 3 double glazed windows, 2 radiators and access to:

En-Suite

Having a shower cubicle, low level WC, bidet, radiator, heated towel rail and hand wash basin unit.

Bedroom 2

14' 1" x 13' 2" (4.29m x 4.01m)

Having built-in wardrobes, 2 radiators and double glazed window.

Bedroom 3

15' 10" x 9' 9" (4.82m x 2.97m)

Having loft access, double glazed window, built-in wardrobe and a single radiator.

Bedroom 4

11' 8" x 9' 10" (3.55m x 2.99m)

Having double glazed window, built-in wardrobe and radiator.

Bathroom

10' 4" x 10' 0" max (3.15m x 3.05m)

Having 5 piece suite with bath, shower cubicle, pedestal hand wash basin unit, low level WC, bidet, radiator, heated towel rail and a double glazed obscured window.

Outside Rear

Having an enclosed garden with fenced perimeters, being mostly laid to lawn and south-facing orientation. A range of mature flowerbed perimeters, a flagstone patio seating area and side access to the front of the property.

Outside

Having courtyard arrangement and having a traditional barn style timber gate enclosure. Access to:

Double Garage

22' 7" x 15' 2" (6.88m x 4.62m)

Currently set up as a games room. Having 2 up and over doors, power and lighting.





**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



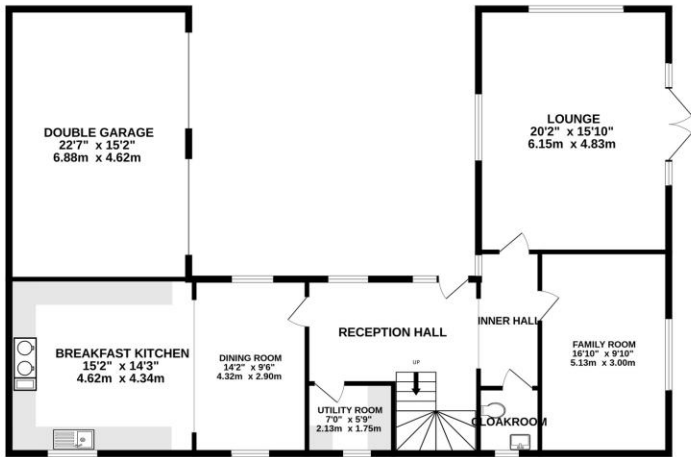
**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



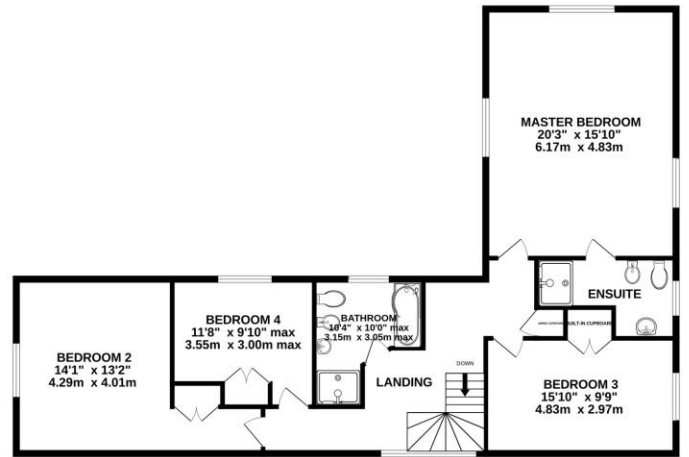
**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE
YOUR LOCAL PROPERTY PEOPLE