



MANOR FARMHOUSE

32 MAIN STREET MUSTON NOTTINGHAMSHIRE NG13 0FB

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



MANOR FARMHOUSE

An excellent example of a village farmhouse offering a first-class family home (semi-detached) of appreciable character, within the heart of a highly regarded Vale of Belvoir village, with convenient direct access to Grantham schooling and amenities, Nottingham and Bingham; in our opinion a 'gem' of a country property which merits internal inspection.

Manor Farmhouse is a fine and substantial four/five-bedroom period home in a delightful setting with special reference made to the extensive orchard grounds/grass meadow complimenting this charming home.

The property offers an interior layout of appreciable character, with three reception rooms, and a classical country kitchen with a connecting larder-pantry and utility room.

The first-floor features four generous family bedrooms and two bathrooms with flexible access from a primary and secondary staircase.

Vehicular access leads to a parking / vehicle court and with a useful range of traditional brick outbuildings, beyond which are the extensive country gardens.

Internal inspection is highly recommended to appreciate the authentic period character and charm of this delightful home.

MUSTON

Muston is a delightful Vale of Belvoir village on the Nottinghamshire-Leicestershire border with a useful range of amenities and schooling close to hand in the neighbouring village of Bottesford.

The market towns of Bingham, Newark on Trent, Melton Mowbray and Grantham are all accessible from the village and a few miles to the east is a direct connection to the A1 national road network. The main regional centres of Nottingham and Leicester are within easy reach of Muston.

There is convenient access to Nottinghamshire schooling across the age ranges alongside the Lincolnshire grammar schools.

The village has an ancient church and there are numerous picturesque local walks available in the surrounding Vale of Belvoir countryside.

A direct main line rail service from Grantham into London Kings Cross ensures a swift commuting option for London and the south of England.

Valuable Planning Consent

The sellers have recently secured a valuable Planning consent, by Swain Architecture, for a creative contemporary extension to the existing floorplan if required; Planning Reference 24/00059/FULHH (Melton Borough Council)

PRICE GUIDE (OIE): £750,000



GROUND FLOOR

Entrance Hall

A charming entrance hall giving an immediate indication of the appreciable original character much in evidence throughout this rather special period home.

Heavy original fielded pine front entrance door. Secondary double-glazed side small ornamental sash window giving a glimpse of the village street scene. Contrasting red and cream original tiled flooring. Understairs storage. Stone stepped access to the rear hall.

Rear Hall

Primary single flight staircase rising to first floor landing. Original black and red quarry tiled floor. Two rear period picture windows overlooking the private garden courtyard.

Charming Sitting Room 4.70m x 4.65m (15'6" x 15'3")

This is a delightful room with a focal point to the room created by a cast iron wood burning stove set to a flagstone hearth. Two painted original exposed cross beams. Tri-section original sash window. Exposed original floorboards. Fitted decorative chair rail. This is a well-proportioned room with a generous ceiling height and an attractive village street scene front aspect.

Cloakroom/WC

Quarry tiled floor. Fitted Ideal Standard wash hand basin and low flush wc. Small ornamental sliding sash window. Fielded quarter panelled pine door.

Second Sitting Room/Family Room

4.65m x 3.40m (15'3" x 11'0")

Once again, a room of appreciable character featuring painted wide gauge original floorboards, a recessed pitched pine floor to ceiling cupboard, two painted original ceiling cross beams and a wide tri-section period sash window to the front aspect affording a pleasant street scene outlook. Original fireplace recess with oak mantle beam and decorative fire back down - please note the fireplace is blanked off and not currently operational. Fielded quarter panelled door connecting to the hall.



Classic Farmhouse County Kitchen

4.70m x 4.35m (15'6" x 14'3")

High painted timbered ceiling, tri-section sash window and contrasting black and red quarry tiled flooring extending through from the hallway create a characterful atmosphere to this traditional country kitchen. Fitted 1.5 bold Belfast sink unit set to a quartz countertop with storage cupboard and integrated AEG dishwasher beneath. Recessed glazed cupboard and base storage cupboard. Oak worktop with cutlery drawer and storage space beneath. Quarter panelled door connecting to:

Superb Walk in Larder/Pantry

Extensive fitted wall shelving and tiled thrall.
Rear period window.

Outer Hall

Secondary single flight staircase to first floor. Period latched doorway connecting to:

Rear Porch/Small Boot Room

The porch connects to the rear garden courtyard and has fitted coat pegs and a rustic brick floor.

Utility/Laundry

Long wooden countertop wall run with storage cupboards below and double automatic washing machine/tumble dryer appliance space. Inset 1.5 bowl stainless steel sink unit. Understairs open recess incorporating a Vaillant gas fired boiler serving domestic hot water and central heating systems. Exposed painted original ceiling timbers.

Ground Floor Family Room/Bedroom Five

4.90m x 4.05m (16'0" x 13'3")

Fitted Aga cast iron stove/log burner set to a brick hearth, creating a warming focal point. Polished quarry tiled floor. Two cottage style replacement sealed unit double glazed windows. Useful recessed library/display shelving and study worktop. Exposed original ceiling timbers.



FIRST FLOOR

Landing

Configured on two levels in an L-shaped formation alighted from a single flight balustraded period staircase.

Front Bedroom One

4.75m x 4.65m (15'6" x 15'3")

Shuttered period sash window overlooking the village street scene. Ornamental secondary double glazed side sash window. Picture rail.

Front Bedroom Two

3.65m x 3.60m (12'0" x 11'9")
(irregular shape)

Shuttered sash window front street scene aspect.

House Bathroom/Shower Room

Fitted rectangular bath, chrome mixer taps, recessed shower with full white bevelled brick interior tiling and a chrome finished thermostatically controlled twin head shower installation, pedestal wash hand basin and a low flush wc. Painted Wainscot wall boarding. Latched pine doorway returning to the landing. Shaver point. Sealed unit double glazed translucent window.

Centre Bedroom Three

4.70m x 4.35m (15'6" x 14'3")

Shuttered sash window to front street scene aspect. Useful recessed storage cupboard/wardrobe closet. Secondary doorway to:

Rear Secondary Landing

Single flight staircase descending to the utility area below. Latched pine door to:

Outer Landing

Replacement sealed unit double glazed side window. Large, enclosed airing cupboard with fitted high-capacity pressurised hot water cylinder.

House Bathroom Two

Fitted white suite comprising a panelled bath with a large, recessed shower incorporating a chrome finished thermostatically controlled shower installation having a glass enclosure, pedestal wash basin and a low flush wc.

Bedroom Four

4.90m x 4.45m (16'0" x 14'6")

Two replacement sealed unit double glazed cottage windows – attractive street scene and garden courtyard aspect. Exposed cross beam.



REAR COURTYARD AND COUNTRY GARDENS

There is a sheltered farmhouse courtyard to the rear of the property featuring a paved inner courtyard area with pathways extending to the vehicle court and outer terrace.

Single Storey Outbuildings

There is a range of single storey outbuildings ideal for general purpose storage and separate log/fuel storage. Complemented by a further large garden brick-built implement store with timber doors.

Stone stepped access from the rear courtyard links to a flagstone patio - alfresco relaxation and seating area ideal for barbecues and social outdoor entertaining. This attractive patio area is relieved by a raised water garden and a stone trough garden planter.



Car Parking Space

Double timber gates open from the village Main Street into a concrete courtyard/parking area offering useful hardstanding space and room for the erection of a garage structure if required.

Beyond the driveway there is a further sheltered seating area contained within a densely stocked shrubbery garden which links to a gently sloping grassed area rising to the main country garden. The sloping grass rise leads through a gladed walkway incorporating a specimen yew tree, to the upper orchard area, and grass meadow/country garden beyond.

Useful enclosed chicken run. Kitchen garden, greenhouse and garden shed.

The garden is protected by established trees and hedgerows bordering to open countryside in the main and to two neighbouring poultry sheds on the nearby farm.



POTENTIAL EXTENSION / ALTERATION



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

All mains services are available. Gas fired central heating circulating to radiators.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Environmental Considerations

We are advised that the property has not flooded in its history nor within the last five years with a very low risk rating on the advisory .gov.uk website.

Available Broadband

Standard 13 Mbps
Superfast 80 Mbps
Ultrafast 10000 Mbps

Available Mobile Coverage (based on calls indoors)

EE - ● Three - ●
O2 - ✓ Vodafone - ✓
✓ = Good ● = Variable X = Poor

LOCAL AUTHORITY

Council Tax Band F
Melton Borough Council
The Council Offices
Nottingham Road
Melton Mowbray
Leicestershire LE13 0UL
www.melton.gov.uk
01664 502502

TENURE

We understand the property is freehold in tenure.

VIEWING ARRANGEMENTS

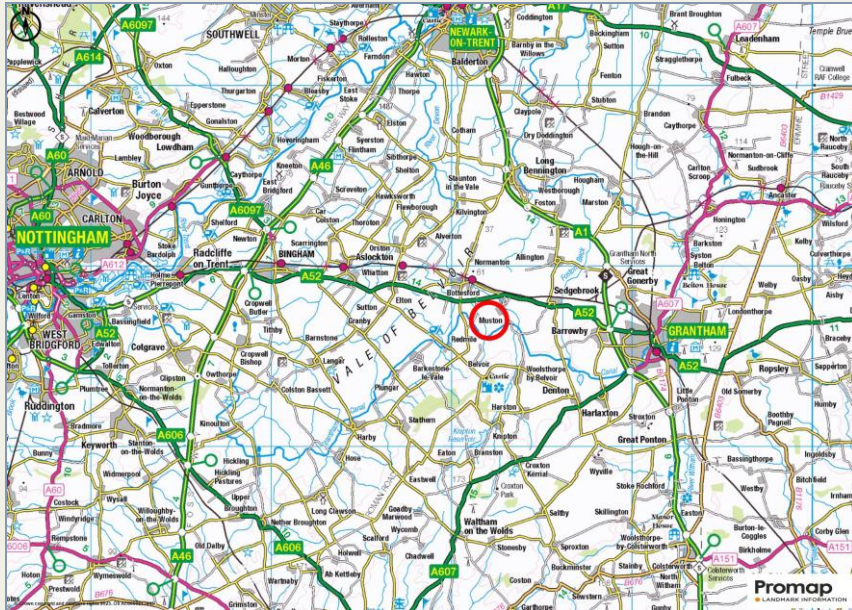
If you are interested in Manor Farmhouse and would like to arrange a viewing, please contact us on 01636 815544
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MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 0380-2192-1170-2902-0301

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

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