



## Scrooby Manor, Manor Farm, Scrooby

South Yorkshire, DN10 6AH



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Offers In The Region  
Of £2,000,000

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EXCLUSIVE



# Manor Road, Doncaster

## DESCRIPTION

### !NO CHAIN!

Scrooby Manor – A Titled English Estate of Historic Significance  
Own more than just a property—inherit a legacy.

Welcome to Scrooby Manor, a Grade II listed historic estate with roots stretching back to the 15th century and earlier. Once part of the medieval palace complex of the Archbishops of York, the site later became royal property under Henry VIII and Cardinal Wolsey, before playing host to some of the most important figures in early American history William Brewster, William Bradford, Richard Clyfton, and Richard Jackson, all key members of the Pilgrim Fathers.

Recent scientific analysis of the timber used in the manor revealed that the wood was felled between 1482 and 1515, meaning parts of the building are well over 500 years old. The oak used was from trees that had already lived for around 170 years, most likely grown and harvested locally, a powerful reminder of the estate's deep connection to its land and region.

Included with the title deeds is a rare legal right to use the historic honorifics "Lord and Lady of the Manor of Scrooby", offering owners not just a property, but a place in history.

Set within approximately 12 acres, including 5 acres designated as a Scheduled Ancient Monument, the manor offers both unparalleled heritage and potential for sensitive development, thanks to existing building footprints and multiple outbuildings.



# ROOMS

## DECRPTION

Briefly the property comprises two entrance halls, five reception rooms, country style breakfast kitchen, utility and shower room to the ground floor and five bedrooms, two with en suites, shower room and two dressing rooms to the first floor. Outside are garden to the front with picket fencing, three stables to the side with vegetable plot, summer house to the rear and expansive lawned areas with trees and fields beyond. There are also various outbuildings including an old milking parlour, a dovecote, several large storage barns, an office with internet router also supplying the main property, a double wooden garage plus two electric vehicle chargers. The property also benefits from double glazing, three phase electric power and heating whilst most rooms have wooden doors and beamed ceilings.

## DIRECTIONS

Follow the A638 into Scrooby from Retford turn right down Chuirch Lane or left from Bawtry and then left on to Low Road and first right on to Manor Road. At the end of this road are two grey wooden security gates with an intercom panel on the right for visitor access.

## MAIN ENTRANCE HALL ONE

6'6" x 13'5"  
Accessed via a solid wooden door with glass panel providing access to family room, office/study and breakfast kitchen, stairs rising to the first floor accommodation. with cupboard under, fuse box in overhead cupboard, smoke alarm to ceiling,

## FAMILY ROOM

19'6" x 13'5"  
Currently used as a Play Room. Feature fireplace with stone surround housing log burner, TV point, wooden seat in bay window to the side with cupboards under and wood panelling to either side, two wall lights, two windows to the front elevation.

## BREAKFAST KITCHEN

19'9" x 26'0" widest  
With fitted wall and base units in wood, central island with drawers and cupboards plus integrated dishwasher and fridge, sunken porcelain sink with mixer tap and cold water filter tap, power sockets, space for range cooker and American style fridge freezer in unit, corner unit housing wine rack with cupboards, further built in cupboard and separate pantry with shelves and light, tiled flooring and three windows to the rear elevation with entrance door

## OFFICE/STUDY

15'11" x 10'0"  
Bay window to the front elevation, two cupboards and corner unit, door into:

## DINING ROOM

13'3" x 15'11"  
Vaulted ceiling with hatch to Priest Hole, built in cupboard, tiled flooring, wood panelling with storage behind, window to the rear elevation, concealed radiator and doors into utility and breakfast kitchen.

## UTILITY ROOM

6'3" x 7'4"  
Worktop with space under for automatic washing machine, dryer and fridge, shelving, tiled flooring and door to the rear elevation with glass panel.

## INNER HALL

Providing access to the dining room, sitting room and shower room.

## LOUNGE

15'6" x 13'0"  
Feature brick fireplace with log burner, retractable wall cinema screen, built in cupboard, two wall lights, ceiling hatch and window to the front elevation. Door to Inner Hall.

## SITTING ROOM

19'9" x 10'0"  
Currently used as a Music Room  
Feature fireplace with stone surround and mirror over, two built in wooden shelves with central mirror, wood flooring, two wall lights, bay window to the front elevation and door into Inner Hall.

## SHOWER ROOM

4'4" x 5'5"  
Walk in shower with tiling and built in light, corner pedestal wash hand basin with shelf and swivel mirror over, low level flush wc, wall mounted down heater, towel holder, tiled flooring,

## ENTRANCE HALL TWO

6'8" x 10'5"  
Accessed via wooden door providing further access to the sitting room, lounge and stairs to the first floor accommodation with cupboard under and wood flooring.

## FIRST FLOOR LANDING

11'3" x 2'11"  
Accessed From the main entrance hall and providing access to bedrooms one and two and shower room, window to the front elevation.

## BEDROOM ONE

16'0" x 10'2"  
A double bedroom with feature hearth, window to the front elevation, radiator. Door leading into:

## EN SUITE

7'6" x 14'3"  
Matching suite comprising shower unit, pedestal wash hand basin low level flush wc, Door into dressing room.

## SHOWER ROOM

Shower unit, pedestal wash hand basin, low level flush wc, and door into dressing room.

## BEDROOM TWO

14'6" x 10'0"  
A double bedroom with vaulted ceiling, arched window to the front elevation. door into bedroom three.

## BEDROOM THREE

Vaulted ceiling with window to front and door into en suite.

## EN SUITE

Steps down from Bedroom Three lead into the en suite which has a stand alone slipper bath, corner shower unit with rainfall head and hand held unit, pedestal wash hand basin with mirror over, wc with high level cistern, vanity unit, wood flooring and Velux window.

## SECOND LANDING AREA

11'3" x 2'112  
Providing access to bedrooms three, four and five, window to side elevation.

## BEDROOM FOUR

Steps lead down to this double bedroom with angled roof, built in cupboard with clothes rail, two wall lights, window to the front elevation, radiator and folding door into wc with low level flush wc, wash hand basin with mixer tap on wood unit, shelves and mirror, towel holder and wood flooring.

## BEDROOM FIVE

7'10" x 7'0"  
Currently used as a Dessing Room.  
Shelving and three clothes rails, folding doors into storage cupboard, window to the front elevation with folding wood shutters.

## EXTERNALLY

The property is accessed from Manor Road via secure wooden electronic gates with intercom system and post box which lead to a drive running round to the main house. Scrooby Manor House stands in just over 12 acres comprising landscaped lawns with a variety of trees including spruce, an orchard with plum and apple trees and fields to the side, three stables and a vegetable plot with raised beds. Garden to the front of the property with picket fencing and being laid to lawn with mature shrubs and trees, There are several large barns, a dovecote and a disused milking parlour along with two more store units, an office and summer house with paved flooring, overhead lighting, two doors and pergola to the rear with paving and space and power for a hot tub, double garage and two electric vehicle charging points.

## OUTSIDE OFFICE

see below for measurements  
Offering an opportunity to work from home the purpose built office has power and lighting, air conditioning units, worktops and cupboards and is split into two sections with their own access doors, the first measuring 2.51m x 8.83m with adjoining door to the second which is 3.21m x 5.63m.

## DOUBLE GARAGE

Wooden construction to the rear of the house with an electric vehicle charging point.

## AGENTS NOTE

We are advised the property is currently listed with Land Registry on two separate Titles.

A video of the history of Scrooby Manor House is available to view please contact the Office for further details.

## COUNCIL TAX

We would advise any interested parties to make enquiries with Bassetlaw District Council in this regard.

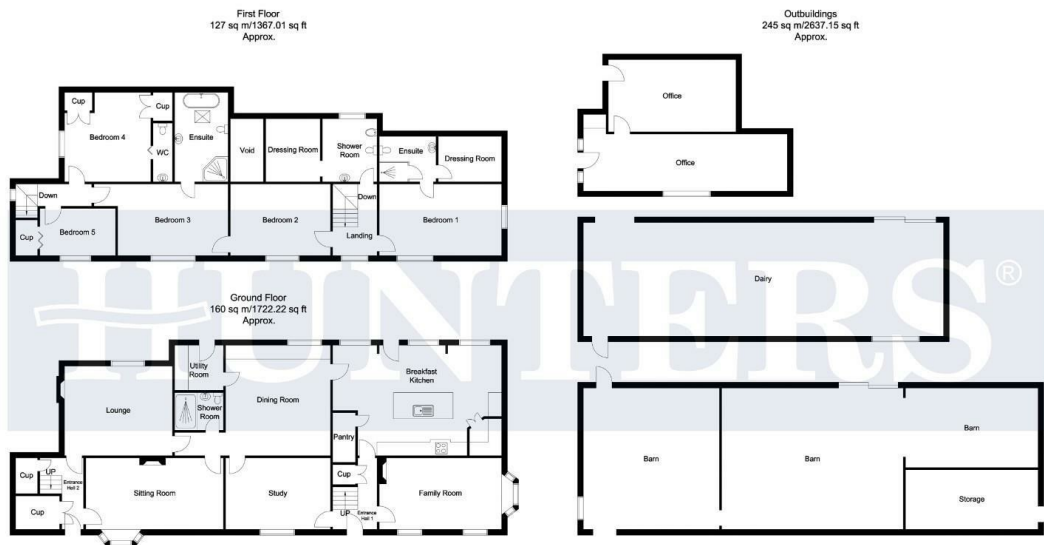
## TENURE - Freehold

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted





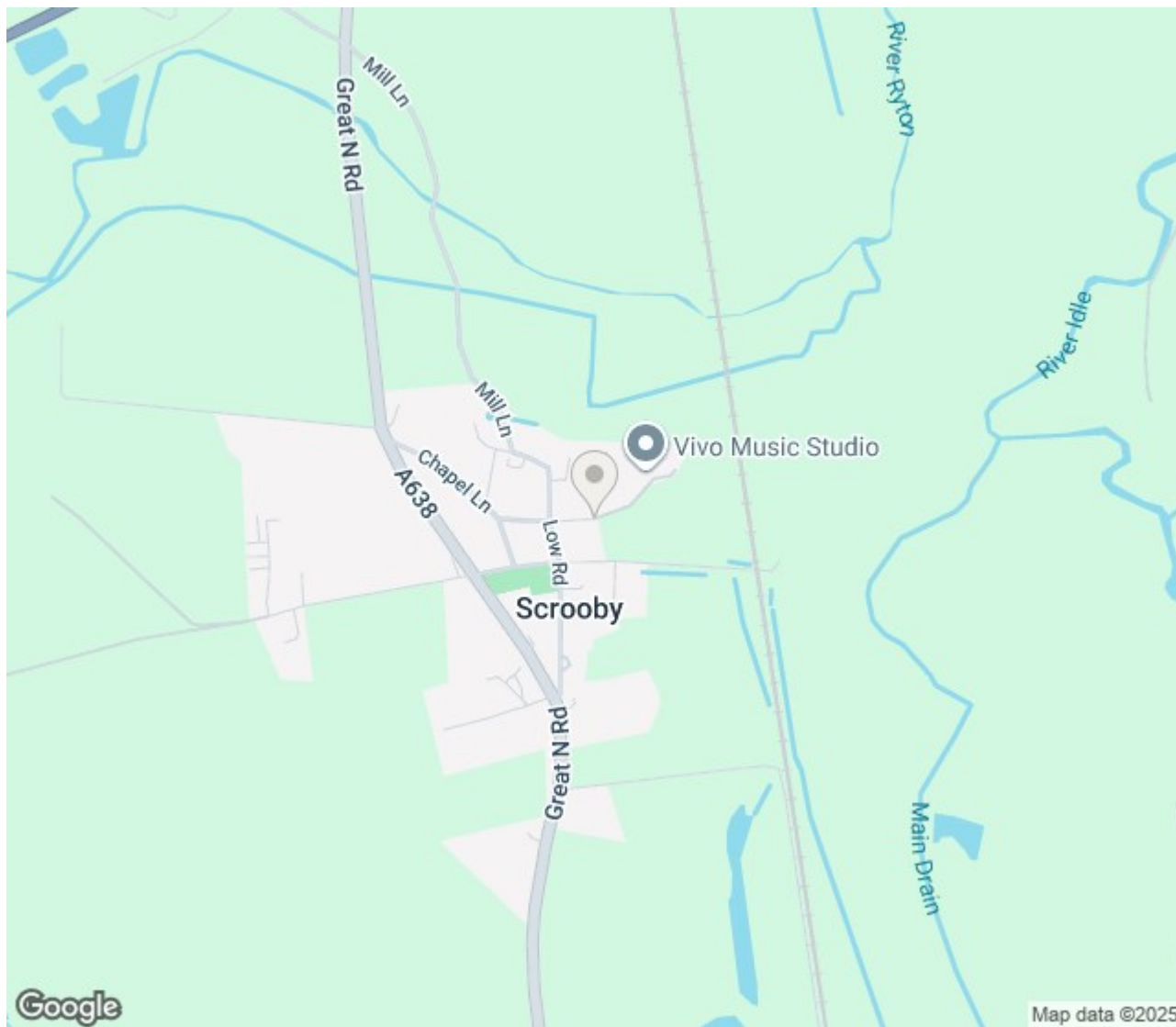




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.  
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.  
CP Property Services @2025







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