



Main Street, Horkstow



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£850,000

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## Key Features

- HISTORIC GRADE II FAMILY HOME
- 22' DRAWING ROOM
- 2 FURTHER RECEPTION ROOMS
- STUNNING KITCHEN
- LUXURIOUS BATHROOM AND EN SUITE
- 4 ATTIC ROOMS
- EPC RATING EXEMPT





Standing in approx 2/3 acre of primarily lawned grounds and mentioned in Pevsners' guide to the historic houses of Lincolnshire this Grade II Listed late 17th century farmhouse is named as being the temporary residence of the artist George Stubbs whilst he prepared his ground breaking Anatomy of The Horse. The home remains true to its Farm House roots with the refurbished 22' Kitchen, forward facing Sitting Room and the Dining Room catering for everyday family life whilst the impressive Hallway and dual aspect Drawing Room hint at former social standing of note. In addition to the Master Suite with superb En suite there are 4 further double bedrooms together with a spacious modern Family Bathroom and the substantial Attic Rooms could easily provide further accommodation or work space if required. The extensive lawned gardens are linked to the home by a broad flagged courtyard which is ideal for relaxed entertaining and extensive reception parking and a double Garage easily cater for those inevitable guests. The Manor - where your Family history begins.

### VIRTUAL TOUR

[CLICK HERE](#)

### RECEPTION HALL 4.74m x 3.95m (15'7" x 13'0")

A superbly welcoming Hall centred on the inglenook style fireplace with raised flagged hearth, inset beam and cast-iron stove.

### DRAWING ROOM 6.20m x 4.72m (20'4" x 15'6")

This beautifully lit double aspect room with its splay bay window to the front and additional sash window to the side offers a taste of gentle elegance ideal for more formal family celebrations and includes an arched study recess with fluted timber pillars, cornice, 2 radiators in ornamental grilles and a stripped timber fire surround with marble back and hearth. (MIN MEASUREMENTS)

### INNER HALL

Including open well return staircase with slender spindle balustrade and store cupboard under, radiator and sash window to the rear.

### SITTING ROOM 5.07m x 4.78m (16'7" x 15'8")

A delightfully relaxed family room with splay bay sash window overlooking the front lawn, fireplace with curving mantle beam, quarry tiled hearth and electric stove style fire, cornice, TV aerial point and 2 radiators.

### DINING ROOM 4.54m x 3.76m (14'11" x 12'4")

A traditionally appointed room with central ceiling beam, sash window to the side aspect and sliding sash to the rear, radiator in an ornamental grille and striking dark oak fire surround with ornate carved mantel and brick hearth.

### BREAKFAST KITCHEN 6.71m x 4.55m (22'0" x 14'11")

The undoubted social heart of the home linking to the rear terrace to create a relaxed entertaining area. The Kitchen has been extensively refurbished (2023) with a quality range of white fronted high and low units with oak work tops being mirrored by the oak flooring. There is a range of Miele appliances including a dishwasher, fridge and freezer together with an electric Evershot 4 oven range with induction hob, hotplate and extractor over. The modern is stylishly contrasted by the exposed ceiling beams, Yorkshire sliding sash window, rear door and deep, shelved Pantry.

### SIDE ENTRANCE HALL

With radiator, tiled floor and side entrance door.

### CLOAKROOM 1.66m x 1.72m (5'5" x 5'7")

A most practical space with plumbing for a washing machine, space for a tumble drier, store cupboards, tiled floor, multi pane window and floor standing oil-fired central heating boiler.

### UTILITY 3.38m x 3.34m (11'1" x 11'0")

A most practical space with plumbing for a washing machine, space for a tumble drier, store cupboards, tiled floor, multi pane window and floor standing oil-fired central heating boiler.

### LANDING

With spindle balustrade rail, sash window on the half Landing, beam to the ceiling and central arch.

### BEDROOM 2 3.89 x 4.58 (12'9" x 15'0")

A generous, rear facing double room with sliding sash window, central beam, tv aerial point and radiator.





**BEDROOM 3** 4.71m x 4.09m (15'6" x 13'5")

Enjoying views to the front with radiator, tv aerial point, sash window, deep wardrobe and Georgian style fire surround with inset marble panels, decoratively tiled slips and cast iron grate.

**BEDROOM 4** 4.71m x 2.80m (15'6" x 9'2")

A further forward-facing double room with slate and marble fireplace with decoratively tiled slips and open grate, radiator, tv aerial point, built in wardrobe and additional deep store.

**INNER LANDING**

With radiator, arched display niche and door to the Attics.

**BEDROOM 5 / OFFICE** 3.39m x 3.75m (11'1" x 12'4")

With sliding sash window to the rear, central beam, radiators, telephone point and pine fire surround with cast iron fireplace.

**BATHROOM** 3.41m x 2.80m (11'2" x 9'2")

A stunningly refurbish family bathroom with traditional style suite in white with contrasting grey furniture to include a panelled bath, marbled topped wash stand with inset basin and mirror over, close coupled wc, a fully tiled walk-in wet room with mains rainwater head and hand-held attachment, period style towel radiator, central beam and sash window.

**MASTER SUITE**

**BEDROOM** 6.26m x 4.72m (20'6" x 15'6")

An impressive dual aspect room with windows to the front and side aspects, decorative fire surround with marble insets and tiled slips, radiator, tv aerial point and deep wardrobe.

**EN SUITE** 4.59m x 2.56m (15'1" x 8'5")

An indulgent luxury with free standing double ended bath with side filler attachment, marble topped wash stand with inset basin, close coupled wc, glazed and tiled quadrant shower enclosure with both rainwater head and hand-held attachment, central beam, sliding sash, marbled tiled floor and to half height.

**2ND FLOOR**

A return stair leads to a central corridor with skylight.

**ATTIC 1** 2.57m x 3.40m (8'5" x 11'2")

with window to the side aspect and beams.

**ATTIC 2** 18.13m x 3.68m (59'6" x 12'1")

with window

**ATTIC 3** 2.87m x 2.64m (9'5" x 8'8")

with window

**ATTIC 4** 6.56m x 3.79m (21'6" x 12'5")

with window



## OUTSIDE

The Manor is discreetly situated beyond mature beech hedging and approached over a driveway which leads past a side lawn with inset apple and pear trees to a broad side reception area which not only extends across the front of the home but also leads to the double GARAGE. The grounds are primarily laid to lawn with inset mature trees and shrub beds. Immediately to the rear of the home there is a full width flagged courtyard with brick lined Well which forms an outstanding outdoor entertaining space with views across Wold paddock land to the rear. The property is completed by a series of outbuildings with covered walkway which includes Store 1 (4.32m x 4.42m) with stone sink, chimney breast, beamed ceiling with hooks. (This room is widely believed to be the room in which George Stubbs worked in.) Store 2 (4.46m x 2.31m ) with quarry tiled floor, beams and opening through to the Tank Room which houses the oil storage tank, store 3 which would be ideal as a log /coal store.

## TENURE

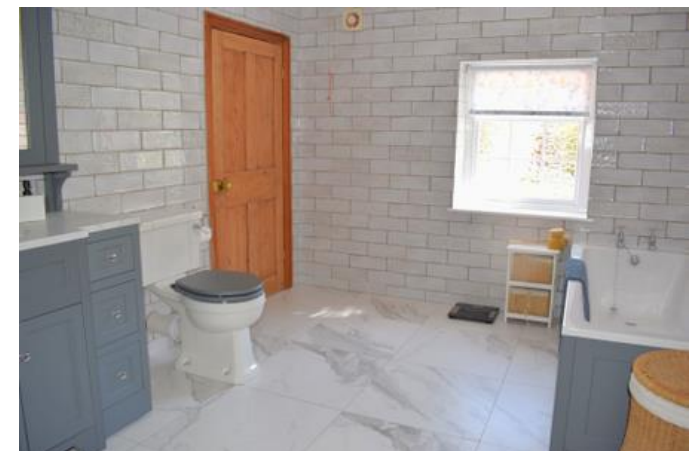
We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

## COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

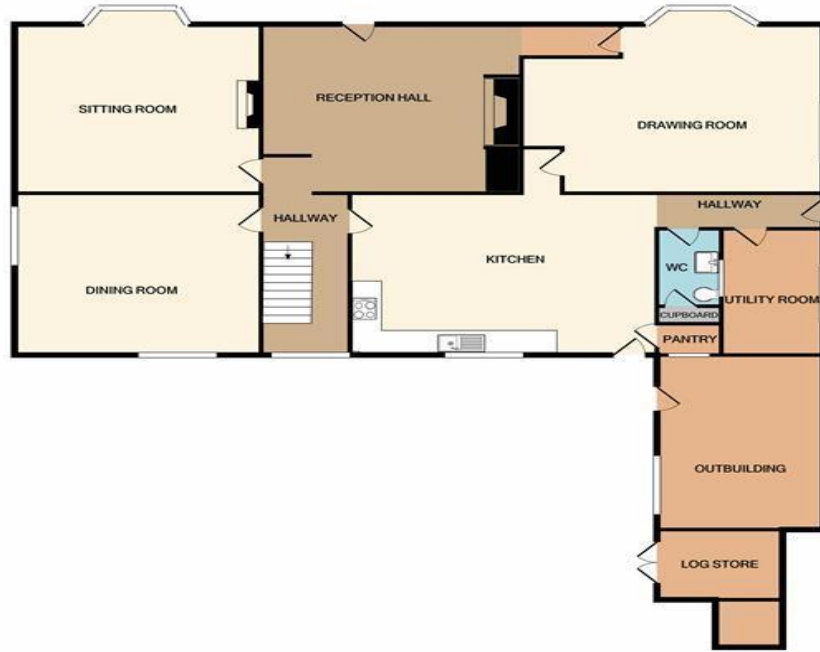
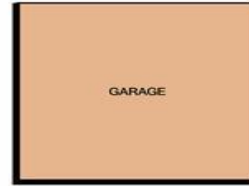
## ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.





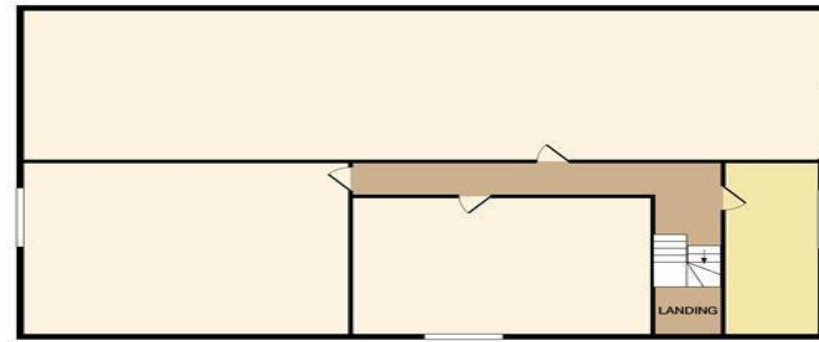
TOTAL APPROX. FLOOR AREA 5320 SQ.FT. (494.3 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.  
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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 2137 SQ.FT.  
 (198.6 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 1584 SQ.FT.



2ND FLOOR  
 APPROX. FLOOR  
 AREA 1599 SQ.FT.



## FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

