

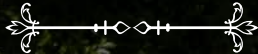


THE MANOR HOUSE

— TALLINGTON —

Full of character, from recessed windows now sealed in stone and timeworn shutters to aged beams in every shade of honey and chestnut, The Manor House is the very embodiment of English country heritage. Yet with live planning permission for a two-bedroom annexe conversion, it's a home designed to embrace modern living too...

Grade II listed and completely renovated, this 1740s home, built by the Earl of Lindsey, wears its history with grace, sharing the chapters of its past in its stable doors and carved staircase, where even the floors tell their own tales, laid in a rich tapestry of tiles.



LABOUR OF LOVE

Under the careful stewardship of the same owners for the past 25 years, The Manor House has been meticulously and sympathetically renovated throughout. A home at one point divided into two dwellings, it has been thoughtfully restored, reverting to the original floorplan as had been intended when the home was first built.

Planning permission is also in place for the attached stables to be converted into a separate two-bedroom annexe. Plenty of parking is available outside on the freshly laid gravel driveway, both for the main home and the stable annexe.





COUNTRY COMFORTS

Step through the hallway into the kitchen and feel the slow and subtle embrace of country comfort. Beneath the warmth of exposed timber, the flagstone and tile floors mark the changing zones of life: from practical prep space to the softly lit dining area, where there is ample space for a family-size farmhouse table. Natural light spills in from the shuttered window, whilst the Aga cooker, nestled in its stone inglenook, pumps out restorative warmth, also flowing from underfloor heating.

The traditional larder with practical racks for herbs and spices is ideal for home cooks and aspiring chefs.



FEAST YOUR EYES

To the other side of the hallway, lies the grand dining hall with its candelabra chandelier and flickering candle lit sconces illuminating the tactile nature of the exposed stone walls. A fabulous feasting hall, perfect for entertaining with ambience, off here, original tiled hallways lead through archways, connecting the different living spaces. Character resonates at every turn.



What the owners love
 “Our family has grown up here, and it’s been a wonderful home in which we’ve been able to give them space and freedom. We’ve hosted many happy events in our paddock including family weddings and community events.”



PEACEFUL MOMENTS

Sash windows, dressed in working shutters, invite light into the sitting room for after dinner soirees before the roar of the open fire. Beams of every hue infuse each room with unique personality. Spacious and serene, this is a room for entertaining and unwinding.

For quiet nights, comfort also awaits in the family room, where warmth emanates from the log-burning stove.



PRACTICAL PLACES

Thoughtful touches are woven throughout the ground floor. A handy downstairs cloakroom and spacious boot room cater to muddy walks and busy mornings, while the utility room, complete with underfloor heating, hums quietly behind the scenes, making light work of everyday tasks, and a walk-in pantry provides ample storage space.



Just off the kitchen, the garage room is paved in flagstones and brimming with versatility. With space for a pool table, this room has previously served as a play room for children and has also seen jars of slow-simmered jams and bottles of home-infused gins take shape. Double doors open directly to the driveway, making it ideal for entertaining or unloading after shopping trips. A further play room can be found on the first floor accessed up a set of stairs from the kitchen.



AND SO TO BED...

When bedtime beckons, ascend the carved oak staircase, a bespoke recreation of the original, to the first-floor landing where seven spacious bedrooms feature over the first and second floors.



In the bountiful principal suite on the first floor, built-in wardrobes in the dressing room, an exposed stone fireplace and rustic en suite with roll top bathtub emanate country warmth and contentment.



Drenched in light from sash windows, the bedrooms are seeped with character from the original stone walls, beams, and wooden floorboards, with so much storage available in the built-in wardrobes.





When it comes to a relaxing soak at the end of the day, options at The Manor House are plentiful, with a mixture of showers, contemporary centrally filled bathtubs and traditional roll top baths to choose from in the two family bathrooms on the first and second floors.



GLORIOUS GARDENS

Outside, The Manor House unfolds into a haven of green and gold, with land extending to just over 2.5 acres. Mature copper beech trees lend shade and majesty, while a small coppice opens up to reveal a hidden seating area, the perfect spot for slow morning coffees or sundown drinks. A garden grown for memory-making; from teepee parties to weddings beneath the trees, there is even a storybook summer house, complete with its own sandpit, to help make summers special for little ones, while the wisteria climbing the stone walls brings its own kind of magic in spring. Beyond the garden lies a substantial paddock. Outbuildings include a stone-built potting shed and plumbing for a lavatory.



SCOPE TO SHAPE

For those dreaming of multi-generational living, guest accommodation, or even a home studio or holiday let providing an income stream, the former stables present an exciting opportunity. With full planning permission already secured, and initial works underway to preserve it, (including the meticulous removal and retention of the original stable floor ready for underfloor heating to be laid beneath) the space is ready to be reimagined. Whether it becomes a stylish two-bedroom retreat with bathroom and open plan kitchen-lounge or a creative bolt-hole, the canvas is yours to shape and stamp with your own story.

A home of heritage, heart and opportunity, The Manor House is ready to welcome its next chapter.



THE FINER DETAILS

Freehold

Detached

Grade II listed

Early 18th century

Plot approx. 2.57 acre

Gas central heating

Mains electricity, water and sewage

South Kesteven District Council, tax band G

Ground Floor: approx. 187.3 sq. metres (2,016 sq. feet)
First Floor: approx. 133.2 sq. metres (1,433.4 sq. feet)
Second Floor: approx. 85.7 sq. metres (922.2 sq. feet)
Total Area: approx. 406.1 sq. metres (4,371.6 sq. feet)
The Barn Ground Floor: approx. 62.6 sq. metres (674.3 sq. feet)
The Barn First Floor: approx. 33.4 sq. metres (359.8 sq. feet)
The Barn Total Area: approx. 96.1 sq. metres (1,034.1 sq. feet)



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IN THE AREA

Nestled in the pretty village of Tallington, make the most of the fantastic facilities available on your doorstep. Embrace the outdoors with a trip to nearby Tallington Lakes, where 205 acres of clean spring fed water are yours to splash about in. From water skiing to wakeboarding, jet skiing to windsurfing alongside skiing, tobogganing and climbing.

Families are well served by the local schools in Market Deeping and are also in the catchment area for Bourne Grammar School. Independent schooling options include Copthill School, Witham Hall, Kirkstone House and Stamford School.

Pull on your boots and explore the local countryside, pop into the local church, offering fortnightly Sunday services, while the active village hall regularly hosts events. Commute with ease from nearby Peterborough into London King's Cross.

LOCAL DISTANCES

Market Deeping 4 miles (9 minutes)
Stamford 4.5 miles (10 minutes)
Bourne 9 miles (18 minutes)
Peterborough 12 miles (24 minutes)
Spalding 15 miles (26 minutes)





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