



The Manor House

West Street, Timberland, Lincolnshire LN4 3RX

£550,000

BELL

ROBERT BELL & COMPANY



The Manor House West Street, Timberland Lincolnshire LN4 3RX

Lincoln – 14 miles

Grantham – 26 miles (with East Coast rail link to London)

Boston – 21 miles

(Distances are approximate)

This landmark property with its classic Georgian symmetry has stood proud to the centre of this quintessential English village for many generations. The accommodation is over three floors and provides many versatile rooms including seven bedrooms and three reception rooms nearing 4,000 square feet in total. This large house has many notable features including deep skirting boards, sliding sash windows, high ceilings, original internal doors and many fireplaces. However, in recent times its condition has deteriorated and it is now in need of an uplift to return it to the former glory it deserves.

The property sits on large lawned grounds, part being walled and an enclosed courtyard garden. The pretty village of Timberland has a good community feel, traditional public house, active village hall and many countryside walks. Properties such as this are rare to the market, one should view to fully appreciate the setting, size, and potential on offer.



ACCOMMODATION

Reception Hall having solid timber main entrance door, balustrade staircase to the first floor, pattern glazed tiled flooring and doors to:



Morning Room [17'2" x 16'3" (5.23m x 4.95m)] a dual aspect room including sliding window to front garden and having feature fireplace, picture rails and exposed timber floorboards.

Cloakroom comprising low level WC, wash hand basin and clay tiled flooring.

Drawing Room [37'7" x 15'5" (11.48m x 4.70m)] formerly two rooms made into one many years ago but retaining two separate matching fireplaces. There are moulded cornices, deep skirting boards and doors to the following:

Office a dual aspect room including French doors to the garden.

Scullery [12'8" x 15'10" (3.86m x 4.82m)] a dual aspect room and having fireplace, timber door to side of property and double doors to:

Utility Room [15'2" x 12'1" (4.62m x 3.68m)] with Belfast style sink inset to work surface over space and plumbing for washing machine, dresser unit to one wall, door returning to drawing room and archway to:

Kitchen [15'4" x 17' (4.67m x 5.18m)] a dual aspect room having shallow clay sink inset to work surface over base units and feature fireplace. Door to rear lobby and maid's staircase to first floor.

Rear Lobby [10'8" x 5'2" (3.35m x 1.57m)] overlooking and having door to the 'Courtyard'.

First Floor

Landing with staircase to the second floor having southerly outlook over the lawned garden and doors to each side to the principal bedrooms.

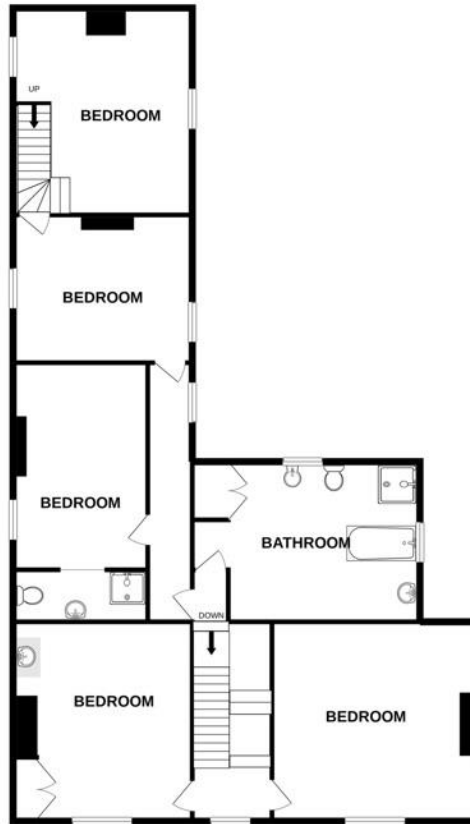
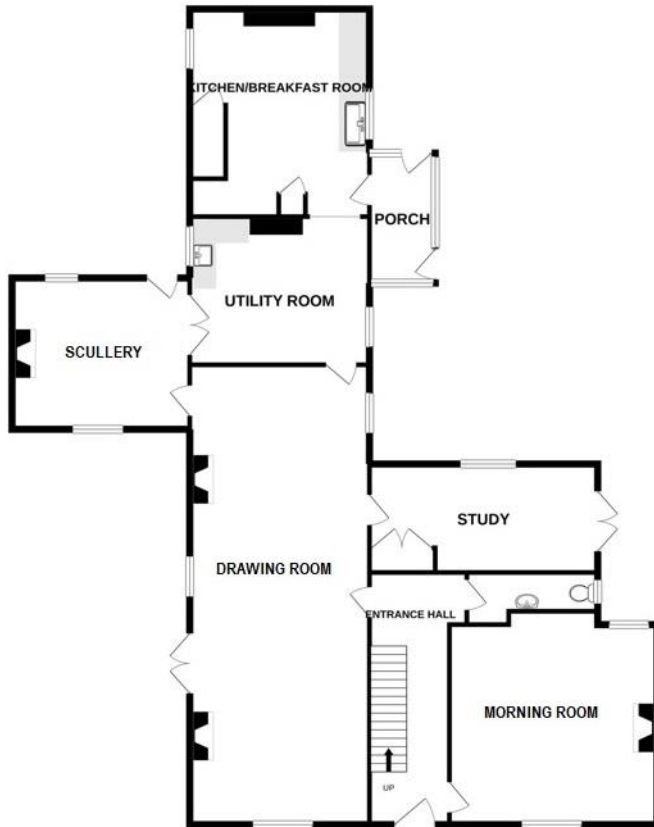
Bedroom 1 [17'6" x 16'9" (5.33m x 5.10m)] with sliding sash window to front and having picture rails.

Bedroom 2 [16'3" x 15'3" (4.95m x 4.64m)] again, with front aspect and having built-in double wardrobe, wash hand basin and exposed timber floorboards.

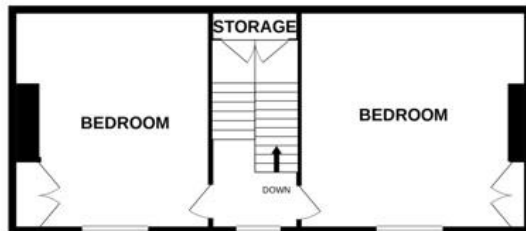


GROUND FLOOR
1829 sq.ft. (169.9 sq.m.) approx.

1ST FLOOR
1597 sq.ft. (148.4 sq.m.) approx.



2ND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 4041 sq.ft. (375.5 sq.m.) approx.

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.
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Bathroom [18'7" x 13'5" (5.66m x 4.09m)] a dual aspect room with a suite comprising, shower cubicle, double sided bath, low level WC and bidet and built-in airing cupboard to one side.

Bedroom 3 [20'1" x 11'4" (6.12m x 3.35m) max including en-suite] with a side aspect; picture rails and archway to **En-Suite** providing tiled shower cubicle, pedestal wash hand basin and a low level WC.

Bedroom 4 [15'3" x 12'1" (4.64m x 3.68m)] a double aspect room with pitched ceiling, exposed timber flooring and door to:

Bedroom 5 (original maids' room) [17' x 15'5" (5.18m x 4.70m)] entered through bedroom four or via a staircase leading down into the kitchen, having a pitched ceiling and exposed timber flooring.

Second Floor

Landing with doors to each side to:

Bedroom 6 [17' x 16' (5.18m x 4.37m)] providing some superb views over the roof tops of the village and open countryside beyond; with a feature fireplace and built-in wardrobe.

Bedroom 7 [17' x 16' (5.18m x 4.87m)] again, with splendid views over the village and having feature open fireplace and built-in wardrobe.

OUTSIDE

The property is approached through iron double gates and over a circular driveway leading to ample parking.

The remaining front garden is laid to lawn with further lawn to the side and seating areas off several French doors within the accommodation and enclosed courtyard garden. There is an enclosed courtyard off the kitchen.



ENERGY PERFORMANCE RATINGS – House = F

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa office, 19 Station Road, Woodhall Spa. LN10 6QL

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