



Manor House
Chapel Lane, Sibsey, Boston, Lincolnshire PE22 0SN

OIEO £995,000

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Manor House

Chapel Lane, Sibsey, Lincolnshire PE22 0SN

Lincoln – 32 miles

Grantham – 35 miles with East Coast rail link to London

Boston – 5 miles

(Distances are approximate)

A striking country house of some considerable appeal standing proud to a 'Parkland' setting of around six acres. This Grade II listed Georgian home sits well back from the passing road and provides an exceptionally wide range of accommodation including three large principal reception rooms, garden room and four double bedrooms. There is further accommodation including a converted barn thoughtfully transformed into a three bedroom self-contained dwelling, and a further barn converted to home office and recreation room/gym. This home would be ideal for multi generation living or Airbnb for additional income if desired. There is garaging for many vehicles, workshops and storage. Outside the grounds provide attractive formal gardens, woodlands with mowed pathways, paddocks and lake making a most enchanting setting. Sibsey features a village hall, a post office with shop, a public house called the White Hart, and the Grade I listed Sibsey Trader Mill. Additionally, St. Margaret's Church with a community library is a key part of the village. The village is known for community events held at the Village Hall, the area also has a primary school and is a peaceful, family-friendly environment. The larger market town of Boston with its traditional high street brands and supermarkets is approximately five miles. A viewing of this substantial country home is highly recommended to fully appreciate the setting, versatility and size of accommodation on offer.





Manor House Accommodation

Entrance into the property is gained through a timber glazed door leading into:

Reception Hallway 32' 9" x 9' 6" (10.0m x 2.90m)

A grand formal entrance with easy tread staircase to the first floor and having storage below, pattern tiled flooring and timber panel doors leading to:

Lounge 18' 0" x 14' 11" (5.50m x 4.55m)

A dual aspect room with views over the front and side gardens with sliding sash windows and original timber shutters. There is a double radiator and central ceiling light point and an open fire set to solid marble surround cast iron inset.

Dining Room 18' 0" x 15' 1" (5.50m x 4.60m)

An ideal room for formal entertaining having dual aspect through sliding sash window with timber shutters. There is an open brick fire place and tiled flooring.

Sitting Room 18' 5" x 16' 9" (5.63m x 5.12m)

A casual room with cast-iron stove set to pattern tiling and slate hearth. There is built-in display shelving, cupboards and timber glazed double doors to:

Garden Room 14' 8" x 12' 1" (4.48m x 3.70m)

A superb addition to the home with tiled flooring, views and French windows opening to the gardens and patio area.

Breakfast Kitchen 18' 0" x 16' 8" (5.49m x 5.09m)

The 'Hub' of the home with a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There are wall mounted cupboards above, double oil-fired Aga, electric hob with filter hood over. The room overlooks and has a timber door to side courtyard providing an informal entrance for everyday use and timber door to:

Pantry 15' 4" x 8' 0" (4.69m x 2.45m)

Having side aspect, quarry tiled floor, original marble cold shelf, an extensive range of shelving and a built-in electric fan secondary oven.





Utility Room 12' 11" x 8' 0" (3.93m x 2.44m)

With side and rear side aspect, fitted work surfaces over base units including space and plumbing for washing machine, wall mounted cupboards above and an inset ceramic 'Butler' style sink.

Rear Lobby

With door to rear courtyard, flagstone flooring, door to cellar and to:

Cloakroom

With a low-level WC and wash hand basin.

Cellar

Being two separate rooms having lighting and restrictive head height.

Stairs from the main reception hall leads to:

Half Landing

The stairs continue to the main lading with door to:

Bathroom

A dual aspect room and having a suite comprising paneled bath, pedestal wash hand basin, tiled shower cubicle, bidet and a low-level WC. There is a built-in double airing cupboard with hot water cylinder and shelving.

Main Landing

This 'room' has views over the front paddock and doors to:

Bedroom 1 18' 5" x 17' 4" (5.62m x 5.29m)

With side aspect, feature fire place and door to **En-Suite Bathroom** with a suite comprising paneled bath, pedestal wash hand basin, bidet and shower cubicle.

Bedroom 2 18' 3" x 16' 11" (5.57m x 5.15m)

Having a window to the side aspect, radiator, feature period fireplace and a range of built-in wardrobes. **En-Suite Shower Room** comprises a three-piece suite.

Bedroom 3 18' 7" x 15' 3" (5.67m x 4.66m)

A dual aspect room with feature period fireplace and a double wardrobe with hanging rails and shelving.

Bedroom 4 18' 3" x 16' 4" (5.57m x 4.99m)

A dual aspect room with wash hand basin and a feature period fireplace.





The Coach House

This thoughtfully renovated former coach house provides garage space to the ground floor through three sets of timber double doors, with WC and attached garden store. There is an external staircase leading to the first floor and into the **Office/Recreation Room 20' 3" x 11' 3" (6.19m x 3.45m)**, a dual aspect room with oak flooring, and feature exposed beams to the ceiling and door to second **Office / Studio 19' 7" x 20' 2" (5.97m x 6.15m)**. A dual aspect room with oak flooring and feature exposed beams.

Three Bedroom Detached Barn Conversion

A superb addition providing the possibility of multi-generational living, short hold tenancy let or even Airbnb. It has four open fronted garages beneath and an attached brick outbuilding. A part glazed door with glazed side panels opens into:

Entrance Lobby

Having tiled flooring, cast-iron wood burning stove and solid oak staircase leading to the first-floor accommodation. An oak latch door opens through to an inner lobby area with storage which has doors arranged off.

Utility Room 7' 4" x 6' 0" (2.24m x 1.83m)

With side aspect and fitted units comprising sink unit inset to work surface over cupboards.

Ground Floor Double Bedroom 15' 5" x 11' 9" (4.70m x 3.59m)

With rear aspect and having exposed timbers and tiled flooring. A ladder leads up to an open plan storage area above and an oak latch door opens to the **En-Suite** being fully wall tiled and having a stylish suite comprising floor walk-in shower, pedestal wash hand basin and a low-level WC.

First Floor Living Kitchen 19' 8" x 17' 1" (6.00m x 5.21m) extending to 27' 1" (8.26m)

Kitchen Area being dual aspect with a range of fitted units comprising sink unit inset to worksurface over base units, wall mounted cupboards above and four ring electric hob over electric oven. **Living Area** is a characterful dual aspect room with oak flooring, exposed timbers, open brickwork and latch doors open to:

Bedroom 2 15' 3" x 9' 10" (4.65m x 3.00m)

With rear aspect, oak flooring, and exposed timbers.

Bedroom 3 14' 5" x 11' 3" (4.40m x 3.45m)

With dual aspect, oak flooring and a double wardrobe with oak doors.



Bathroom

With a stylish white suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC.

Outside

The Manor House is set well back from the passing road and approached through electric double gates and over a swooping gravel driveway past the lake leading to ample parking for several vehicles and garaging. The gardens have been designed to provide a 'Parkland' setting with beautifully maintained lawns, shaped hedges and established flower beds and borders, planted with a wonderful range of flowering plants and shrubs including foxgloves, peonies and verbenas. There is a former tennis court and a woodland area with meandering pathways bordered by snowdrops and daffodils in the springtime. A well-stocked kitchen garden with raised beds and a poly-tunnel ready to grow fruit and vegetables and the garden includes three apple trees and grows a range of soft fruit. Two courtyard areas are set between a further range of useful outbuildings.

East Lindsey District Council – Tax band: G

EPC Rating Main House : Exempt

EPC Rating Barn Conversion: D

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.

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