



The Manor, East Torrington, Market Rasen, Lincolnshire LN8 5SE

The property extends in totality to 1.63 Hectares (4.02 Acres) or thereabouts.

Market Rasen: 5.9 miles | Horncastle: 14.3 miles | Lincoln: 15 miles



A rare opportunity to acquire an extensive equestrian property situated in East Torrington, Lincolnshire to be sold as a whole.

INTRODUCTION

The property comprises of an imposing Grade II Listed seven-bedroomed traditional style farmhouse known as 'The Manor'. The property is surrounded by extensive formal gardens and grounds, a Ha' Ha' feature, traditional red brick stable yard, incorporating a tack room, fodder store and feed room, post and rail ancillary paddock land and two livestock buildings to support the vendor's existing equestrian/agricultural use.

The property extends in totality to 1.63 Hectares (4.02 Acres) or thereabouts.



DESCRIPTION

The property has been tailored to meet the needs of a successful self-contained equestrian facility. The yard provides the opportunity for a purchaser to either expand and develop the existing infrastructure (subject to obtaining the necessary consents) or continue with the existing fit-for-purpose facilities.



LOCATION

The Manor is situated in the rural settlement of East Torrington which lies to the West of the highly sought after Lincolnshire Wolds.

East Torrington is approximately 5.9 miles from Market Rasen which provides a range of local scale amenities and services. More extensive facilities are available in the nearby historical City of Lincoln.

The Manor is located adjacent to the religious monument known as St Michael's Church – East Torrington and is situated on a working farmyard with the vendor retaining the remaining part of the farm.



THE MANOR HOUSE

'The Manor' is a Grade II Listed seven bedroomed traditional style country residence with extensive formal gardens and grounds, outbuildings, a Ha' Ha feature and a swimming pool expanding over a large plot in East Torrington, Lincolnshire.

The property is of a traditional red brick construction with a hipped pantile roof over.

The property is accessed via a private tarmacked driveway off the public highway leading directly to the residential property and the traditional buildings and main stable block. The property offers significant off-road parking for multiple vehicles.

The property has been categorised as being Grade II Listed by Historic England. The property is specifically listed under reference number 1309002 and further information can be found using the following website link: <https://historicengland.org.uk/listing/the-list/list-entry/1309002?section=official-list-entry>

The Manor offers extensive accommodation to include 7 bedrooms, family bathroom and downstairs bathroom/cloakroom. As well as a distinguished entrance hall and staircase with a spacious fitted kitchen with an oil fired rayburn and a formal dining room. The property has several reception rooms as well as a former two storey annex which can be accessed from the main family home. The property also benefits from unique features such as a marble fireplace and Rayburn feature.

THE GROUNDS

'The Manor' is surrounded by extensive mature formal gardens and grounds to include a range of traditional brick outbuildings and swimming pool. The grounds of the immediate residential property are bordered by a range of mature trees.

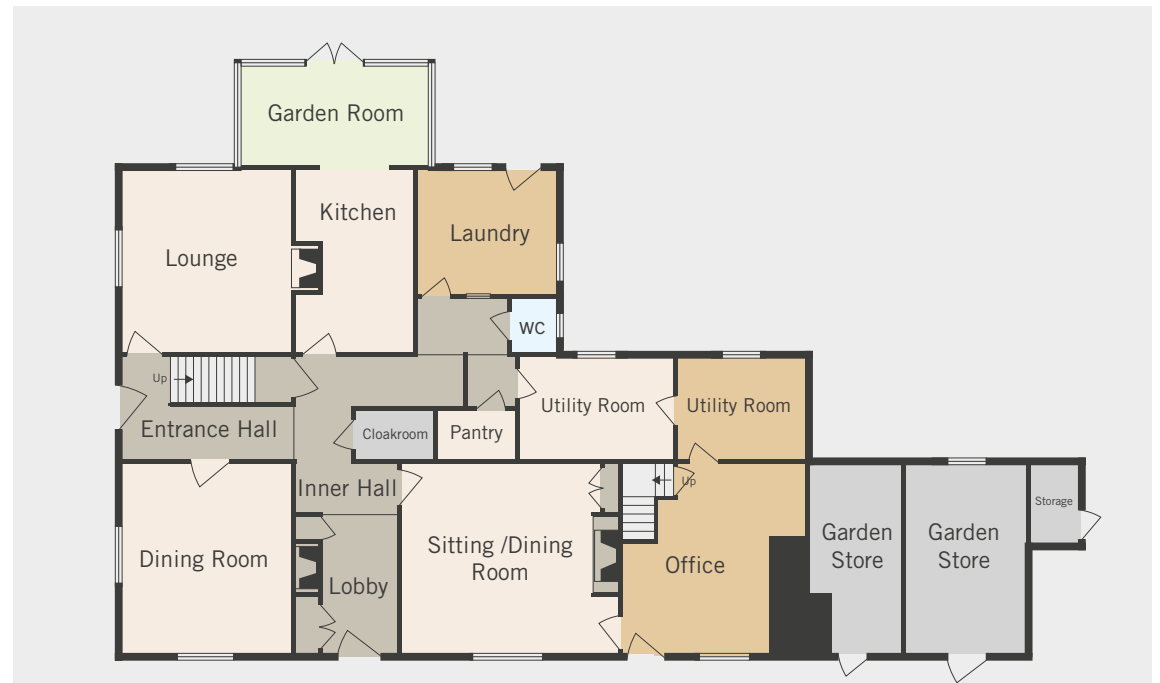
EPC RATING: F

COUNCIL TAX BAND RATING: F

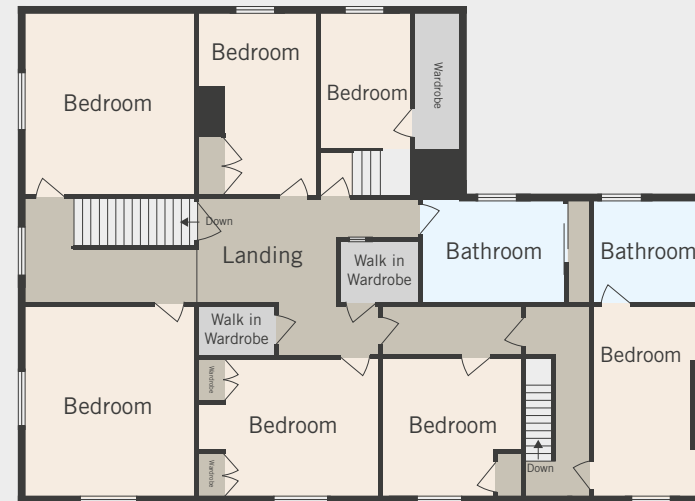
GROSS INTERNAL PROPERTY MEASUREMENTS

Ground Floor	Metric
Kitchen	3.2 x 5.2
Conservatory/Garden room	5.1 x 2.8
Sitting room	4.3 x 4.9
Dining room	5.2 x 4.3
Foyer	2.1 x 3.3
Lounge	5.1 x 5.0
Hall	1.4 x 2.7
Cupboard off Hall	1.3 x 1.6
Utility area	3.4 x 3.6
Pantry/ Cupboard	1.3 x 2.4
Pantry	2.4 x 4.1
Utility area	3.1 x 2.4
Office	3.9 x 5.1
W/C	1.2 x 1.4

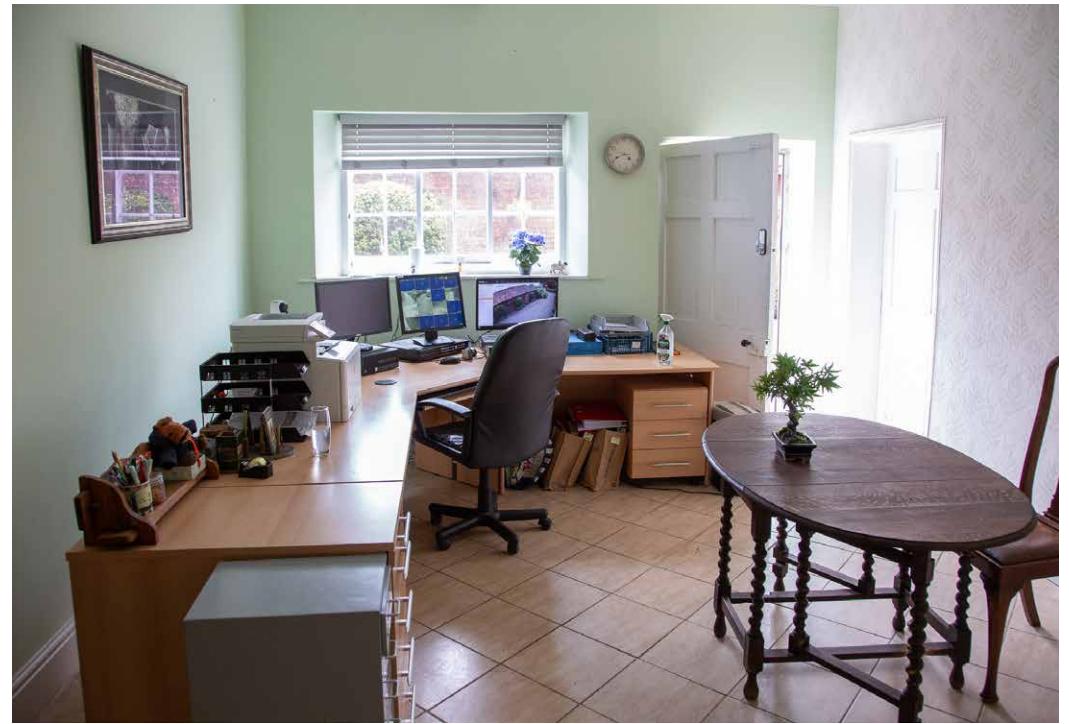
First Floor	Metric
Hall	7.9 x 2.4
Bedroom 1	1.2 x 3.0
Bedroom 2	2.7 x 0.9
Bedroom 3	1.0 x 5.9
Bedroom 4	1.6 x 4.2
Bedroom 5	5.1 x 4.3
Bedroom 6	4.9 x 4.4
Bedroom 7	1.2 x 1.6
Cupboard	4.9 x 3.3
Bedroom 8	4.5 x 4.0
Bedroom 9	1.4 x 2.4
Bedroom 10	4.0 x 3.9
Bedroom 11	3.2 x 5.2
Bedroom 12	2.4 x 3.1
Bedroom 13	4.0 x 2.4
Bedroom 14	2.3 x .75
Cupboard	3.2 x 1.3
Bathroom	3.7 x 2.4



GROUND FLOOR



FIRST FLOOR



The property also benefits from an impressive range of single and two storey traditional red brick barns to include stables, storage areas and a former carriage house all with a pan tile roof over. The traditional red brick buildings extend in a U-Shape and are situated to the East of the main farmhouse are currently used for a multitude of purposes to support the existing use on the wider holding.

The predominant existing use of the majority of the traditional red brick buildings is for equestrian purposes with multiple traditional loose boxes, a tack room, fodder store and feed room. In addition, the area benefits from an open fronted pole barn which is currently used as a kennels as well as areas used for storage and other agricultural purposes.

According to Historic England, the traditional red brick buildings (barns, stables and carriage house) are classified as Grade II by Historic England under reference number 1064036. Further details regarding the listing can be found on the following website link: <https://historicengland.org.uk/listing/the-list/list-entry/1064036>.

There are also two steel portal framed livestock buildings which are situated within close proximity to the traditional red brick buildings. These can be removed or included. Further details are available from the Selling Agent.

An artistic impression (for identification purposes only and not to scale) has been included below to assist potentially interested parties envisaging alternative uses for the area (subject to planning and any other necessary licences or consents).

The property also benefits from paddock land which is currently used to support the existing equestrian use. The paddock land is segregated by the private access road. Each paddock benefits from post and rail fencing with gated access.

The paddock land is covered by a Scheduled Ancient Monument Designation recorded as "Medieval settlement, watermill and cultivation remains, East Torrington" under reference number 1018903. Further information can be located using the following website link: <https://historicengland.org.uk/listing/the-list/list-entry/1018903>

Additional stabling is possibly available subject to further negotiations, livestock buildings can be included or removed from the sale subject to further discussions with the Vendor and Vendor's Agent

Further details can be obtained from the Vendor's Agent – Richard Start or Alice Hunns.





For identification purposes only, not to scale

METHOD OF SALE: The property is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by 'Best and Final' offers or by private auction. The property is offered for sale freehold with vacant possession upon completion. Interested parties who may wish to discuss any aspect of this should contact the Vendor's Agent's – Richard Start or Alice Hunns on 01775 766766 Option 4.

SERVICES: We are informed that the residential property is connected to mains water and mains electricity with a private drainage system and oil fired central heating. We are informed that mains electricity and water are connected to parts of the yard.

RIGHT OF WAY, WAYLEAVES AND EASEMENTS ETC: The land is sold subject to, and offered with, the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water, electricity, and other rights, easements, quasi-easements, and all wayleaves, whether referred to specifically in these Particulars or not. We are not aware of any Public Rights of Way which affect the land. Electricity poles are present on the holding being offered for sale.

SPORTING RIGHTS, MINERALS AND TIMBER: The Sporting Rights are included in the sale as far as owned by the Seller. The mineral rights are included in the sale as far as owned by the Seller.

BOUNDARIES: The successful purchaser shall be deemed to have full knowledge of boundaries and rights of way (if any) which have or will affect the land.

VALUE ADDED TAX: Should a sale of the land or any right attached to it become a chargeable supply for the purposes of VAT, such Tax will be payable by the Purchaser (s) in addition to the contract price. All Guide Prices quoted, or prices discussed are exclusive of VAT. In the event the property or any part thereof, any rights, contractors, or quotas or Entitlements become a chargeable supply for the purpose of VAT any such taxes will be payable in addition to the purchase price at the appropriate rate.

PLANS, AREAS AND SCHEDULES: The plans and areas have been prepared as accurately as reasonably possible and are based on Computer mapping software. The plans included in these Particulars are published for convenience and/or identification purposes only and although believed to be correct, the accuracy cannot be guaranteed. The Purchaser (s) will be deemed to have satisfied themselves as to the description and extent of the property and the ownership of the boundaries.

The Vendor reserves a pedestrian and vehicular right of way to access the retained northern parcel at all times. No maintenance charge will be payable.

HEALTH AND SAFETY: Any party wishing to enter the holding to inspect are requested to take suitable health and safety precautions. Parties enter the property entirely at their own risk.

CONTRACTS AND QUOTAS: There are no contracts or quotas included within the sale of the land.

TENURE: Freehold with vacant possession upon completion.

RESTRICTIVE COVENANTS: The Vendor reserves the right to include a restrictive covenant against the purchaser keeping, housing or storing cattle, sheep or pigs on the premises in the interest of livestock biosecurity. No buildings are to be erected on site without prior permission from the Vendor.

The area to be sold is to be segregated from the main yard by a wall/fence. Further information is available from the Vendor's Agent.

A post and rail fence will be erected on the Eastern boundary upon completion denoted by the "T" marks on the plan (for identification purposes only).

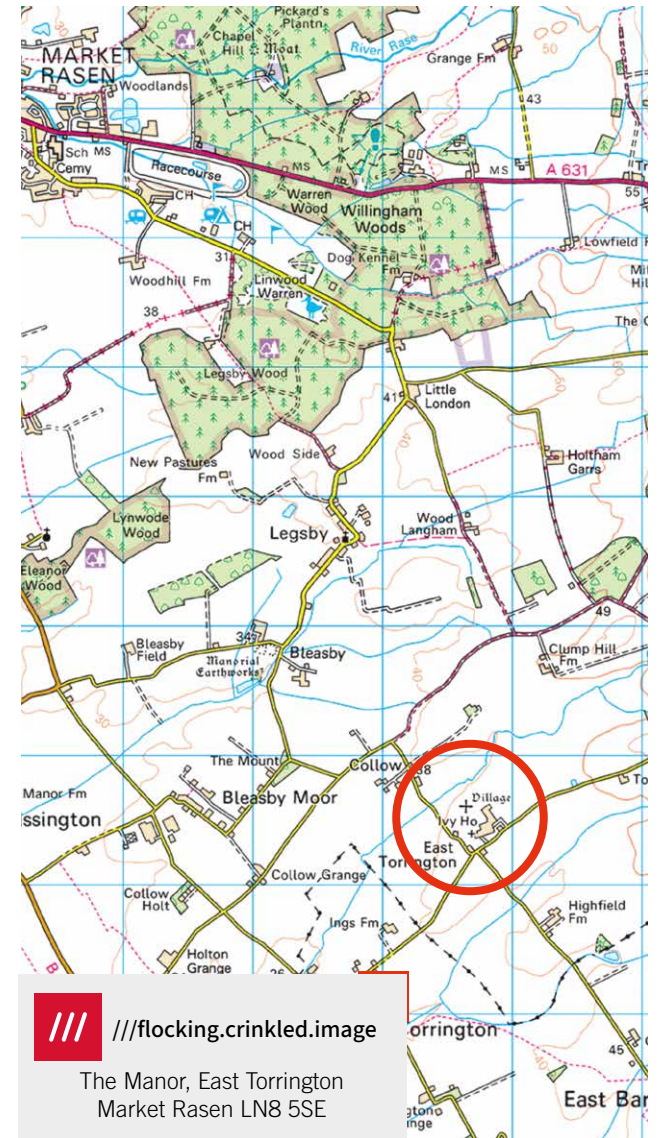
The transfer of the property will be subject to a restrictive covenant imposed on the barns and buildings restricting such use to agriculture and/or private equine by the purchaser.

FURTHER INFORMATION & VIEWING: Viewing is strictly by appointment only. For viewing and any further information regarding the Land, please contact Richard Start or Alice Hunns via the R. Longstaff and Co LLP Agricultural Department on 01775 766766 Option 4.

LOCAL AUTHORITIES:
District & Planning
West Lindsey District Council
Guildhall, Marshall's Yard, Gainsborough
Lincolnshire DN21 2NA

Water
Anglian Water Customer Services
PO Box 10642, Harlow
Essex CM20 9HA
Call: 08457 919 155

County & Highways
Lincolnshire County Council County Offices
Newland
Lincoln LN1 1YL.
Call: 01522 552 222



Richard Start & Alice Hunns
R. Longstaff & Co LLP.
5 New Road Spalding Lincolnshire PE11 1BS
01775 766766 Option 4
www.longstaff.com

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details, but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area. The Plans reproduced in these Particulars are for identification purposes only and are NOT TO SCALE. Investigations of both the Ordnance Survey (Metric Edition) Plans and digital mapping have been used to ascertain the area of the land offered for sale as accurately as possible, however interested parties should carry out whatever investigations they wish to satisfy themselves as to the extent and area of the

property offered for sale and ensure they are fully aware of the boundaries and to confirm the areas involved should they so require. The information provided in these Particulars is for guidance purposes only. Photographs were taken, and these Sales Particulars were produced, in July/August 2024. These Particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.