



## 2.2 Acres - The Manor, Main Street

| Normanby By Spital | LN8 2AA

Asking Price £529,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.



# 2.2 Acres - The Manor

Main Street |

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Asking Price £529,000

Substantial Detached Grade II Listed Manor House with Adjacent Paddock/Grazing Land on a plot of around 2.2 acres. This home is steeped in history and provides a wealth of warmth, character and charm. Normanby by Spital is a pretty Lincolnshire Village which is believed to date back to the Domesday times. It has a thriving community which is helped by the Primary School, St Peter's Church or at The Bottle & Glass, whichever is your preference. There is a local store for convenience for those last minute items, whilst more comprehensive shopping and leisure facilities can be found in Market Rasen, under eight miles distance or Lincoln City around ten miles.

It is a particularly fine residence has been in the current family for around one hundred years and boasts superb living accommodation and is situated within the most wonderful gardens. The property is in need of modernisation and is the ideal opportunity to bring this property back to its former glory.

The accommodation comprises: Entrance Hall, Cloakroom/Shower Room, Sitting Room, Dining Room, Large Formal Lounge leading out to a Walled Patio Area. There is also a Kitchen/Dining Room, Utility, Walk-in Pantry and Boiler Room to the ground floor. The First Floor accommodation comprises Five Good Sized Bedrooms and Bathroom. A back staircase from the kitchen provides access to the first floor and to two further second floor attic rooms.

Externally the property sits Imposingly in Formal Gardens with a Sweeping Driveway, Rear Garden and Double Garage and a Paddock Adjacent for Grazing to the front.

- Grade II Listed Manor House
- Set in 2.2 Acres
- Character Village Home
- In Need of Refurbishment
- Three Reception Rooms
- Five Bedrooms
- Extensive Formal Garden
- Double Garage & Parking

## Entrance

An open pitched porchway leads to the main front entrance

## Entrance Hallway

Leading to the inner hallway/cloaks and having central heating radiator, open main staircase to the first floor and doors to:

## Sitting Room

15'5 x 14'8 (4.70m x 4.47m)

With central heating radiator, original ceiling beam , single glazed sash bay window to the front elevation having original window shutters and open fireplace with







### Dining room

15'4 x 14'9 (4.67m x 4.50m)

Having single glazed sash window with original shutters to the front elevation, central heating radiator, original ceiling beam and an open fireplace with ornamental brick built back and hearth. Door to:

### Formal Lounge

24'6 x 15'6 (7.47m x 4.72m)

Accessible via the dining room and having patio doors leading to a walled patio area, two sash single glazed windows to the front elevation, wall lights and open fireplace with decorative stone back and hearth.

### Dining Kitchen

14'10 x 13'9 (4.52m x 4.19m)

Having a range of wall and base units with rolled edge work surfaces over and incorporating a one and a half bowl sink unit, recessed AGA, single glazed window to the side elevation, doorways to the walk in pantry, utility room and rear staircase.

### Pantry

11'1 x 7'1 (3.38m x 2.16m)

With single glazed window to the rear, built-in storage providing shelving and space for fridge freezer and other appliances.

### Utility Room

12'0 x 7'4 (3.66m x 2.24m)

Providing a base unit with plumbing for automatic washing machine and incorporating a Belfast sink, central heating radiator, single glazed window to the rear elevation and door to the side. Door to boiler room.

### Boiler Room

9'3 x 7'2 (2.82m x 2.18m)

Housing the boiler and providing storage space.

### Inner Hallway

With central heating radiator, cloaks area and door to:

### Shower Room

7'2 x 6'0 max (2.18m x 1.83m max)

Comprising shower cubicle, low level flush W.C, pedestal hand wash basin, central heating radiator and single glazed window to the side elevation.

### Landing

having single glazed window to the front elevation with original shutters.

### Bedroom One

15'7 x 14'7 (4.75m x 4.45m)

Having sash window with original shutters to the front elevation, cast iron feature fireplace, original ceiling beam, ceiling coving, pedestal hand wash basin and central heating radiator.









## Bedroom Two

15'5 x 14'9 max (4.70m x 4.50m max)

With single glazed sash window and original shutters to the front elevation, central heating radiator, ceiling coving, cast iron feature open fireplace and a range of fitted wardrobes with vanity unit.

## Bedroom Three

15'7 x 14'6 (4.75m x 4.42m)

With single glazed sash window to the side elevation, central heating radiator, built-in airing cupboard housing the immersion heater and doors to the rear staircase and connecting bedroom.

## Bedroom Four

15'58 x 13'0 (4.57m x 3.96m)

With single glazed window to the rear and side elevation, doorways to the connecting bedroom and rear staircase.

## Bedroom Five

10'3 x 9'5 (3.12m x 2.87m)

With central heating radiator and single glazed windows to the front and side elevations.

## Bathroom

Comprising a low level flush W.C, panel enclosed bath, pedestal hand wash basin, central heating radiator, single glazed window to the rear and being part tiled.

## Rear Staircase

The rear staircase leads from the dining kitchen to bedroom three and four and to the second floor.

## Second Floor

There are two attic rooms into the roof space on the second floor.

## Garage

A double brick garage with pan tile roof and up and over door.

## Gardens & Paddock

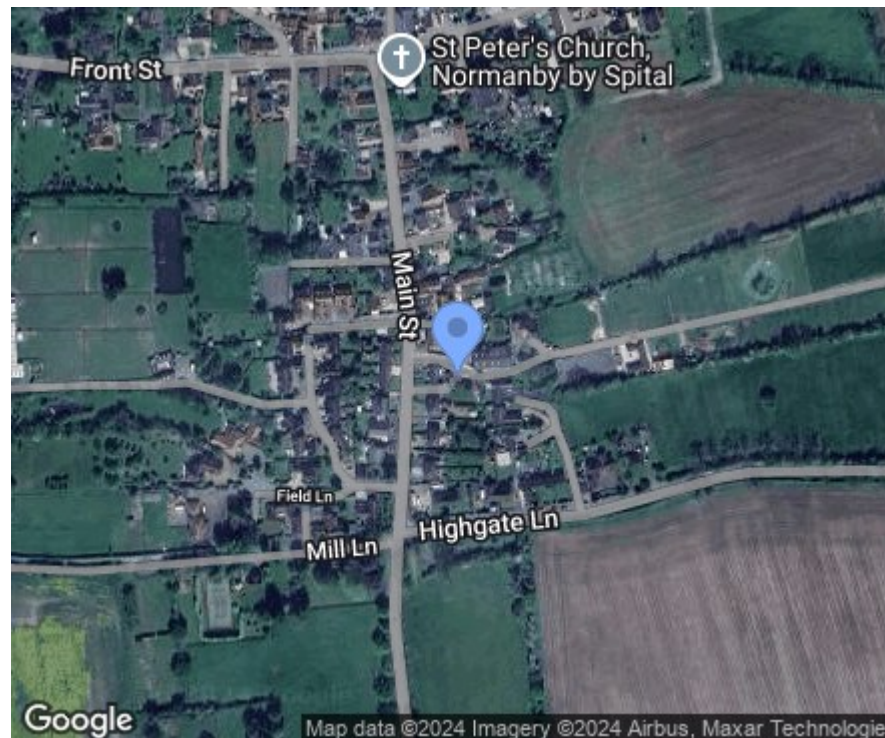
There is a paddock to the front of the house and front garden, whilst being is set in wonderful grounds and offers a private part walled garden to the side and rear which is mainly laid to lawn. A courtyard area provides further parking and a hard standing patio area with further walled patio area accessible from the Lounge. Formal gardens sit to the front of the property offering extensive lawned areas with a selection of mature trees.

## Services

Mains Electricity  
Mains Drainage  
Oil Fired Central Heating (AGA)

## Additional Information

Grade II Listed  
Tenure: Freehold  
Council Tax Band: F





Total area: approx. 252.0 sq. metres

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net)  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note:  
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.