



1 Front Street, Elsham



5



2



3

£700,000



## Key Features

- IMPORTANT GRADE 2 LISTED
- PREMIER VILLAGE
- 2 STOREY BARN
- 5 BAY STORE
- 5 BEDROOMS
- ORIGINS DATE TO 16th CENTURY
- EPC EXEMPT
- TENURE:FREEHOLD





The Manor house has been central to village life since at least the 16th century and its evolution is testimony to its continued importance.

Originally built as a lobby entrance, open hall timber framed house with central stack this Grade II listed residence has developed into a 5 bedroom home of understated elegance and sophisticated warmth. It is not, however, a museum: it is a home in which the details - the exposed post and truss work, the central brick stack, the inglenook fireplace and the round vaulted Hallway - coalesce into a unique whole. It is a home of possibilities: the Drawing room with its finely crafted, polished cast fire place is quietly elegant, the Dining room allows for vibrant family celebrations in front of the deep inglenook and the Breakfast Kitchen is ideal for informal socialising.

There is a balanced proportion to the first Floor where the 5 generous double Bedrooms, one with modern wet room, are served by a Family Bathroom and a 2nd stair leads past the central stack to an attic which at one time housed WWII prisoners.

The Manor House has adapted over time and there is undoubted scope for further evolution: the attached stable, tack room and 2 storey Barn could be developed into further accommodation ( subject to the necessary permissions ) and the garage and 5 bay, open fronted single storey Barn provide extensive parking for those inevitable guests.

The primarily lawned grounds are well screened and are divided into distinct areas: the northern lawn, with the main access, is traditionally formal and the southern garden, with its range of outbuildings and well, are ideal for more relaxed socialising and family games.

The Manor House wears its history lightly and has been a home of warmth and welcome to the current owner for 50 years.

**The Manor House - A life well lived.**

#### **RECEPTION HALL** 3.58m x 7.6m (11'8" x 24'11")

A pillastered Entrance with 6 panel timber door with arched fanlight opens to the vestibule with 2 lancet windows, radiator and access to the distinctive arched and vaulted inner Hallway which leads through the central stack.

#### **DRAWING ROOM** 4.85m x 6.6m (15'11" x 21'8")

A superbly lit formal reception room with 12 pane sash windows to the front and side, 2 ceiling beams, 3 radiators and outstanding polished cast iron fire surround with foliate decoration and brick lined fireplace with glazed tiled hearth and canopied grate.

#### **DINING ROOM** 4.2m x 5.07m (13'10" x 16'7")

Ideal for cordial entertaining centered on the deep, brick built inglenook open fireplace with inset mantle beam and quarry tiled hearth. The room enjoys views over the formal gardens through a deep 12 pane sash window.

#### **BREAKFAST KITCHEN** 3.9m x 7.03m (12'10" x 23'1")

The undoubted informal heart of the home with a deep brick lined arched recess housing the Rayburn and sliding sash windows to 2 aspects. The kitchen area is appointed with a range of white fronted units with complimentary worksurfaces and includes a brick built central island unit, integrated dishwasher, inset electric hob with decorative extractor canopy over, built in double oven, tiled splash areas and 1 1/2 bowl vinyl sink unit. The retention of ceiling beams and Amtico flooring to the preparation area retains the traditional feeling.

#### **PANTRY** 1.57m x 2.98m (5'2" x 9'10")

Extensively appointed with a range of wall shelves.

#### **UTILITY ROOM** 3.04m x 5.4m (10'0" x 17'8")

A most practical room with Amtico flooring, double stainless steel sink unit, space and plumbing for an automatic washing machine, further base units with tumble drier space, wall mounted central heating boiler, sliding sash window and access hatch to the first floor of the attached Barn.

#### **REAR HALL** 2m x 6.6m (6'7" x 21'8")

With stable door from the Breakfast Kitchen, sliding sash window and spindle rail staircase with turned newel post and cupboard under.

#### **SNUG** 3.46m x 4.17m (11'5" x 13'8")

A delightful retreat of quiet intimacy with 16 pane sash window to the eastern aspect and 2 southern facing windows, brick built open fireplace with quarry tiled hearth, 2 radiators and tv aerial point.

**REAR ENTRANCE** 2.04m x 2.76m (6'8" x 9'1") With porcelain tiled floor, radiator, multi paned door and CLOAKROOM with pedestal wash hand basin, close coupled wc, tiled floor and multi pane window.





**LANDING** 4.1m x 6.47m (13'6" x 21'2")

Strikingly centered on the exposed brick stack with additional brick and timber work, sliding sash window to the south, spindle ballustrade rail, radiator and access to both attic rooms.

**MASTER SUITE** 4.85m x 6.59m (15'11" x 21'7")

A striking dual aspect room with sash windows overlooking the front and side grounds, central beam and 2 radiators and WET ROOM 3.58m x 2.31m being recently reappointed to include fully tiled shower area with floor drain, wash hand basin, toilet and extractor fan.

**BEDROOM 2** 3.4m x 4.81m (11'2" x 15'10")

A delightful forward facing guest room with sliding sash window, radiator, ceiling beam, exposed truss work to 1 wall and vanity unit with inset wash basin and tiled splashback

**BEDROOM 3** 4.18m x 4.72m (13'8" x 15'6")

One of the most distinctive bedrooms the agent has seen with magnificent, exposed original post and truss work, ceiling beam, 20 pane sash window overlooking the front gardens and corner chimney breast with inset decorative cast iron fireplace.

**BEDROOM 4** 2.85m x 4.38m (9'5" x 14'5")

With sliding sash window to the south, polished timber floor, radiator and telephone point. ( Currently used as an Office .)

**BEDROOM 5** 3.57m x 4.15m (11'8" x 13'7")

A beautifully lit double bedroom with 16 pane sash window to the eastern aspect and radiator.

**BATHROOM** 2m x 4.1m (6'7" x 13'6")

Being appointed with a coloured suite to include close coupled wc, bath with mixer shower attachment, pedestal wash hand basin, glazed and tiled shower enclosure, radiator, extractor fan, heated towel radiator, part tiled walls and sash window.

**ATTICS**

The Attic is accessed from the landing by a fixed stair and a separate ladder. They are both sizeable areas with windows and were previously used as temporary quarters for WWII prisoners of war.

**OUTBUILDINGS.**

There is an extensive range of brick and tiled buildings attached to the western side of The Manor House including: STABLE ( 4.2m x 4.4m) with 2 stalls, feeding troughs and electric power, TACK ROOM (4.34m x 2.17m) and a 2 storey BARN ( ground floor 9.45m x 4.28m with double timber doors to the front and fixed stair to second floor 9.45m x 4.28m plus a further room of 7m x 5.37m), brick built GARAGE ( 5.75m x 2.82m internally with twin doors and additional STORE 4.14m x 2.51m) and an attached 5 bay single storey open fronted BARN (5.79m x 13.38m).



## GROUNDS

The property occupies a prominent corner position and is bounded to the east and south by brick walling with clipped conifer screening. A gravel topped driveway leads to a reception area with circular bed. The remainder of the front is primarily laid to lawn with mature shrub beds and climbing plants forming a pleasant seating area. A rounded archway allows access to the Stables and Barns together with a further private garden with timber pergola. The lawns continue to the southern gardens which are best viewed from the brick built, open fronted loggia with attached coal store and garden toilet with unusual hi level Burlington cast iron cistern. A broad gravel amenity area with brick built well completes the property.

## NOTE

The building plot, which had full planning permission for the erection of a 4 bedroom detached house, to the side of The Manor is also available for purchase as a separate negotiation if required.

## BUYERS AML FEES AND PRE PURCHASE CHECKS

Agents are required by law to conduct anti-money laundering checks on all those buying a property. These searches are outsourced to a partner supplier HIPLA who will contact you once you have had an offer accepted on a property you wish to buy. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which may be required. A fee of £20 + VAT per purchaser will need to be paid by you in advance of the office issuing a memorandum of sale.

We will receive a portion of the fee to cover the administration of this process.

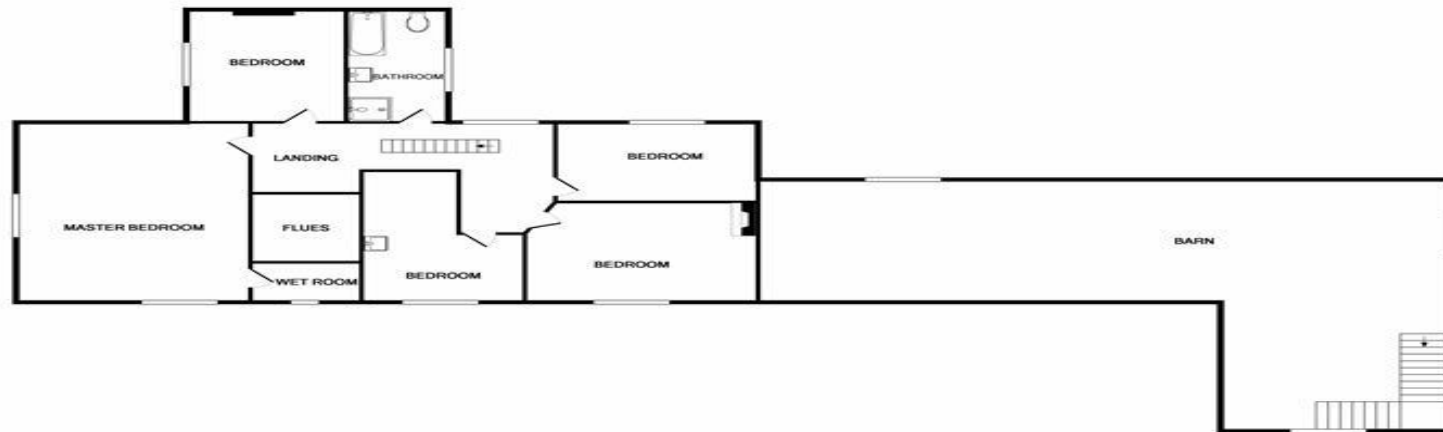
We will also require proof of fund availability to purchase the property prior to issuing a memorandum of sale.







GROUND FLOOR  
APPROX. FLOOR  
AREA 377M SQ.FT.  
(3711 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 2291 SQ.FT.  
(2121 SQ.M.)

TOTAL APPROX. FLOOR AREA 6062 SQ.FT. (563.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, cabinets and any other items are approximate and not responsible as taken for any error, omission, or mis-statement. This plan is made and purchased 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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