



Manor Farm Bungalow

Scamblesby

M A S O N S

— SINCE 1850 —



I Manor Farm Bungalow

Scamblesby, Louth
Lincolnshire LN11 9XP

A rare opportunity to acquire a three-bedroom semi-detached bungalow within the Lincolnshire Wolds village of Scamblesby. In need of modernisation and improvement. The property has versatile rooms include a long hallway, sitting room, dining kitchen, bathroom and separate WC. Partial heating by electric storage heaters, uPVC double glazed windows and right of way to a parking area in the side garden. For sale with NO CHAIN.

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The Property

A plaque on the front elevation indicates that this semi-detached bungalow and its neighbour were constructed in 1964. The property has brick faced cavity walls beneath a main pitched timber roof structure covered in concrete tiles.

The bungalow is in need of modernisation and improvement but offers a rare opportunity at a price point which is seldom found for a three bedroom home in a Lincolnshire Wolds village. The bungalow has UPVC double glazed windows and versatile accommodation of surprising size to include three double bedrooms (the third bedroom could alternatively be a dining room), sitting room, dining kitchen, hallway, bathroom and separate WC.

There are gardens around the front side and rear of the bungalow and a right of way with or without vehicles from the lane to a parking area within the side garden. To the rear of the bungalow there is a covered porch and solid built garden store and fuel store with a flat roof structure.



Accommodation

The main entrance is at the side of the property with a canopy porch and uPVC part glazed (double glazed) door to the **entrance hall**, a long hallway with ceiling light point, smoke alarm and trap access to the roof void. High above the main door is the electricity meter and metal cased consumer unit with MCB's.

The **sitting room** is positioned at the front of the bungalow and enjoys spectacular views of the hills of the Wolds from a wide walk-in bay window. There is a feature fire surround with brick arch over a slate hearth and a side TV plinth with arched alcove beneath. To the opposite side there is a shaped wall shelf unit and this room has a ceiling light point and an electric storage heater.





The **dining kitchen** is at the rear of the bungalow and includes built-in base units set into the rear bay and finished in cream with long stainless steel handles. There are roll edge work surfaces with an inset stainless steel sink unit with lever taps. A small breakfast bar is positioned on spindle supports and a four panel door opens to reveal a walk-in pantry with shelving, light and Terrazzo tiled floor together with a side window. There is a main ceiling light and a further light over the wash basin. A rear UPVC part-glazed double glazed door opens onto the covered porch and outbuildings beyond.



NB the Wamsler cooking range and associated back boiler plumbing is no longer in working order.



The **main bedroom** is positioned at the rear of the property and a good size double room with electric wall heater and a freestanding wardrobe. There is an electric storage heater, ceiling light point and rear window.



The **second bedroom** is centrally positioned at the front of the bungalow and has an electric storage heater, ceiling light point and front window presenting lovely Wolds views.

Bedroom three is also at the front of the bungalow and could be a dining room as it is positioned close to the door from the hall into the dining kitchen. This room also enjoys lovely Wolds views and has a ceiling light point, electric storage heater and pine exposed floorboards.



The **bathroom** has a white suite comprising a panelled bath with full-height splash-boarded surround and lever mixer tap and a vanity wash hand basin with lever tap and double cupboard beneath. There is a large airing cupboard in this room with sliding doors and containing the foam lagged hot water cylinder with immersion heater, linen space and cupboard over. Electric storage heater, extractor fan and rear window with tiled sill.

The **separate toilet** is positioned by the front door and therefore ideal as a cloakroom/WC, with a white high-level WC, light, side window with tiled sill and Terrazzo tiled floor.





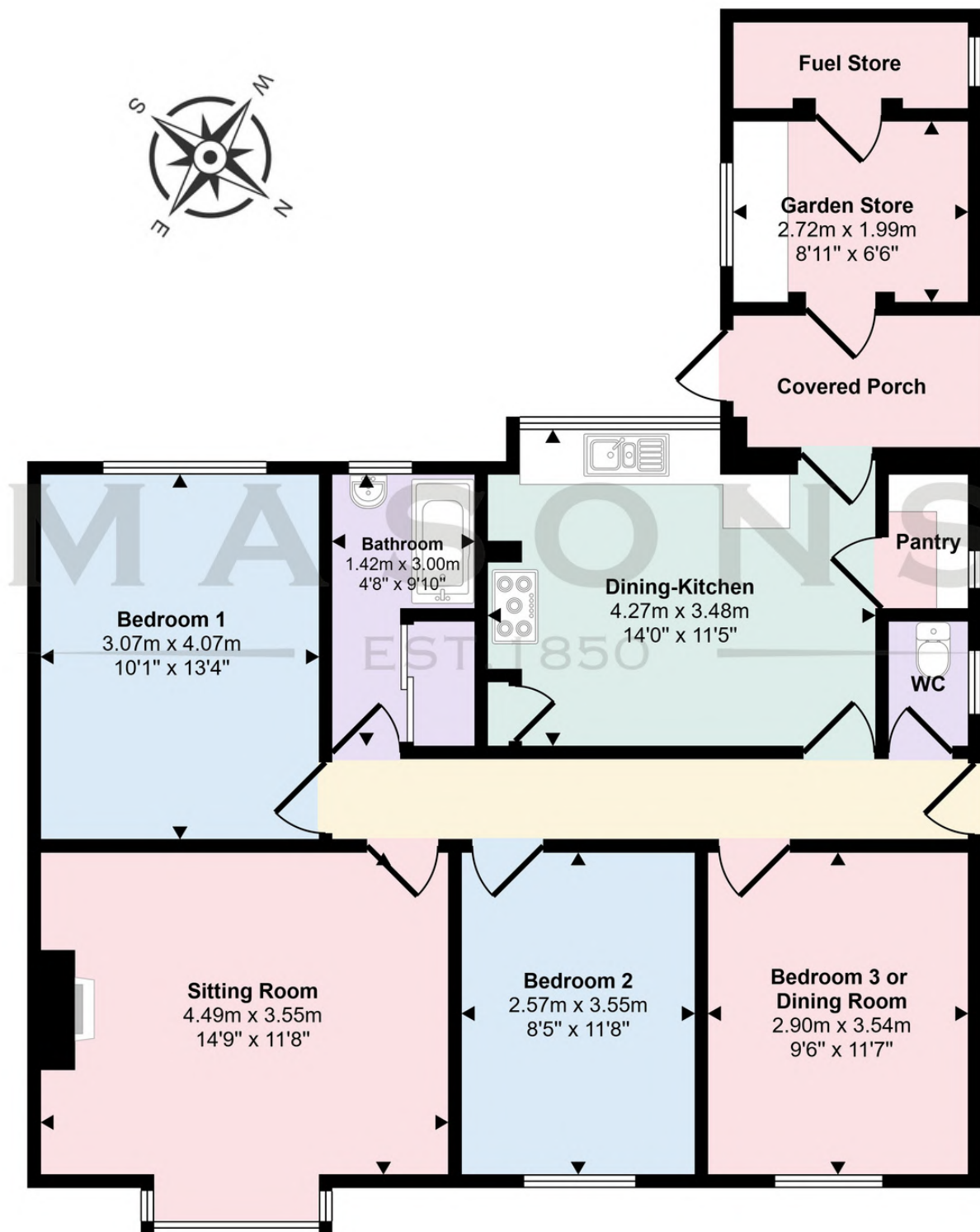
Outside

There are lawned gardens to front, side and rear with mixed hedgerows to the boundaries and steps up at the front from the lane to a hand-gate. A right of way with or without vehicles across the adjoining land, gives access into the side garden for parking. From here there is a **covered porch** to the kitchen rear door and with a stable door to the brick built outbuilding comprising a **garden store** with window, light and power point, and a **fuel store** with window.





Approx Gross Internal Area
94 sq m / 1015 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Scamblesby

Nestled in the
Lincolnshire Wolds

Scamblesby is a highly regarded country village positioned in the Lincolnshire Wolds and well placed for travelling to the market towns of Louth, Horncastle and Market Rasen, (7, 7 and 14 miles respectively).

Lincoln is about 23 miles away and within easy commuting distance, whilst the Lincolnshire coast is a similar distance to the east. Scamblesby benefits from a highly regarded primary School, a popular riding school, the church of St Martin and a busy community village hall with a recently re-opened pub, The Green Man, now operated on certain days by the local community.

There are excellent walks and bridleways with access from the village to The Viking Way leading north and south for many miles. On top of the Wolds is the nearby Cadwell Park motor racing circuit with many events held annually.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland.

Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools/academies, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property is connected to mains electricity and water, while drainage is to a shared private bio tec unit, but no utility searches have been carried out.

Tenure

Freehold

Status of Seller

The Church Commissioners is a registered charity (charity no 1140097), subject to charity law and regulated by the Charity Commission. As a charity, we are bound to comply with the law and our governance arrangements when dealing with our land. This means that we owe a legal duty to secure the best terms that can be reasonably obtained on disposal. During the sale process, we therefore reserve our right to continue to consider all offers received, in our discretion, up until contracts are legally exchanged.

Location

What3words: [///report.clustered.keys](#)

Directions

Proceed away from Louth on the Horncastle Road, cross the bypass and then follow the road across the Wolds to Scamblesby. After dropping down Cawkwell Hill take the first left turn into the village and continue to the junction by the school and turn left. Follow Mill Lane until the property is found on the right side standing above the lane behind a front hedge.

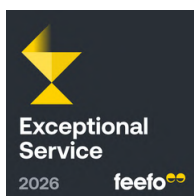
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