



**The Manor House**  
Sand Lane, Spalford, Newark. NG23 7HF

**BELL**









# The Manor House

## Spalford

This substantial detached early 19th-century farmhouse offers a rare opportunity for comprehensive modernisation and refurbishment, presenting huge potential for a discerning buyer to create a truly outstanding family home.

Extending to approximately 4,002 ft<sup>2</sup> / 371 m<sup>2</sup> (sts), the property provides an exceptionally generous layout including seven bedrooms, three principal reception rooms, and a spacious one-bedroom annex—ideal for extended family living or guest accommodation. The house stands within grounds of around 0.39 acres (sts), on the northern fringe of the small Trent Valley village of Spalford.

The farmhouse forms part of an exclusive high-quality redevelopment of Manor Farm, where neighbouring barns benefit from consent for conversion into two significant, high-end family homes. This carefully considered scheme will further enhance the standing of the village and ensure that the farmhouse enjoys the attractive and prestigious setting it deserves.

### THE HOUSE

#### ACCOMMODATION

**Long Central Hallway** with main entrance door and Victorian colour pattern tiled floor. Panelled doors to other key areas of accommodation.

**Drawing Room** having a southerly outlook; fireplace (closed) and ceiling beam.







**Sitting Room** with a southerly aspect; fireplace (closed), ceiling beam, small internal window proving a view into the central hallway.

**Old Cloakroom** no toiletry appointment remaining.

**Substantial Dining Room** having a pleasant westerly outlook over the grounds; and fireplace.

**Large Dining Kitchen** with a northerly outlook to the rear, basic kitchen units in part and terrazzo floor. open in part through to the

**Rear Entrance Hallway/Utility Area** providing lobby and rear entrance door to grounds.

## First Floor

### Front Landing

**Bedroom 1** a generously proportioned room with a southerly outlook.

**Bedroom 2** another spacious bedroom with a southerly outlook.

### Rear Landing

**Bedroom** a good-sized bedroom with both northerly and westerly aspects.

**Bedroom** a good sized but smaller bedroom, having a westerly outlook over the grounds.

**Bedroom** a large bedroom with both northerly and westerly views over the grounds.

**Family Bathroom** there is no bathroom appointment remaining

## Second Floor

### Landing

**Bedroom** a large bedroom having sloping ceilings in part with a small eastern gable window.

**Bedroom** a large bedroom having sloping ceilings in part with a small western gable end window.







## THE ANNEX

Integral to the main house. Access between the main house and the annex on the grounds floor level could be created, subject to all necessary surveys and consents.

The Annex is currently let on an AST agreement at the present drawing a rent of £450 pcm

## ACCOMMODATION

### Entrance Lobby

**Cloaks Lobby Area** of good proportions.

**Bathroom** comprising bath, pedestal wash hand basin and WC with window to rear.

**Living Dining Kitchen** a good-sized room having a southerly aspect; and a basic level of kitchen appointment. Staircase up to:

### First Floor

**Bedroom** of excellent size with built-in wardrobe space and sloping ceiling levels in part.

## OUTSIDE

The house will possess good sized grounds, which with appropriate landscaping will provide the house with a delightful setting.

There will be shared vehicular access running of Sand Lane into the property.

## Planning & Development in Spalford

The farmhouse will form part of a delightful and exclusive high-quality enclave of homes, in the proposed redevelopment of the neighbouring Manor Farm yard.

There will be residential conversions of the period barns and the erection of a small number of new homes with sympathetic contemporary/country designs that, subject to all final planning consents being obtained, will significantly enhance the quality of setting for the farmhouse as well as the desirability of the village as a whole.

Please contact the agents for more information.



# The Manor House

Approximate Gross Internal Area

Ground Floor = 133.8 sq m / 1440 sq ft

First Floor = 120.8 sq m / 1300 sq ft

Second Floor = 51.4 sq m / 553 sq ft

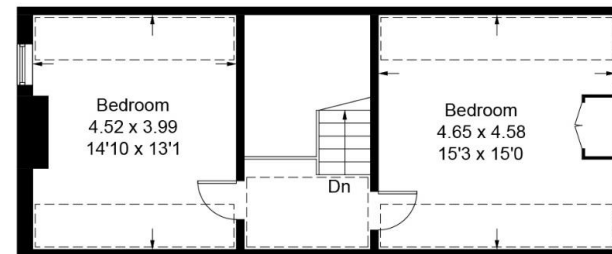
Annexe Ground Floor = 39.8 sq m / 428 sq ft

Annexe First Floor = 26.1 sq m / 281 sq ft

Total = 371.9 sq m / 4002 sq ft

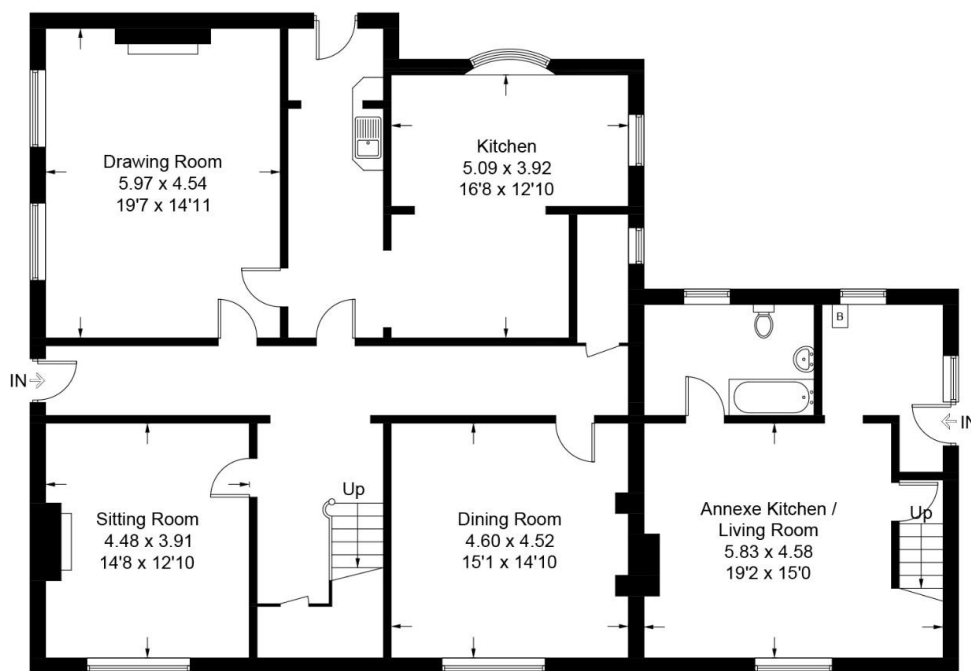


**Annexe - First Floor**



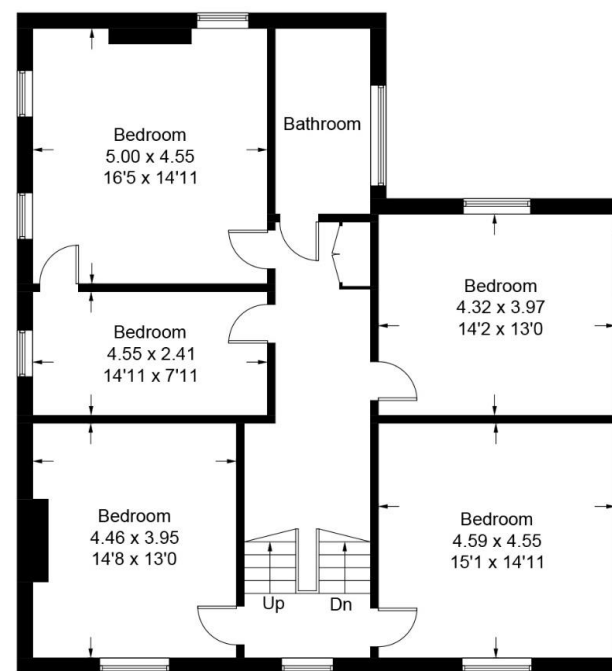
**Second Floor**

= Reduced headroom below 1.5m / 5'0"



**Ground Floor**

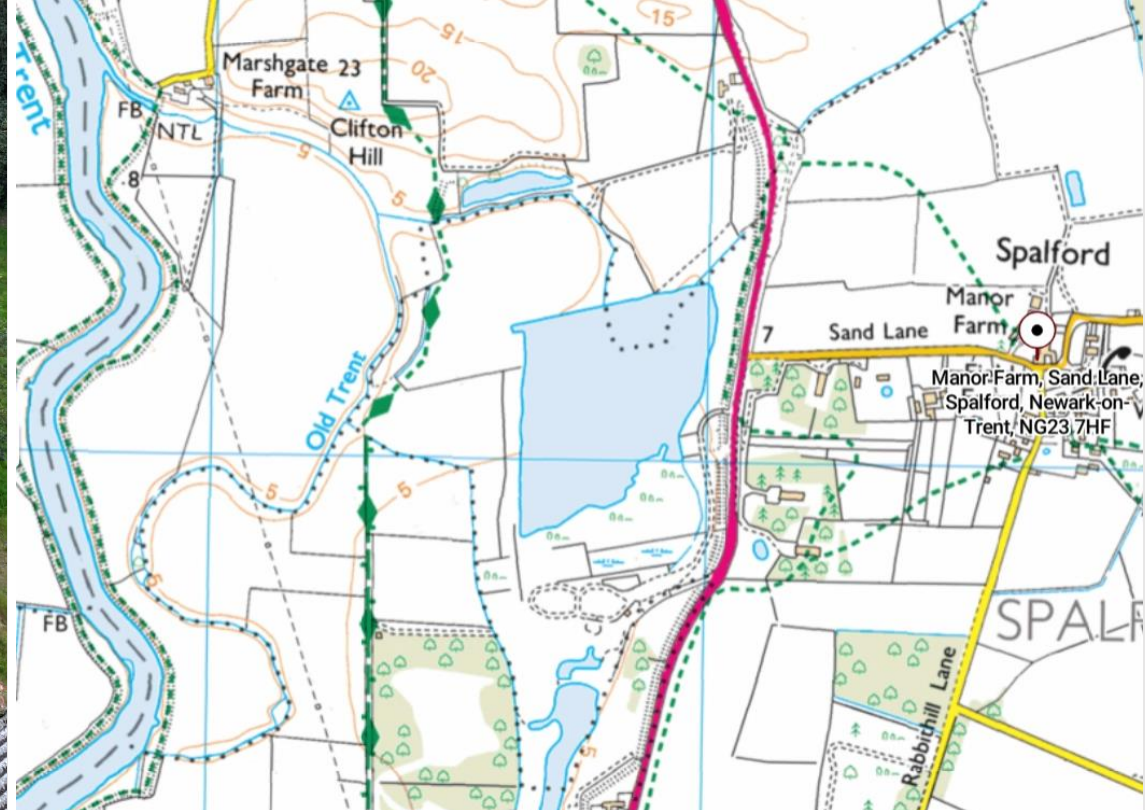
**Annexe - Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







## THE AREA

Spalford is a peaceful rural village set within the expansive Trent Valley countryside, offering an ideal balance between tranquil country living and easy access to surrounding towns, historic landmarks, and essential amenities. It's a haven for outdoor enthusiasts, with excellent opportunities for walking, cycling, and horse riding amidst wonderful rural scenery.

### Local Amenities & Services

- Lincoln – Just 7 miles (approx. 10 minutes) to the east of the suburbs of the historic Cathedral City which offers a vibrant mix of shopping, dining, and culture, including the famous cathedral and castle quarter, alongside the University of Lincoln set around the Brayford Pool marina.
- Collingham – Only 6 miles (5 minutes) away, with a Co-op supermarket, post office, pharmacy, and local shops.
- Newark-on-Trent – A 15-minute drive (10 miles) offers larger supermarkets, retail parks, and a lively market square.

### Education

- Local schooling options include Collingham Primary School and Tuxford Academy (secondary), both well regarded.
- In nearby Newark, choices include The Newark Academy and Magnus Church of England Academy.
- For independent education, Lincoln Minster Schools provide excellent private schooling from prep through to sixth form.

### Healthcare

- GP surgeries are available in Collingham and Newark, with broader healthcare services including private and NHS hospital facilities in Lincoln.

### Transport & Connectivity

Spalford is well connected for both regional and national travel:

- Easy access to the A1 via Newark
- Newark North Gate Station offers direct high-speed rail services to London Kings Cross in approx. 90 minutes.

Sherwood & Newark District Council – Tax band: E

ENERGY PERFORMANCE RATING: G

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 Lincoln Office...  
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