



## KINGTHORPE MANOR FARM

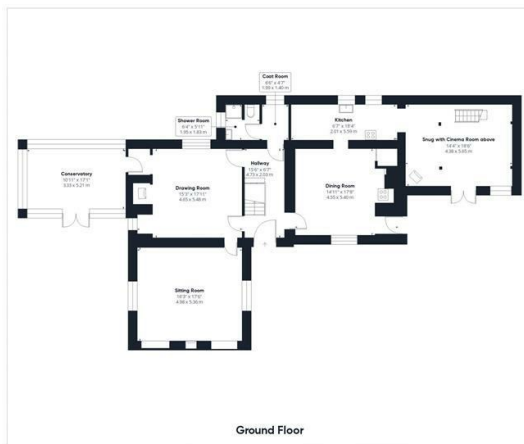
MARKET RASEN, LN8 5JF

£795,000  
FREEHOLD

Kingthorpe Manor Farm is a substantial, Grade II listed farmhouse, standing in 1.67 acres (sts) with a series of outbuildings, three lodges (available by separate negotiation) and a pond. The principal residence is laid out across three stories and over 3300 sq ft; with the ground floor providing four versatile reception spaces alongside a bright conservatory, kitchen and snug with platform-style cinema space above. Three double bedrooms to the first floor all enjoy individual shower facilities while the second floor provides two further bedrooms including a master with dressing room and en suite bathroom.

Historic features are throughout the property, including twin priest holes off one chimney breast, and bedroom doors set with internal latches and supports for bar buttresses –alluding to a past of Catholic ownership in times of religious persecution. Further period features including exposed beams, wood floors, and 18th or 19th Century 'modernisations' including adding Georgian-style reception rooms: with wall panelling and pine surrounds to the beams. There are wood sash windows throughout, largely slide-shut.

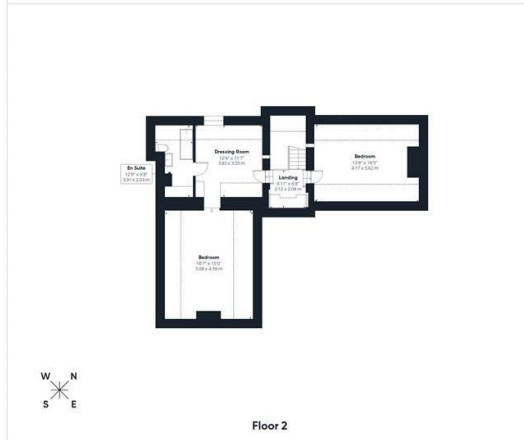
**BELL**



Ground Floor



Floor 1



Floor 2



Approximate total area<sup>®</sup>  
 3394 ft<sup>2</sup>  
 315.2 m<sup>2</sup>

Reduced headroom  
 338 ft<sup>2</sup>  
 31.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating:**      **Council Tax Band:** A

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

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