



MANOR FARM LOUTH ROAD LOUTH, LN11 0UG

£825,000
FREEHOLD

An exceptional and versatile nine-bedroom, nine-reception-room property, comprising six bedrooms in the main house, three with en-suites, plus a separate three-bedroom annexe included in the overall bedroom total.

Set in approximately 1.25 acres just off the A16 at Fotherby, the property enjoys complete privacy, no near neighbours and unspoilt Lincolnshire Wolds views.

Ideal for multi-generational living, it also offers a double garage with offices and WC, potential for business or independent accommodation, wooden outbuildings, parking for over 10 vehicles, a private Klargestar sewage treatment system, oil-fired central heating, and coal and Calor fires.



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MANOR FARM LOUTH ROAD

DESCRIPTION

A substantial and highly versatile nine-bedroom, nine-reception-room property occupying an impressive approximately 1.25-acre plot in a wonderfully private position just off the A16 at Fotherby.

Offering a remarkable total of nine bedrooms and nine reception rooms, the accommodation comprises six bedrooms within the main house, including three with en-suite facilities, together with a separate three-bedroom annexe. The three-bedroom annexe is included within the overall nine-bedroom total and provides excellent independent accommodation for extended family, guests or older children.

The property enjoys an enviable position with no near neighbours and stunning, unspoilt views across the Lincolnshire Wolds from all aspects. The combination of privacy, open countryside and excellent access to the A16 makes this a particularly appealing setting for those wanting a rural feel without being completely isolated.

Built in 2004, the main house provides an impressive nine reception rooms alongside its six bedrooms, offering an exceptional amount of living and entertaining space. The reception rooms provide enormous flexibility and could be used in a variety of ways, including sitting rooms, dining rooms, family rooms, studies, offices, hobby rooms, games rooms or additional living spaces depending on individual requirements.

The separate three-bedroom annexe offers the opportunity for genuine multi-generational living, allowing family members to enjoy their own independent accommodation whilst remaining close to the main house. It could also be ideal for older children, guests or other family members requiring additional privacy and independence.

There is also a substantial double garage area with offices above and a WC. This provides further considerable potential and could be ideal for anyone working from home or running a business, or could potentially be adapted to create an independent space for an adult or teenager wanting their own accommodation and privacy, subject to

the necessary planning and building regulations.

The property benefits from its own private Klargestar sewage treatment system and oil-fired central heating. Additional coal and Calor fires provide useful alternative heating options and extra flexibility, giving the property a number of different heating possibilities.

Externally, the property sits within approximately 1.25 acres and benefits from various wooden outbuildings, together with extensive off-road parking for more than ten vehicles. There is plenty of space for larger families, multiple vehicles, hobbies, equipment or potential business requirements.

Whilst some cosmetic upgrading would undoubtedly allow the property to reach its full potential, the work required is not considered dramatic and the property offers an excellent opportunity for a new owner to modernise and personalise the accommodation to their own tastes and requirements.

The surrounding countryside is a particularly special aspect of the property, with far-reaching and unspoilt Lincolnshire Wolds views from all sides. With no close neighbours, the setting provides an exceptional degree of privacy and tranquillity whilst remaining conveniently positioned just off the A16.

Properties offering this combination of scale, land, privacy, views and flexibility are rarely available. With nine bedrooms in total, comprising six bedrooms within the main house and a further three bedrooms within the annexe, alongside nine reception rooms, extensive additional accommodation, outbuildings, multiple heating options and approximately 1.25 acres, this is a truly unique opportunity for those seeking a substantial home capable of accommodating multiple generations, home-working, business use and a wide variety of lifestyle requirements.

MAIN HOUSE

ENTRANCE HALLWAY

With stairs accessing the first and second floors



SITTING ROOM

DOWNSTAIRS W.C

LOUNGE

CONSERVATORY

DINING ROOM

BREAKFAST KITCHEN

UTILITY AREA INTO

MAIN LOUNGE/SITTING ROOM

MAIN HOUSE FIRST FLOOR HALLWAY

MASTER BEDROOM

MASTER BEDROOM ENSUITE

BEDROOM TWO

BEDROOM TWO ENSUITE

BEDROOM THREE

BEDROOM THREE ENSUITE

BEDROOM FOUR

FAMILY BATHROOM

MAIN HOUSE SECOND FLOOR HALLWAY

SECOND FLOOR BEDROOM FIVE

SECOND FLOOR BEDROOM SIX

ADJOINING ANNEX CONSERVATORY

Joining the main lounge/sitting area to the annex a perfect room for both parts of the property to enjoy

ANNEX LIVING ROOM (CURRENT OFFICE)

Currently used as a large office for the current seller, this space would make a perfect open plan living/kitchen entertaining area with a spiral staircase up onto the first floor hallway with access to both first floor annex bedrooms

ANNEX HALLWAY

With its own side door access, doors to the annex bathroom, annex ground floor bedroom, and annex lounge

ANNEX DOWNSTAIRS BEDROOM

ANNEX BATHROOM

ANNEX FIRST FLOOR BEDROOM ONE

ANNEX FIRST FLOOR BEDROOM TWO

DOUBLE GARAGE WITH 2 X OFFICES ABOVE

Accessed via its own side door with a downstairs W.C with stairs up to the offices above, could be utilised as bedrooms for a teenager or independent adult or perfect self contained work from home space/business

GARDENS & OUTBUILDINGS

The property sits on a plot approx. 1.25acres in size with an array of wooden outbuildings, mainly laid to lawn with various areas such as woodland, decking and mature hedgerows, a large sweeping driveway gives access from the road, completely unspoilt views over the Lincolnshire Wolds making this a sizeable yet private family home.

MANOR FARM LOUTH ROAD





MANOR FARM LOUTH

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 3756.64 sq ft

Tenure – Freehold





Illustration for identification purposes only, measurements are approximate, not to scale.



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

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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