



Burnham Manor - Burnham, North Lincolnshire

£1,350,000

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## Key Features

- Total Floor Area: 581 Square Metres
- 6 Acres of Land
- Music Room & Sitting Room
- Dining Room, Kitchen & Breakfast Room
- Study & Office
- Utility Room & Larder
- Six Double Bedrooms (Principal Suite)
- Two Bathrooms, En-Suite & Cloakroom WC
- Function Room, Multiple Workshops, Triple Garage
- Landscaped Gardens, Woodland & Pasture
- EPC rating D















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## DESCRIPTION

A RARE OPPORTUNITY TO OWN THIS IMPRESSIVE COUNTRY RESIDENCE.

This fabulous property is on the market ready for new owners to move in and enjoy this period piece. With landscaped grounds including a woodland and a pasture.

It opens with a spacious entrance hall incorporating original period features. To the left is a bright and airy music room, perfect to relax in and receive guests. While to the right is the study and formal dining room. Finishing the ground floor is the family kitchen with a breakfast room and an adjacent sitting room. Great space for the family to enjoy. Not to forget the utility areas and the cellar, adding versatility and convenience to the property. While the first floor offers five double bedrooms and a principal suite with an en-suite bathroom and a dressing room. With the rest benefitting from a family bathroom and a further shower room.

Once you have finished taking in the beauty, you find yourself in the grounds. Divided into multiple "garden rooms" with manicured lawns, mature trees and colourful plantings. Further on there are multiple outbuildings and a function room, perfect for hosting events and guests. Finished with two garages and a workshop.

Do not hesitate and book a viewing today!

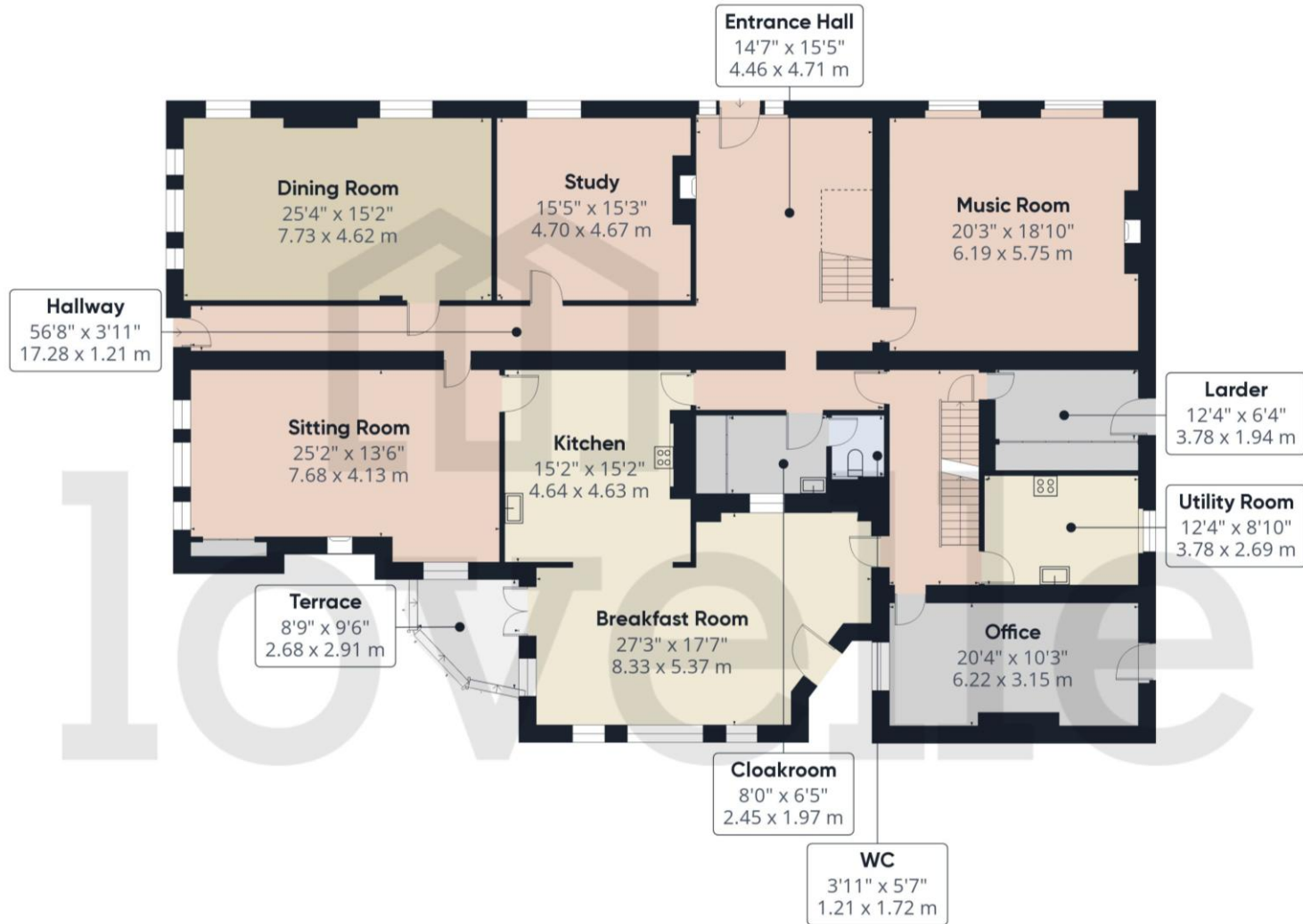






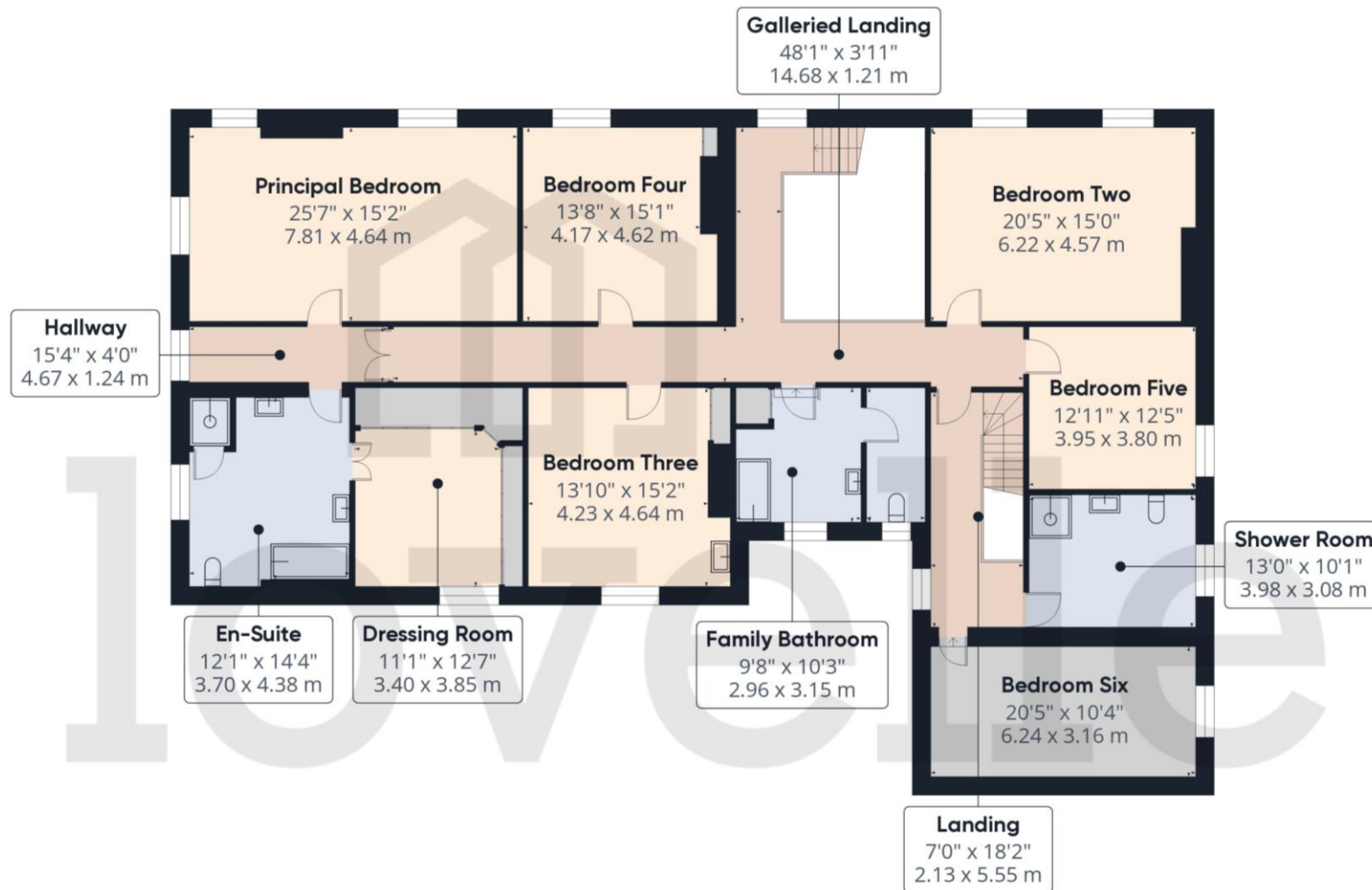


## FLOORPLAN



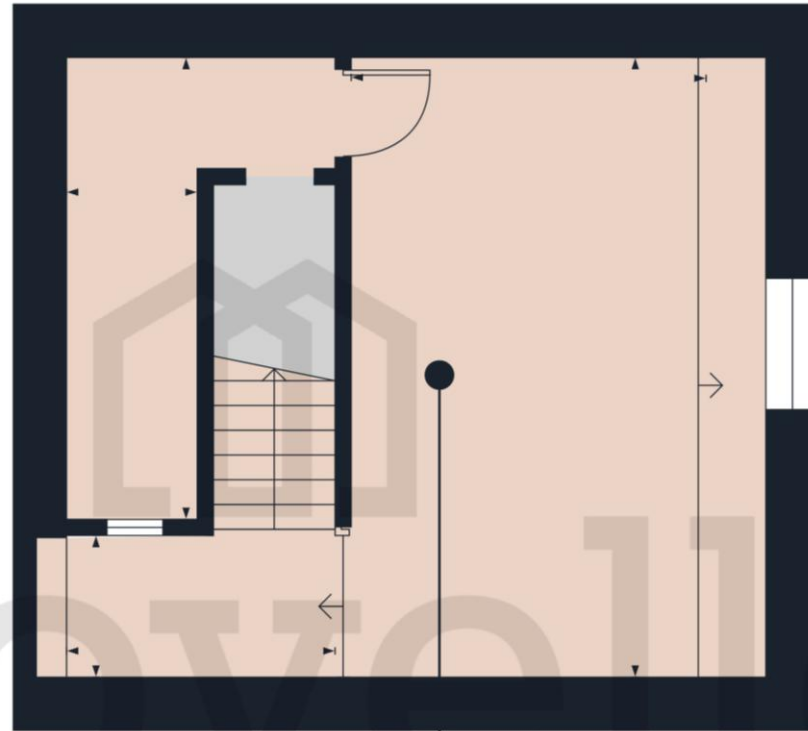
Ground Floor Building 1





Floor 1 Building 1

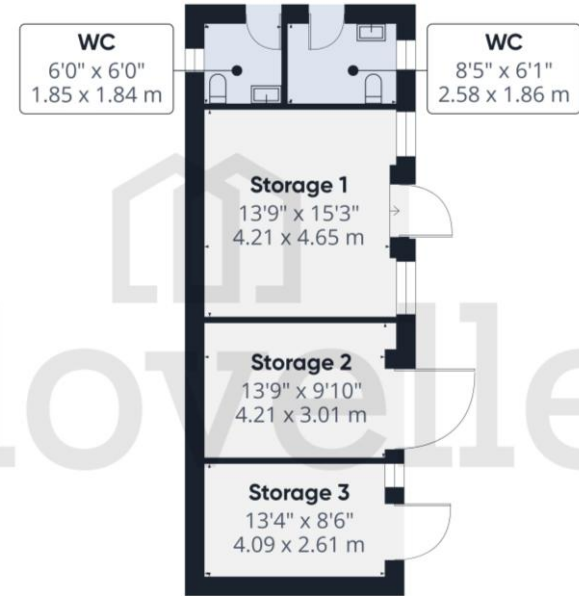




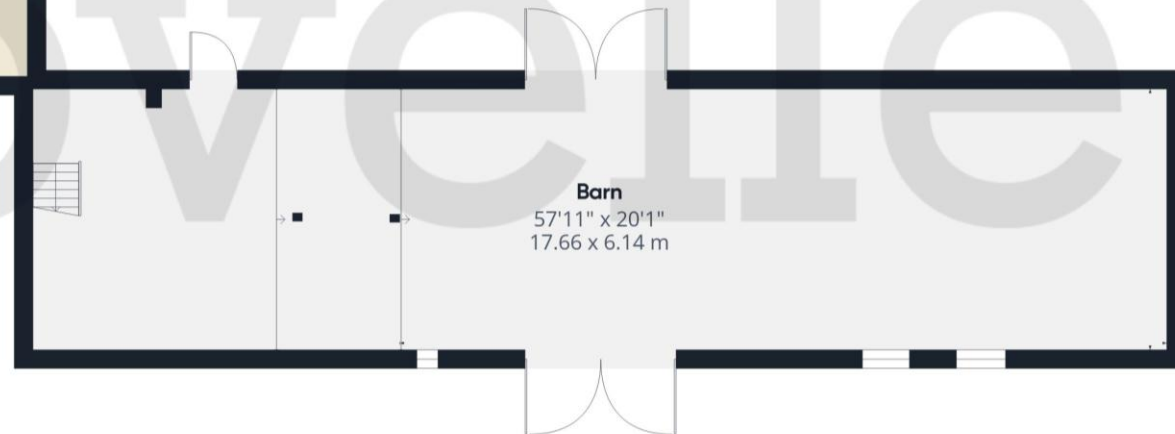
**Cellar**  
9'2" x 17'2"  
2.82 x 5.24 m

Floor -1 Building 1





Ground Floor Building 2



Ground Floor Building 3



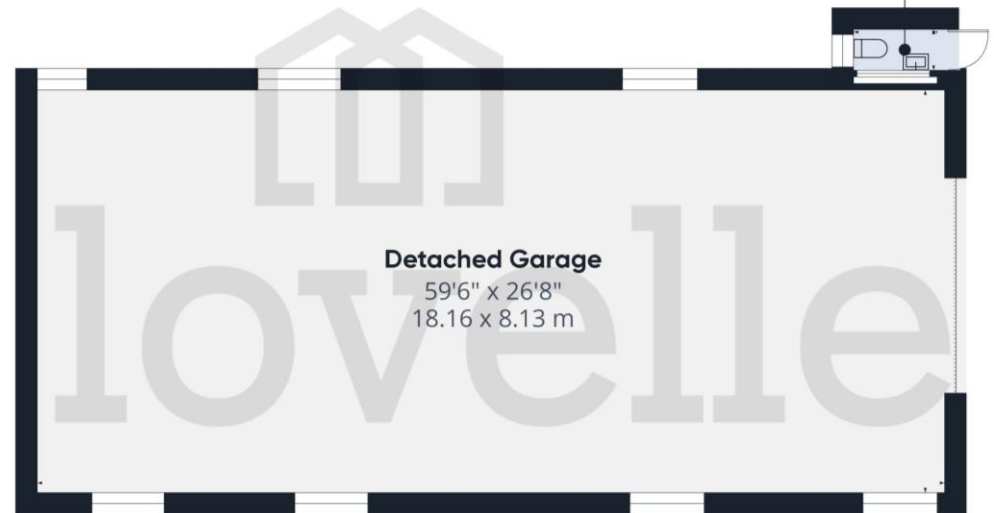
**WC**  
5'1" x 4'9"  
1.57 x 1.46 m



**Workshop**  
29'8" x 59'6"  
9.06 x 18.16 m

Ground Floor Building 7

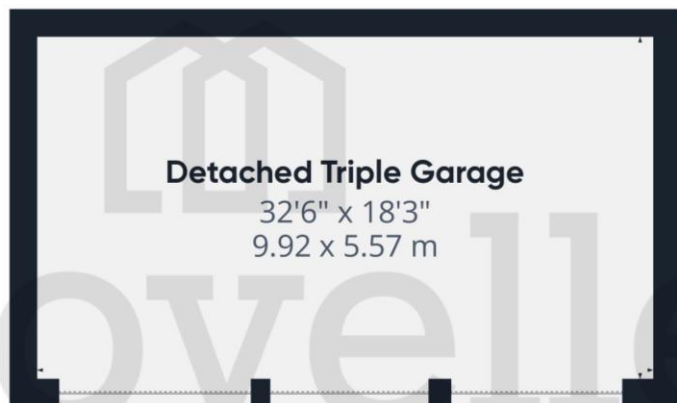
**WC**  
5'10" x 3'1"  
1.79 x 0.96 m



**Detached Garage**  
59'6" x 26'8"  
18.16 x 8.13 m

Ground Floor Building 6

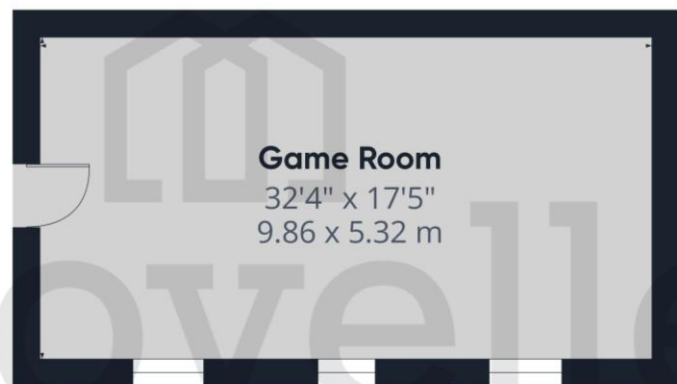




**Detached Triple Garage**

32'6" x 18'3"  
9.92 x 5.57 m

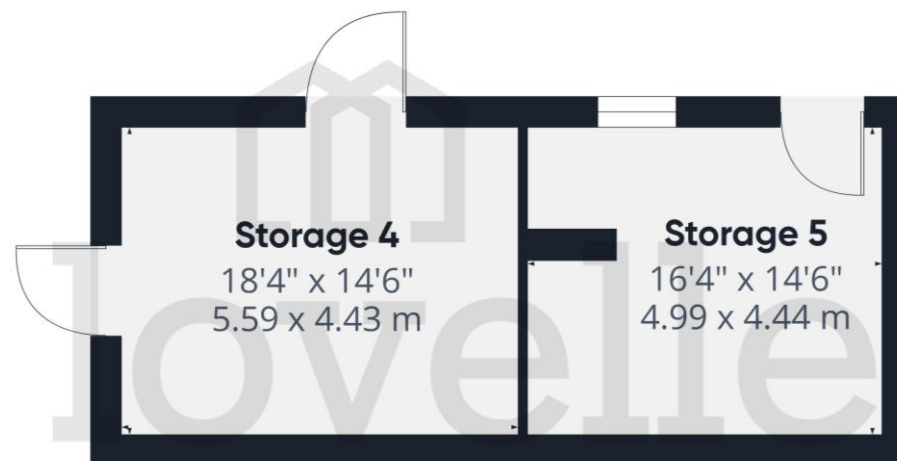
Ground Floor Building 5



**Game Room**

32'4" x 17'5"  
9.86 x 5.32 m

Floor 1 Building 5



**Storage 4**

18'4" x 14'6"  
5.59 x 4.43 m

**Storage 5**

16'4" x 14'6"  
4.99 x 4.44 m

Ground Floor Building 4



## Burnham Manor - Burnham, Barton-upon-Humber, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band G

### VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652636587 to arrange an appointment.

### AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency

### HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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**ENTRANCE HALL** 4.46m x 4.71m (14'7" x 15'6")

Entered through a half glazed wooden door with sidelights into the hall. Doors to all principal rooms and a staircase to the first floor accommodation.

**MUSIC ROOM** 6.19m x 5.75m (20'4" x 18'11")

Flooded with light thanks to two wooden sash windows to the front elevation. Finished with an Adam style fireplace housing an open flame fire. Perfect for those cold winter evenings.

**SITTING ROOM** 7.68m x 4.13m (25'2" x 13'6")

Spacious room and perfect to enjoy a quiet moment to yourself. Adam style fireplace housing a cast iron stove acts as a grounding feature. Door to the kitchen and built in storage cupboards.

Dual aspect with wooden sash windows to the rear and side elevation.

**STUDY** 4.7m x 4.67m (15'5" x 15'4")

Wooden sash window to the front elevation.

**DINING ROOM** 7.73m x 4.62m (25'5" x 15'2")

Spacious room with a feature open grate Victorian style fireplace, adding sophistication to this space.

Dual aspect with wooden sash windows to the front and side elevation.



**KITCHEN** 4.64m x 4.63m (15'2" x 15'2")

Comprehensive range of wall and base units in a white finish with granite work surfaces and decorative tiled splash backs. Inglenook housing an AGA range cooker. Inset Belfast sink with hot and cold water taps. Integral dishwasher and a Neff microwave. Finished with a kitchen island and an archway to the breakfast room.

**BREAKFAST ROOM** 8.33m x 5.37m (27'4" x 17'7")

Bathed in light and warmth by multiple wooden sash windows to the rear and side elevation. Great space to relax in and enjoy with the family.

**LARDER** 3.78m x 1.94m (12'5" x 6'5")

Range of base units with a contrasting work surface and built in storage cupboards. Door to the side elevation.

**UTILITY ROOM** 3.78m x 2.69m (12'5" x 8'10")

Range of base units with contrasting work surfaces. Inset stainless steel sink and drainer with a swan neck mixer tap. Plumbing for a washing machine, space for a tumble dryer and a freestanding four ring cooker. Housing the combi boilers. Wooden sash window to the side elevation.

**OFFICE** 6.22m x 3.15m (20'5" x 10'4")

Storage shelving and a door and a further window to the side elevations.

**CLOAKROOM** 2.45m x 1.97m (8'0" x 6'6")

Pedestal wash hand basin with hot and cold water taps. Built-in storage cupboards.

**WC** 1.21m x 1.72m (4'0" x 5'7")

Low flush WC and decorative tiling to the walls.

**CELLAR** 2.82m x 5.24m (9'4" x 17'2")

Storage shelving and a window to the side elevation.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL SUITE:**

**BEDROOM** 7.81m x 4.64m (25'7" x 15'2")

Dual aspect with wooden sash windows to the front and side elevation.

**DRESSING ROOM** 3.4m x 3.85m (11'2" x 12'7")

Multiple fitted wardrobes. Wooden sash window to the rear elevation.

**EN-SUITE** 3.7m x 4.38m (12'1" x 14'5")

Six piece suite incorporating a double ended clawfoot bathtub with a telephone style shower attachment, shower cubicle, low flush WC, bidet and two pedestal wash hand basins with hot and cold water taps. Decorative wall panels and a wooden sash window to the side elevation.

**BEDROOM TWO** 6.22m x 4.57m (20'5" x 15'0")

Two wooden sash windows to the front elevation.

**BEDROOM THREE** 4.23m x 4.64m (13'11" x 15'2")

Wooden sash window to the rear elevation. Pedestal wash hand basin and a built-in storage cupboard.

**BEDROOM FOUR** 4.17m x 4.62m (13'8" x 15'2")

Wooden sash window to the front elevation and a built-in storage cupboard.

**BEDROOM FIVE** 3.95m x 3.8m (13'0" x 12'6")

Wooden sash window to the side elevation.

**BEDROOM SIX** 6.24m x 3.16m (20'6" x 10'5")

Wooden sash window to the side elevation.



**FAMILY BATHROOM** 2.96m x 3.15m (9'8" x 10'4")

Three piece suite incorporating a corner bathtub with a mixer tap, low flush WC and a pedestal wash hand basin with hot and cold water taps. Towel rail radiator and built-in storage cupboard.

Decorative tiles to the wet areas and a window to the rear elevation.

**SHOWER ROOM** 3.98m x 3.08m (13'1" x 10'1")

Three piece suite incorporating a shower cubicle with a rain shower over, push button WC and a vanity sink with a mixer tap. Decorative tiles to the wet areas and a wooden sash window to the side elevation.



## **OUTSIDE THE PROPERTY:**

### **GARDENS**

Landscaped grounds set in 6 acres of land. Divided into multiple "garden rooms" incorporating a pasture, woodland and even a paddock. Mature trees and shrubbery adorn the boundaries of the property. While the manicured lawns and curated flower borders emphasize the stature and its location.

### **OUTBUILDINGS:**

#### **FUNCTION ROOM** 5.17m x 17.49m (17'0" x 57'5")

Great space to host events or parties. Finished with a kitchen area for food preparation and serving.

#### **WC** 1.36m x 2.13m (4'6" x 7'0")

Two piece suite incorporating a push button WC and a pedestal wash hand basin with hot and cold water taps.

#### **BARN** 17.66m x 6.14 (57'9" x 20'1")

A vast space offering endless possibilities, to be converted (subject to necessary planning) or used for storage.

#### **STORAGE 1** 4.21m x 4.65m (13'8" x 15'2")

#### **STORAGE 2** 4.21m x 3.01m (13'8" x 9'8")

#### **STORAGE 3** 4.09m x 2.61m (13'4" x 8'5")

#### **WC** 1.85m x 1.84m (6' x 6')

Two piece suite incorporating a WC and a wash hand basin with hot and cold water taps. Window to the side elevation.

#### **WC** 2.58m x 1.86m (8'4" x 6'1")

Two piece suite incorporating a WC and a wash hand basin with hot and cold water taps. Window to the side elevation.



**STORAGE 4** 5.59m x 4.43 (18'3" x 14'5")

**STORAGE 5** 4.99m x 4.44m (16'3" x 14'5")

**WORKSHOP** 9.06m x 18.16m (29'7" x 59'5")

**WC** 1.57m x 1.46m (5'1" x 4'7")

Two piece suite incorporating a WC and a wash hand basin with hot and cold water taps.

**PARKING:**

**DETACHED TRIPLE GARAGE** 9.92m x 5.57m (32'5" x 18'2")

Three up and over garage doors. Power and lighting.

**GAME ROOM** 9.86m x 5.32m (32'3" x 17'4")

**DETACHED GARAGE** 18.16m x 8.13m (59'5" x 26'6")

Automatic garage door, power and lighting.

**WC** 1.79m x 0.96m (5'8" x 3'1")

Two piece suite incorporating a WC and a wash hand basin with hot and cold water taps.

**LOCATION**

Burnham is a small village in North Lincolnshire and approximately 5 miles (8 km) south-east from the town of Barton-upon-Humber. With excellent connections to A15. So, cities like Lincoln, York and Hull are only a short drive away.

**BROADBAND TYPE**

Standard- 5 Mbps (download speed), 0.7 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - likely,

Indoors - limited,

Available - EE, Three, O2, Vodafone.

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £20.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.



