



Kingthorpe Manor Farm  
Kingthorpe, Lincoln

**BROWN & CO**



# Kingthorpe Manor Farm, Kingthorpe, Lincoln

Kingthorpe Manor Farm is a charming and highly individual Grade II listed country residence offering a rare opportunity to acquire a characterful period home set within delightful grounds extending to approximately 1.67 acres, complemented by an excellent range of outbuildings and ancillary accommodation. Believed to date back in part to the 17th Century, the property was lovingly conserved and restored under the guidance of Heritage England during 2004-2008 with all new electrics, plumbing and insulation, but retains an abundance of original features including exposed beams, inglenook fireplaces, two priest holes and traditional sash windows, all of which combine to create a warm and welcoming family home.

The principal accommodation offers five bedrooms, four reception rooms and is arranged over three floors with a flexible layout ideal for modern family living or guest accommodation. Externally, the property is approached via a gravel driveway and is set within beautifully established grounds featuring mature trees, lawns and a productive orchard with a variety of fruit trees. A large pond, vegetable garden and gravelled seating areas further enhance the outdoor offering, creating a peaceful and private setting ideal for those seeking a rural lifestyle or business opportunity as it has been previously used as a four star holiday accommodation until recently.



## ACCOMMODATION

### Breakfast Room

Single glazed sash window to side elevation, with range cooker set in inglenook fireplace, built-in storage cupboard, radiator, door to;

### Kitchen

Single glazed sash window to side elevation, IKEA fitted wall and base units with stainless steel double sink and drainer, SMEG range cooker with five ring induction hob with extractor over, space and plumbing for washing machine and dishwasher, fully tiled walls, archway to;

### Garden Room

Single glazed sash window and doors to side elevation, log burner, radiator, mezzanine level with cinema set up.

### Entrance Hall

With stairs to first floor and under stair storage cupboard, radiator, door to lounge and door to;

### Cloakroom

Single glazed sash window to side elevation, radiator, coat storage, door to;

### Shower Room

Single glazed sash window to rear elevation, three-piece suite comprising shower cubicle, wash hand basin, low flush WC, radiator, part tiled walls, extractor, loft access.

### Dining Room

Single glazed sash window to rear and side elevation, log burner set in Inglenook fireplace, radiator, door to lounge and door to;

### Conservatory

Timber and glazed construction with doors to side elevation, radiator.

### Lounge

Single glazed sash window to front and rear elevation, Log burner in brick fireplace with wooden surround, two radiators.

## First Floor

### Bedroom One

Single glazed sash window to side elevation, radiator, Door to;

### En-Suite Shower Room

Single glazed sash window to side elevation, three-piece suite comprising shower cubicle, low flush WC, wash hand basin, heated towel rail.

### Bedroom Two

Single glazed sash window to side elevation, radiator, built-in shower cubicle, wash basin, door to;

### WC

Single glazed sash window to rear elevation, low flush WC.

### Landing

With internal picture window, radiator, door to;

### Bedroom Three

Single glazed sash window to front and rear elevation, Log burner, radiator, door to;

### En-suite Shower Room

Single glazed sash window to rear elevation, three-piece suite comprising shower cubicle, low flush WC, wash hand basin, heated towel rail.

## Second Floor

### Bedroom Four

Single glazed sash window to side elevation, radiator.



### Study

Single glazed sash window to side elevation, radiator, door to bathroom and archway to bedroom five.

### Bathroom

Four piece suite comprising panel bath with shower mixer tap, bidet, low flush WC, wash hand basin, heated towel rail, part tiled walls.

### Bedroom Five

Double glazed windows to side elevation, radiator.

### Landing

Single glazed sash window to side elevation.

### Outside

The property sits in a generous plot of around 1.67 acres with mature trees and planting, lawned areas, fruit Orchard with apple, pear, plum, damson, sloe and black and red currant trees. There is also a substantial pond, organic veg garden, gravel patio area, greenhouse, composting toilet, ground-based solar PV for heating water, goat house, pizza oven, metal wood storage, parking for several vehicles.

### Outbuildings

#### Boiler House

A brick and pantile building housing The Herz biomass boiler which currently runs the heating and hot water for the Property.

#### Triple Bay garage

Brick and pantile construction with three timber garage doors, power and light and a type two electric charge point.

### Wood Shed

Timber and corrugated sheet construction with a years supply of seasoned wood for use in the boiler.

### Timber Eco Hut

Single glazed sash window to side elevation, wood burning stove, bunk beds, stainless steel sink, double glazed patio door to front elevation, solar PV on roof.

### Eco Lodge One

Single glazed windows and doors to front and side elevation, log burner, stainless steel sink, double bed.

### Eco Lodge two

Double glazed window windows to front and side elevation, log burner, stainless steel sink, double bed.

### Timber café

With tables and stalls, sink with rainwater harvesting connection.

### Brick and Pantile Outbuilding

Divided into five sections as follows and may be suitable for conversion subject to the necessary planning consents. The vendor has some indicative drawings which he is happy to share to interested parties.

#### Section One

Divided into two open bay sections and provides a dry storage.

#### Section Two

With timber shed within and no roof currently.

### Sections Three, Four and five

Currently has no roof.

### Tenure

Freehold. For sale by private treaty.

### Mobile

We understand from the Ofcom website there is likely to be mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to make their own enquiries with their network.

### Broadband

Ofcom suggest that standard broadband is available with a max download speed of Mbps and a max upload of 1 Mbps. Other options like Starlink are available.

### Services

The property offers mains water, electric, Biomass boiler, bio digester, electric car charger and there is also a defibrillator on site which must remain for emergency use of the residents.

### Buyer Identity Check

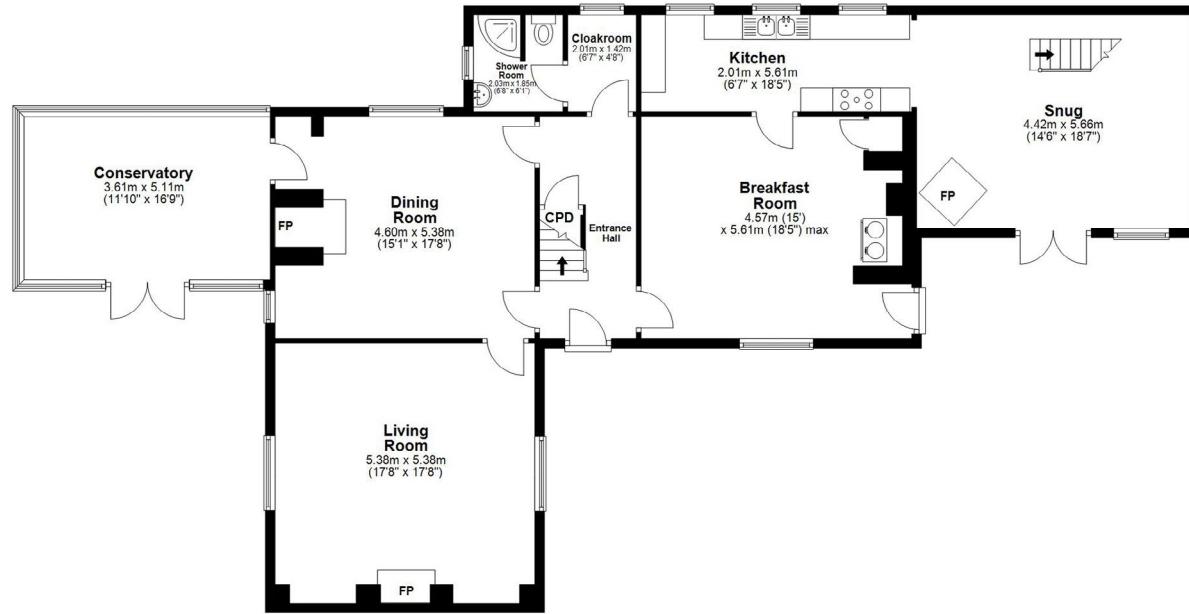
Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



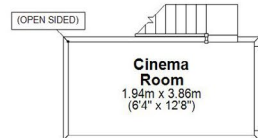
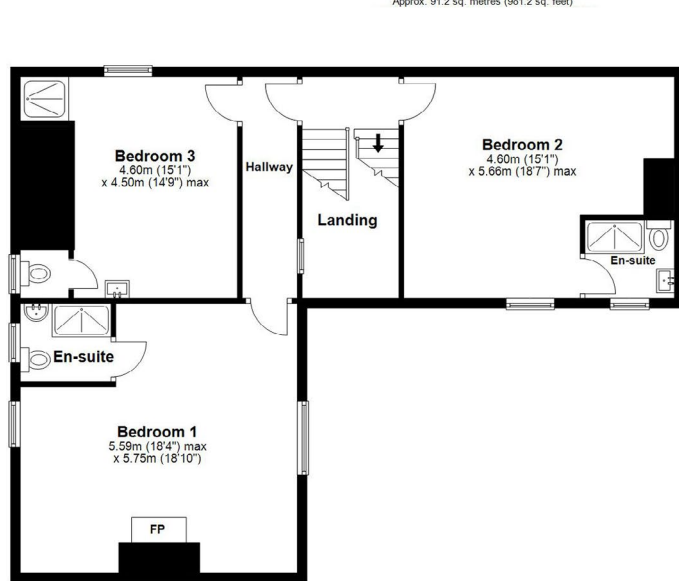




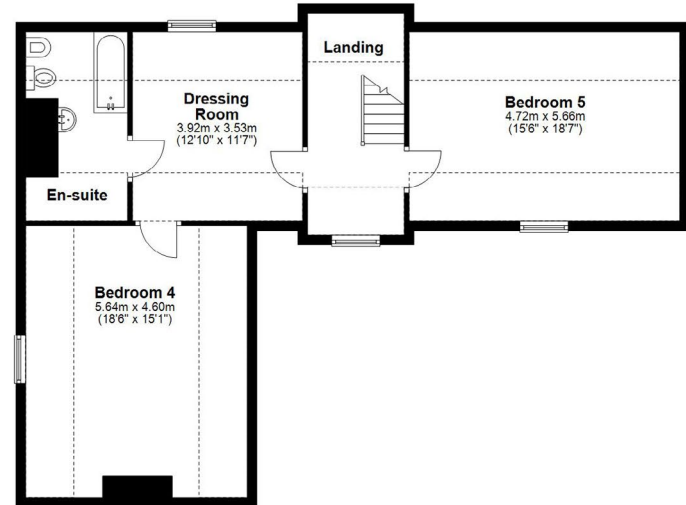
**Ground Floor**  
Approx. 153.5 sq. metres (1652.1 sq. feet)



**First Floor**  
Approx. 91.2 sq. metres (991.2 sq. feet)



**Second Floor**  
Approx. 80.7 sq. metres (869.1 sq. feet)



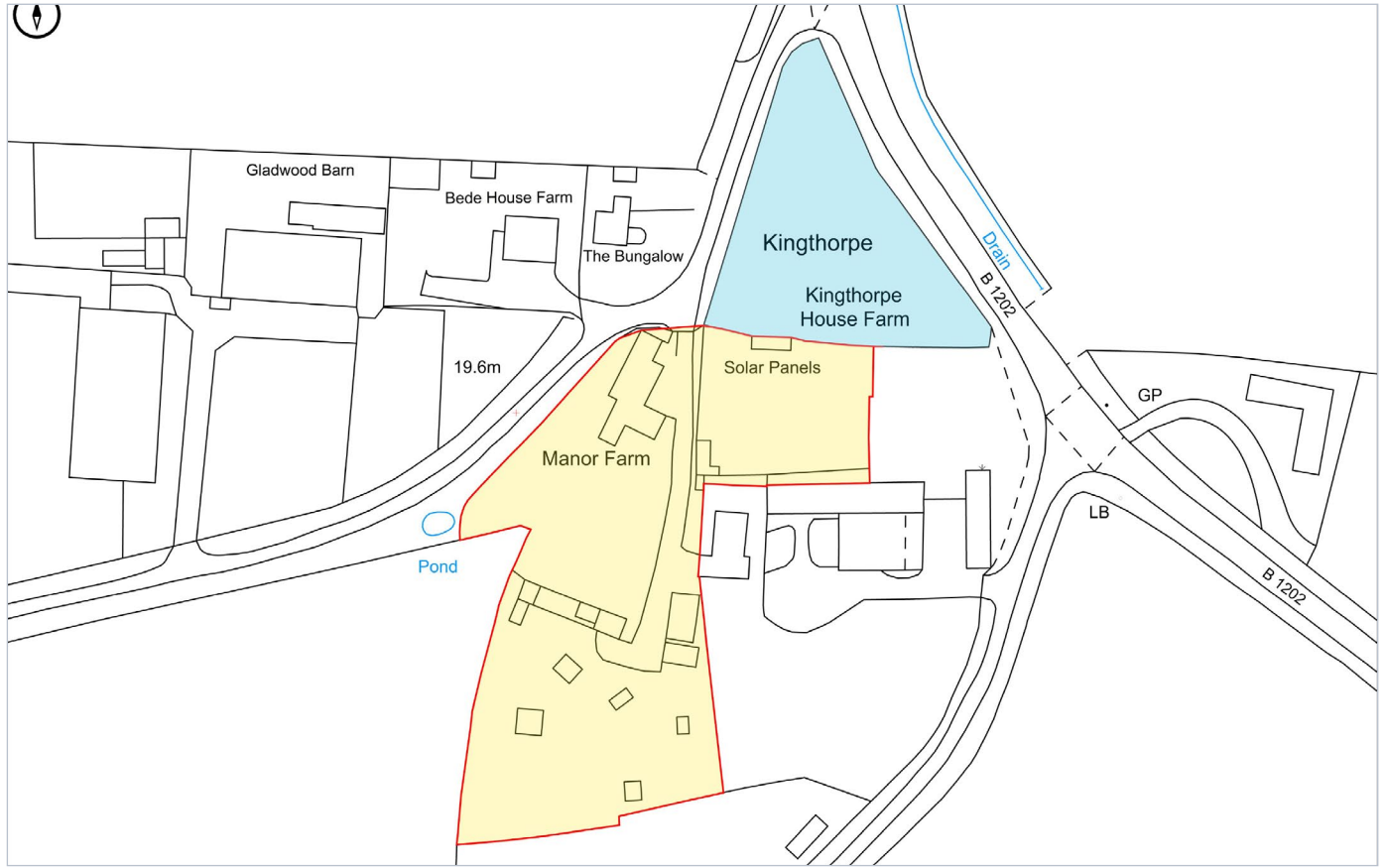
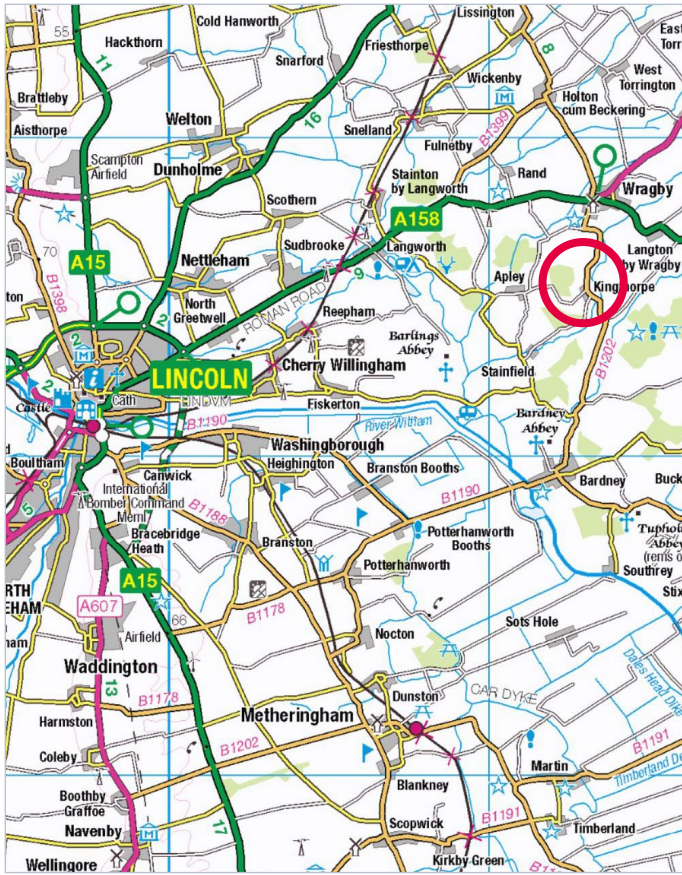
Total area: approx. 325.4 sq. metres (3502.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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**Kingthorpe Manor Farm, Kingthorpe**







**Directions - LN8 5JF**

From Wragby follow the B1202 Bardney Road towards Kingthorpe and as you enter the hamlet of Kingthorpe turn right and the property is immediately on your left.

<https://what3words.com/bends.letter.shorten>

**Viewing Procedure**

Viewing of this property is strictly by appointment with the agents on 01522 504304.

**Boundaries**

The land to be sold is marked in yellow and the area in blue will be retained by the seller.

**Council Tax**

Band F

**Agent**

James Mulhall 01522 504304 or 07919 694232  
lincolnresidential@brown-co.com

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