



The Manor, 48 Main Street, Horkstow, Barton-Upon-Humber, Lincolnshire, DN18 6BC

FINE & COUNTRY

ESCAPE TO THE COUNTRY IN STYLE!



This grand Manor House is set on an imposing elevated site with views across the Ancholme Valley. It has been renovated to a high standard offering smart, modern living skilfully blended with the character of this fine home. An opportunity to be the custodian of this important Grade II Listed country residence.

Steeped in history, dating back to the late 17th century, it was the former home of George Stubbs, the artist who researched and prepared his work on the famous Anatomy of the Horse and is internationally renowned. The property is accredited and included in Pevsner's Guide to Historic Buildings of Lincolnshire acknowledging the status of this fine property.

Set well back from the road with a wide frontage, the house stands in approximately two thirds of an acre of well kept grounds. An impressive entrance reception connects all principal rooms with a fine inner staircase. There are four receptions in total, a superb refurbished dining kitchen plus utilities, cloakroom and w.c. To the first floor is an impressive master bedroom suite, four further generous double bedrooms and a family bathroom. The second floor offers enormous scope with approximately 1500 sq ft of attic which would lend itself to a multitude of uses. The grounds are mainly laid to lawn and easily managed offering multiple parking, a substantial garage and workshop.





This location is just over 5 minutes from the Humber Bridge with easy access to the A63, A15 and M180. The nearby town of Barton-upon-Humber provides comprehensive facilities and the city of Kingston Upon Hull lies just over the Humber Bridge.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the North Lincolnshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Viewings

Strictly by appointment with the sole agents.

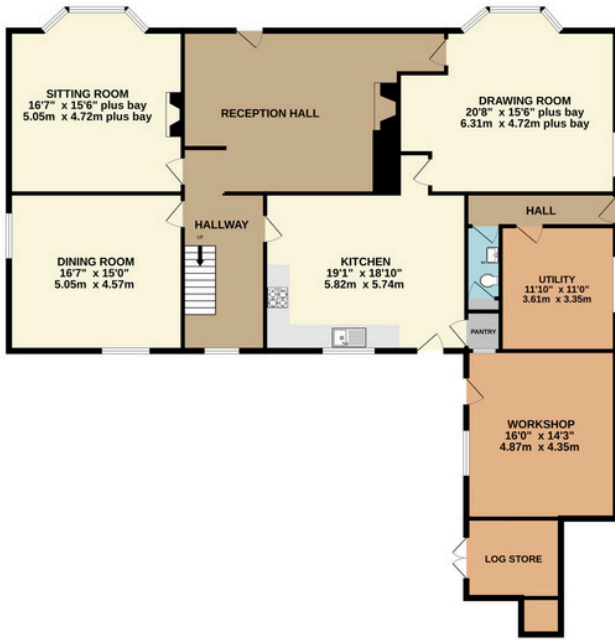
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

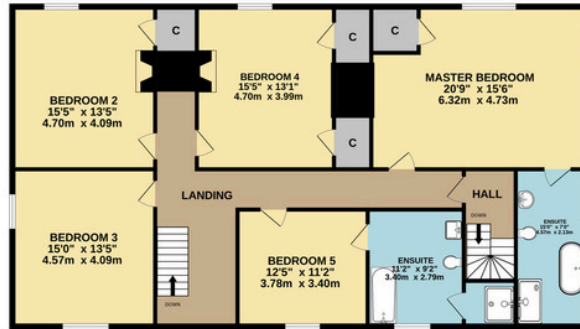
Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



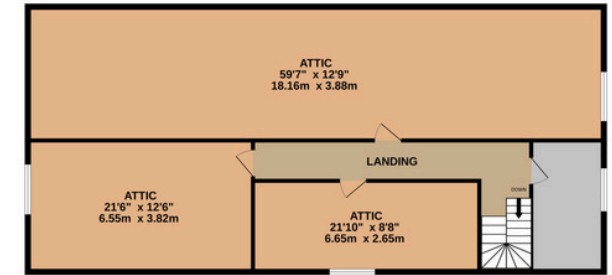
GROUND FLOOR
2078 sq.ft. (193.0 sq.m.) approx.



1ST FLOOR
1633 sq.ft. (151.8 sq.m.) approx.



2ND FLOOR
1388 sq.ft. (128.9 sq.m.) approx.



MAIN STREET, HORKSTOW, DN18 6BG

TOTAL FLOOR AREA : 5099 sq.ft. (473.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

8 Kingston Rd, Willerby, Hull, HU10 6BN

Tel: 01482 420999 E-mail: eastyorkshire@fineandcountry.com

1 Saturday Market, Beverley, HU17 0BB

Tel: 01482 887770 E-mail: eastyorkshire@fineandcountry.com



Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA

To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

