

Offers in the region of £695,000 Freehold



Manor Farm Marsh Road, Lutton Marsh, Lincolnshire, PE12 9NP

An exceptionally spacious three/four bedroom detached farmhouse built in 1901 and set on a plot of approximately 6 acres, mostly comprising of equestrian facilities, with idyllic farmland views all around.

The property oozes with characterful features such as exposed brick, beamed ceilings and feature fireplaces, combined with the convenience of additions such as an LPG heating system (installed in 2021), and uPVC double-glazing.

Downstairs, the property boasts an entrance hall/utility room, perfect for kicking off muddy boots, a fitted kitchen/breakfast room with dual-aspect windows, a living room with paddock views, a formal dining room perfect for entertaining family and friends with a store room off, and a snug/office, (which could also be utilised as a downstairs bedroom). All three reception rooms offer log-burning stoves (of which 2 were fitted in the last 3.5 years). Off the snug/office/bedroom 4 is a family bathroom with a roll-top bath in which to relax after a hard days work.

Up the grand staircase are 3 bedrooms, two being king-size and the third being a single room.

Outside, the driveway comfortably accommodates 4 vehicles, with a raised bed rose garden providing a pretty and fragrant welcome. To the front of the property, a pathway leads to a wooden stable block comprising of stables. There is a brick-built barn, comprising of two stables which are currently utilised as a workshop and a tack room. A further open-fronted wooden barn provides storage for hay etc. A 20ft shipping container provides additional storage space.

Beyond the outbuildings is an area of hardstanding/yard which is suitable for horseboxes/tractors etc. The yard can also be accessed by continuing along the farm track. The yard provides access to the school and grazing land. The menage benefits from flood lighting. The land is divided into three level paddocks.

To the rear of the property is the formal enclosed garden, mainly laid to lawn with a shrub border and patio area

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

Entrance Hall/Utility Room

9'10" x 5'11" (3.00m x 1.82m)

Sloped ceiling. Ceiling light. Composite door with feature double-glazed leaded windows to the front. Wall-mounted 'ideal' LPG boiler. Under-counter space and plumbing for a washing machine. Under-counter space for a tumble dryer. Radiator. 2 x double power-points. Single power-point. Tile flooring. Wooden stable door to the kitchen/breakfast room.

Kitchen/Breakfast Room

19'5" x 9'10" (5.94 x 3.01m)

2 x ceiling lights. Dual-aspect room with uPVC double-glazed leaded windows to the front and the rear. uPVC double-glazed door to the rear. Fitted range of matching wall and base units with a worktop over. Stainless steel sink and drainer with a stainless steel mixer tap and a tiled splashback. Freestanding 'Belling' range-style cooker with a 5-ring induction hob and extractor over. Integrated dishwasher. Under-counter space for an appliance. Breakfast bar to seat 2 people. Space for a tall fridge-freezer. Feature exposed brick wall. 5 x double power-points. Tile flooring.

Snug/Office/Guest Bedroom

14'8" (max) x 9'11" (4.49m (max) x 3.03m)

Sloped ceiling with feature beam. 2 x ceiling lights. uPVC double-glazed leaded window to the side. Log-burning stove inset into a brick chimney breast on a raised, tiled hearth. Radiator. Double power-point with dual USB ports. Double power-point. TV point. Tile flooring.

Guest Room En-Suite

9'5" x 7'11" (2.88m x 2.42m)

Sloped ceiling. Ceiling light. Dual-aspect room with uPVC double-glazed leaded windows to the rear and the side. 3-piece suite comprising a roll top bath with a centre tap, a vanity basin unit and a low-level WC. Tile flooring.

Dining Room

13'11" x 13'10" (max) (4.26m x 4.24m (max))

Textured, beamed ceiling. 2 x ceiling lights. uPVC double-glazed leaded window to the front. Log-burning stove inset into the brick chimney breast on a raised, tiled hearth with a wooden mantle over. 2 x radiators. 3 x double power-points. Laminate flooring.

Store Room

7'6" (max) x 4'5" (max) (2.30 (max) x 1.35m (max))

Sloped, textured ceiling. uPVC double-glazed leaded window to the rear. Wall-mounted consumer unit. Radiator. Double power-point. Single power-point. Laminate flooring.

Living Room

19'5" (max) x 10'11" (5.94m (max) x 3.34m)

Textured, beamed ceiling. 2 x ceiling lights. 2 x uPVC double-glazed leaded windows to the side. Contemporary log-burning stove inset in the chimney breast on a tiled hearth with a wooden mantle over. 2 x radiators. 4 x double power-points. Single power-point. 2 x TV points. Laminate flooring.

Landing

Carpeted stairs to first floor with a light over and an additional light to the landing. Hatch providing access to the loft. uPVC double-glazed leaded window to the rear. Radiator. Carpet flooring

Bedroom 1

14'11" x 9'9" (4.57m x 2.99m)

Ceiling light pendant. 2 x uPVC double-glazed leaded windows (dual aspect) with field views, to the front and the side. 2 x radiators. 4 x double power-points. TV point. BT point. Carpet flooring.

Bedroom 2

10'10" x 9'2" (3.32m x 2.80m)

Ceiling light pendant. uPVC double-glazed leaded window, with field views, to the side. Radiator. 2 x double power-points. TV point. Carpet flooring.

Bedroom 3

9'10" x 8'11" (max) (3.02m x 2.74m (max))

Ceiling light pendant. uPVC double-glazed leaded window to the side. Built-in airing cupboard housing a hot water cylinder with shelving measuring approximately 1.07m x 0.67m. Radiator. Double power-point. TV point. Carpet flooring.

Shower Room

11'6" (max) x 5'5" (max) (3.51m (max) x 1.66m (max))

Ceiling light. uPVC double-glazed leaded window to the side. Low-level WC. Pedestal hand basin. Steps up to the shower cubicle with a bi-fold door and tiled splashback with a wall-mounted 'Essentials' electric shower. Radiator.

Outside

The property is accessed down a short track off Marsh Road. The double 5-bar gates open onto the gravelled driveway, which comfortably accommodates 4 vehicles, with a raised bed rose garden providing a pretty and fragrant welcome.

To the front of the property, a gravel pathway leads to a wooden stable block comprising of 6 stables, 4 of which measure approximately 3.60m x 3.60m, and two measuring approximately 4.30m x 3.60m. The stables are equipped with water, power and lighting. There is a brick-built barn, equipped with power and lighting comprising of two stables measuring approximately 4.30m x 3.60m, which are currently utilised as a workshop and a tack room. A further open-fronted wooden barn, with power and lighting, with a tin roof measures approximately 6.20m x 5.20m and provides storage for hay etc. A 20ft shipping container, with lighting, provides additional storage space.

Beyond the outbuildings is an area of hardstanding/yard which is suitable for horseboxes/tractors etc. The yard can also be accessed by continuing along the farm track and through it's 5-bar gate. The yard provides access to the school and grazing land. The menage, measuring approximately 40m x 20m is enclosed with post and rail fencing and benefits from flood lighting. The land is divided into three level paddocks, one being an approximately 3 acre paddock and two being approximately 1 acre paddocks. They are all enclosed with post and rail fencing and have automatic drinkers.

To the rear of the property is the formal garden, being enclosed and mainly laid to lawn with a shrub border and a patio area. The septic tank is located in the formal garden.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Local Area

Manor Farm is located approximately 5 miles from Long Sutton. The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive. The smaller nearby Town of Sutton Bridge also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

The vendors have advised that there is excellent hacking immediately from the front of the property. The show centres of Sheepgate and Laughton Manor which offer British Show Jumping and British Dressage Classes are nearby.

Council Tax

Council Tax Band B. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Energy Performance Certificate

EPC Rating D. If you would like to view the full EPC, please enquire at our Long Sutton office.

Services

Mains electric, water and private drainage are all understood to be installed at this property.

Central heating type - LPG central heating. A 1200l tank is in situ at the front of the property.

Mobile Phone Signal

Inside - EE is available over Voice and Data. Three is Limited over Voice and Data. O2 is not available over Voice and Data. Vodafone is available over Voice and Data

Outside - EE is available over Voice and Data. Three is Likely over Voice and Data. O2 is Likely over Voice and Data. Vodafone is available over Voice and Data.

Visit the Ofcom website for further information.

Broadband Coverage

Standard broadband is available.

Visit the Ofcom website for further information.

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and deemed a high risk of flooding from rivers and the sea. However there are 2 sea walls and there has been no flooding since 1953.

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street and turn right onto Park Lane. Turn left onto Daniels Gate. Turn right to stay on Daniels Gate and take a slight left onto Lutton Gowts. Continue onto Lutton Bank, and turn right onto South Drove. Continue for 2.8 miles before turning left onto Marsh Road. Continue around the bends and the property is located on the left-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.





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King's Lynn
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Email: property@geoffreycollings.co.uk

REFERRAL FEE DISCLOSURE

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

REFERRAL SERVICE PROVIDERS:

Conveyancing

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

Energy Performance Certificates

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.