



# CHOICE PROPERTIES

*Estate Agents*

Manor House Church Road,  
Ulceby, LN13 0HE

Price £695,000



Choice Properties are delighted to bring to market 'Ulceby Manor' a most handsome and capacious residence set in extensive grounds in a most idyllic setting in the Lincolnshire Wolds (an area of outstanding natural beauty)

Featuring 5/6 Bedrooms, 4 large Reception Rooms, a recently re-fitted Kitchen and large 45' Workshop plus much more. Early viewing is advised as homes like this rarely come to market.

# With the benefit of Oil Fired Central Heating the amazing internal accommodation comprises:-

## **Entrance Hall**

29'8" x 7'4"

Front composite door leading into the entrance hall, which features stairs to the first floor, an under stair storage cupboard, Victorian tiled floor and doors leading to:

## **Sitting Room**

17'0" x 14'10"

Light and airy benefiting from double aspect windows and fitted with an original fireplace set on a feature surround with a wooden mantle, three wall lights and wooden parquet flooring.

## **Breakfast Kitchen/Dining Room**

15'5" x 14'10"

Providing ample space for a dining table and featuring a multi fuel burning stove, quarry tiled flooring, a double storage cupboard and a door through to the kitchen.

## **Kitchen**

20'7" x 12'01"

Modern and stylish kitchen approximately 2 years old; fitted with a range of wall and base units with worktop over, two bowl ceramic sink with drainer and mixer tap, space for a freestanding range cooker - running from electric and bottled LPG gas, with a stainless steel extractor hood over, space for a freestanding 'American' style fridge/freezer, inset spot lighting, 'L' shaped island with storage and a breakfast bar area, tiled splashbacks, integrated bin system, integrated 'Lamona' dishwasher, karndeian style and a side composite door to outside.

## **Kitchen Store**

3'4" x 7'9"

With wall shelving, tiled flooring and an opening to the pantry.

## **Pantry**

10'7" x 7'9"

With ample worktop space, wall shelving and quarry tiled flooring.

## **Workshop**

6'0" x 7'9"

Ideal storage/workshop space with a wall mounted consumer unit and access to the loft.

## **Hallway**

9'3" x 23'0"

Featuring the wall mounted 'Honeywell' thermostat, parquet flooring, an original fireplace with a wooden mantle and doors to:

## **Family Room**

23'4" x 17'9"

Extremely spacious living space benefiting from a bow window to front aspect and featuring an original fireplace set in a feature surround with a wooden mantle, five wall lights, ample space for a dining table and parquet flooring

## **Reception Room**

22'3" x 15'8"

Light and airy reception room benefiting from double aspect windows as well as double opening 'French' doors to the garden and featuring a multi fuel burning stove set in a feature surround, parquet flooring, a TV aerial and four wall lights.

## **WC**

6'7" x 6'11"

Fitted with a WC with dual flush button, hand wash basin with mixer tap, wood effect laminate flooring and single storage cupboard (measuring 0'11" x 3'05") housing a water softening system.

## **Laundry Room**

11'11" x 6'7"

Fitted with base units with worktop over, plumbing for a washing machine and space for a tumble dryer, cladding to the walls and ceiling, quarry tiled flooring, a shower cubicle with a double mains fed shower over and the laundry room also houses the floor standing 'Boulter Buderus' oil fired boiler.

## **Games Room**

19'11" x 31'10"

Impressively spacious games room with laminate flooring, inset spot lighting, double opening 'French' doors to the garden, four floor to ceiling windows, door to the store room and the games room also features a wall mounted consumer unit. Please note that the full sized snooker table found in the games room will be included in the sale of the property.

## **Store Room**

27'6" x 44'3"

Previously used a swimming pool room, this enormous space can utilised to any prospective buyer's wishes, but it currently serving the purpose as a very large store room, with a corrugated roof, power and lighting, double opening 'French' doors to side aspect and sliding patio doors to rear aspect.

## **Landing**

19'2" x 7'4"

With a telephone point, access to the loft and doors leading to:

## **Bedroom 2**

15'0" x 17'9"

Remarkably spacious double bedroom with a single storage cupboard, wooden flooring and double opening 'French' doors on to the balcony.



### **Bedroom 3**

17'0" x 14'10"

Spacious double bedroom with wooden flooring, double aspect windows, original fireplace set in a feature surround and a single storage cupboard.

### **Bedroom 4**

15'1" x 14'10"

Spacious double bedroom with wooden flooring and a single storage cupboard.

### **Study/Bedroom 6**

10'2" x 7'4"

To be used as a spacious study or a further guest bedroom; with wooden flooring.

### **Rear Landing**

11'2" x 17'9"

With a triple storage cupboard and doors to:

### **Bedroom 1**

22'10" x 15'8"

Remarkably spacious double bedroom with a single storage cupboard, wooden flooring and double opening 'French' doors to the balcony.

### **Bedroom 5**

10'11" x 8'04"

Spacious single bedroom with a single storage cupboard.

### **Bathroom**

11'2" x 17'2"

Fitted with a four piece suite comprising a freestanding double ended bath tub with mixer tap and shower attachment, shower cubicle with double mains fed shower head over and sliding doors, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, airing cupboard (measuring 2'10" x 5'00") housing the hot water cylinder, two wall lights and a heated towel rail.

### **Upstairs WC**

6'0" x 3'1"

Fitted with a WC with dual flush button.

### **Balcony**

46'3" x 20'8"

Wrap around balcony with access from the main and second bedroom with metal railing to the edges.

### **Driveway**

Gravelled expansive driveway providing off road parking for several vehicles.

### **Garden**

To the front of the property is large gravelled driveway providing ample parking for many vehicles. The extensive well maintained grounds feature sweeping lawns, mature trees and shrub borders together with an enclosed rear courtyard.

### **Outside WC**

4'11" x 3'2"

Fitted with a WC and tiled flooring.

### **Tenure**

Freehold.

### **Viewing arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

### **Opening hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

### **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band F

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.











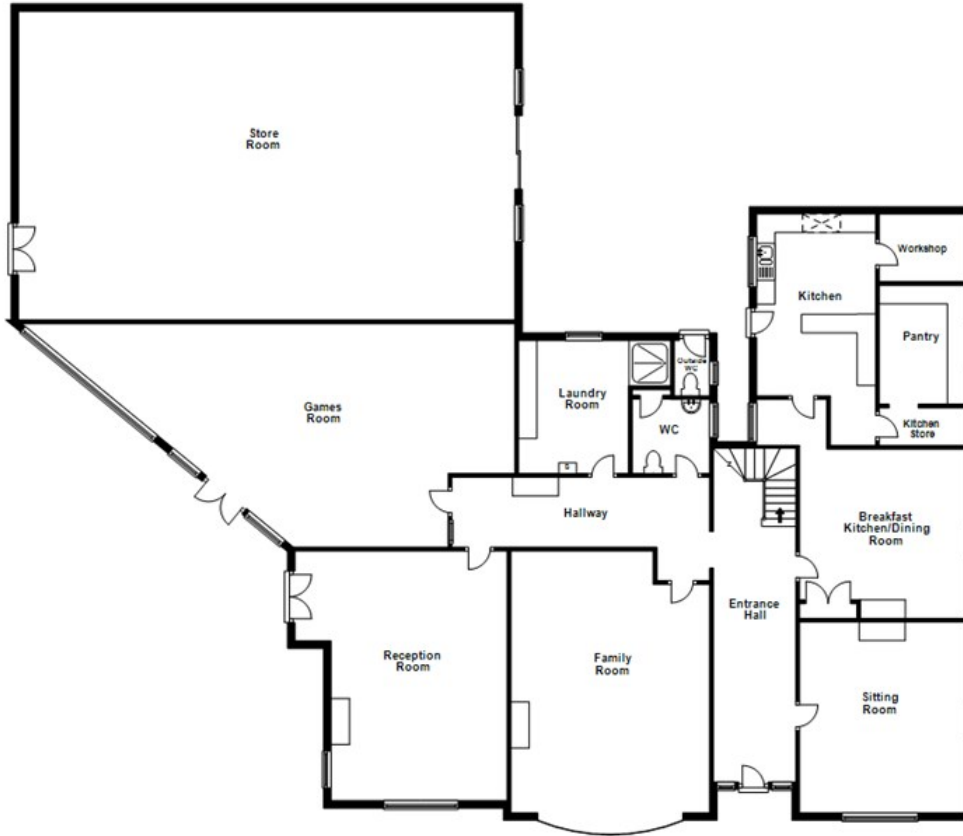




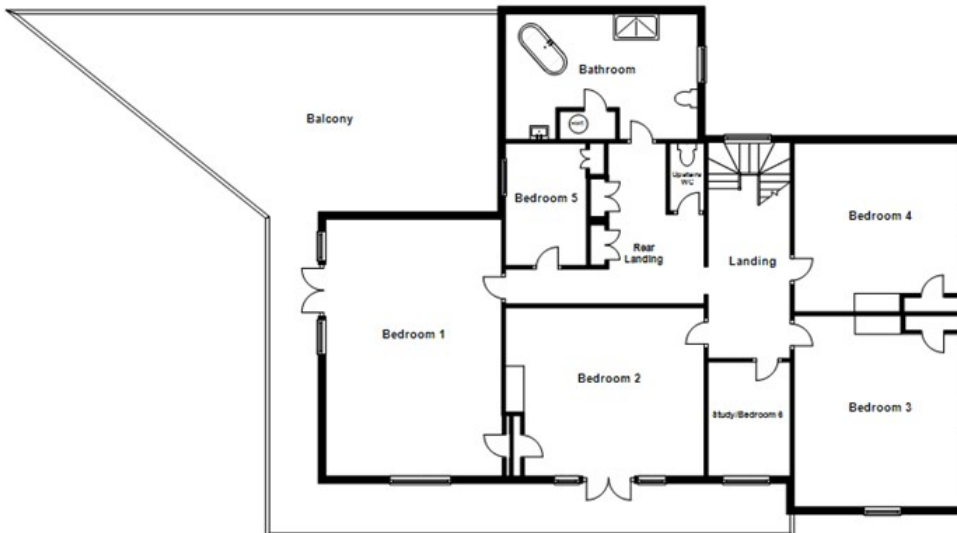




**Ground Floor**  
Approx. 381.4 sq. metres (4132.2 sq. feet)



**First Floor**  
Approx. 167.8 sq. metres (1805.5 sq. feet)



Total area: approx. 549.2 sq. metres (5911.7 sq. feet)



# Directions

Take a left turn out of our Alford office and head towards the junction where the church will be directly facing you. Turn left and continue along West Street, heading out of town. Continue up the hill and through the forested area. Take a left onto Church Road and continue along in this direction. You can find Manor House on your right hand side as you start to come through the village of Ulceby.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			48
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

