



# CHOICE PROPERTIES

*Estate Agents*

Halfway House Manby Road,  
Louth, LN11 8HB **Reduced To £675,000**



If you are looking for an attractive 4 bedroom country home with 1 Bedroom Annexe enjoying open views towards the Lincolnshire Wolds, extensive grounds of approx 3.8 acres with many substantial outbuildings then we highly recommend viewing this superb property. Individual homes like this rarely come to market and with the potential to develop the holiday business further or use for equestrian purposes (subject to planning conditions) this incredible home has it all.

The original part of the house dates back to the 1800's and with the benefit of Oil Fired Central Heating and UPVC Double Glazing the capacious accommodation consists of:-

#### **Entrance porch**

Partly glazed uPVC entrance door, featured panelling to one wall, open archway leading through to the conservatory, Ceramic tiled flooring.

#### **Reception Room**

23'8" x 13'0"

Twin aspect windows providing ample lighting throughout, electric featured fireplace set into marble surround with marble hearth and wooden mantle, TV Aerial point, French double opening patio doors to the side aspect, featured archway opening into:-

#### **Dining Room**

23'8" x 13'0"

Multi-fuel fire set into bricked surround with stone hearth and bricked mantle, built in storage cupboard, ample dining table space, built in storage cupboards.

#### **Kitchen**

14'8" x 11'11"

Fitted with a range of stylish wall and base units with complementary worksurfaces over, one and a half bowl composite sink unit with drainer and stainless steel mixer taps, integrated fridge and dishwasher, Dual fuel range cooker with featured extractor hood over, plumbing for a washing machine, under cupboard lighting, breakfast bar, Ceramic tiled flooring with underfloor heating, twin aspect windows.

#### **Conservatory**

14'8" x 10'11"

Polycarbonate roof, Ceramic tiled flooring, French double opening patio doors leading onto the attractive gardens, door to the annexe which is attached to another outbuilding.

#### **Annexe reception room**

13'11" x 18'2"

Featured timber beams to the ceiling, TV Aerial point, patio door to the side aspect leading out onto the gardens.

#### **Annexe bedroom**

9'1" x 12'7"

Double bedroom with fitted wardrobes.

#### **Annexe shower room**

9'1" x 5'3"

Fitted with a three piece suite comprising large shower cubicle with mains shower over, pedestal wash hand basin with mixer taps, w.c., chrome heated towel rail, inset spotlights to the ceiling.

#### **Downstairs bathroom**

6'9" x 6'10"

Fitted with a three piece suite comprising panelled corner bath with single taps, pedestal wash hand basin with single taps, w.c., heated towel rail, tiled walls.

#### **Hallway**

Staircase to the first floor, understairs storage cupboard.

#### **Landing**

Loft access.

#### **Bedroom 1**

12'1" x 13'0"

Spacious double bedroom overlooking beautiful views, TV Aerial point. Twin aspect triple glazed windows.

#### **Bedroom 2**

11'4" x 13'3"

Spacious double bedroom overlooking beautiful views. Triple glazed windows.

#### **Bedroom 3**

10'9" x 13'0"

Spacious double bedroom overlooking beautiful views, TV Aerial point. Loft access.

#### **Bedroom 4**

11'6" x 10'0"

Spacious double bedroom overlooking beautiful views, TV Aerial point.

#### **Upstairs bathroom**

10'2" x 10'0"

Fitted with a stylish four piece suite comprising corner shower with mains Waterfall shower over, freestanding bath with mixer taps, wash hand basin set into vanity unit with mixer taps, dual flush w.c., tiled walls, chrome heated towel rail, built in storage cupboard housing the hot water cylinder. Twin doors give access to further storage space above the kitchen.

#### **Driveway**

### **Garage/Workshop Block**

Spacious outbuilding (formerly a stable block) currently split into three large rooms, all with power and lighting.

Room 1 - 24'00" x 15'01"

Room 2 - 24'00" x 15'01"

Room 3 - 35'09" x 15'01"

### **Barn**

64'00" x 22'00"

Large steel construction building with twin electric roller doors, Power and lighting.

### **Outbuildings**

#### **W.C. Block**

With further outbuilding to the rear.

#### **Log store**

#### **Coal house**

### **Grounds**

With extensive grounds of approx 3.8 acres the house is approached via the side and a large gravelled driveway provides plenty of parking space and gives access to the house and the outbuildings. An attractive sunny courtyard provides a relaxing/entertaining space for both the house and the annexe with sheltered covered patio area. To the left of the gravel driveway is a further sweeping driveway which gives access to part of the grounds which have previously been used as a camping site. The grounds are extremely well maintained with well tended lawns, wooded areas and attractive mature hedging and shrubs.

### **Additional Notes**

The house and annexe benefit from Oil Fired Central Heating, each with their own separate boiler.

There are 2 main electricity points to the property one which services the main house and annexe and the other for the outbuildings and caravan park.

The property has septic tank drainage with separate tanks for the caravan park and another for the main house and annexe.

### **Tenure**

Freehold.

### **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 C. Amount payable for 2022/2023 is £1,777.12

### **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

### **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

### **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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. 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.

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.





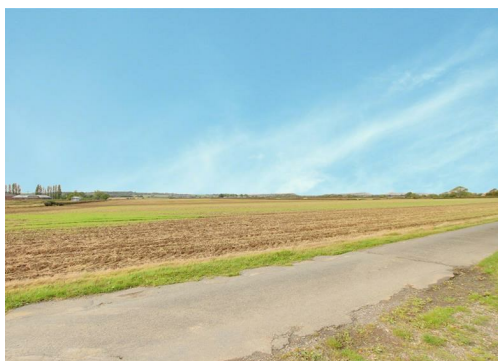
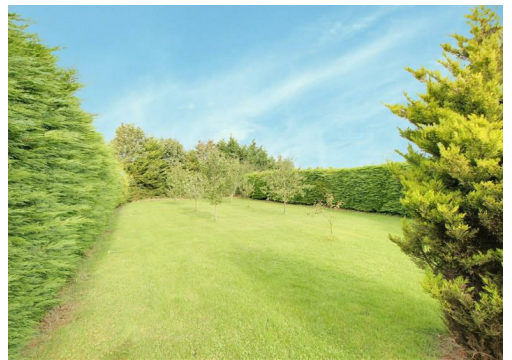








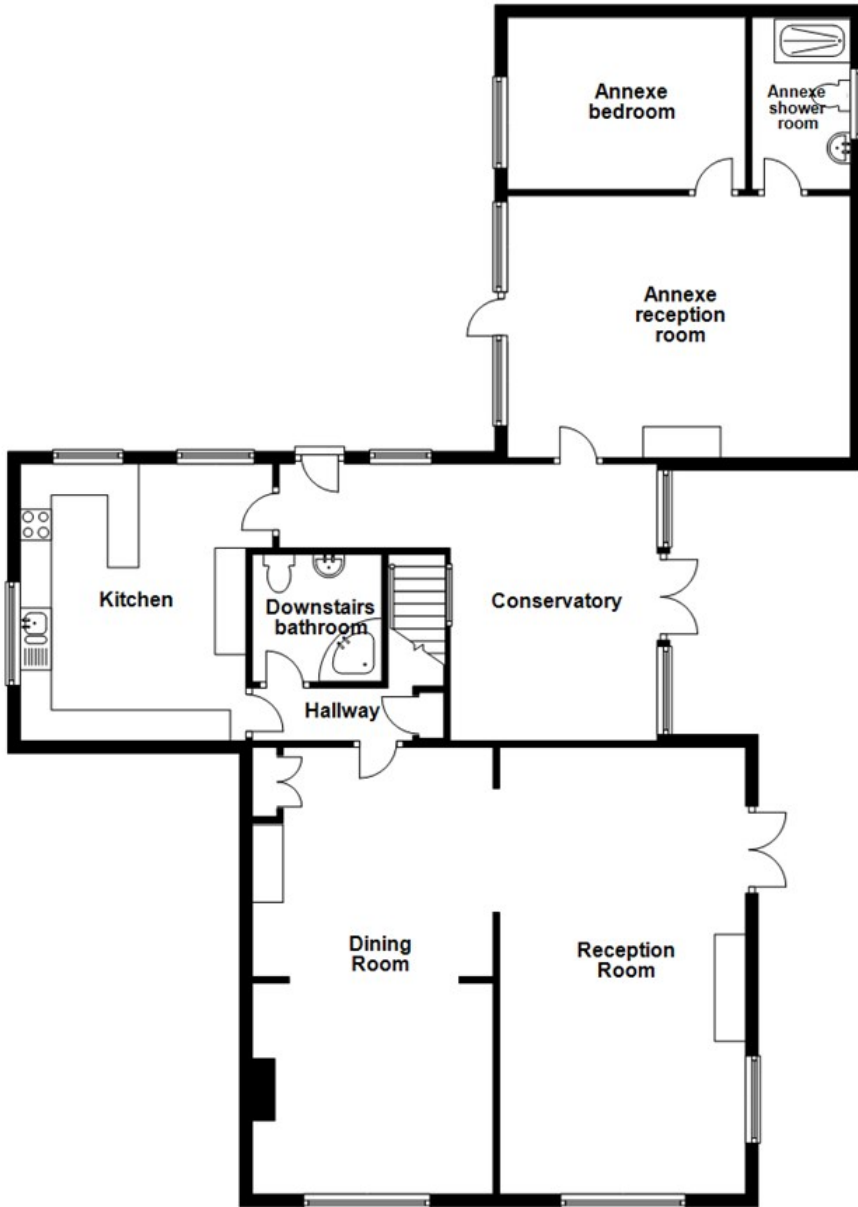




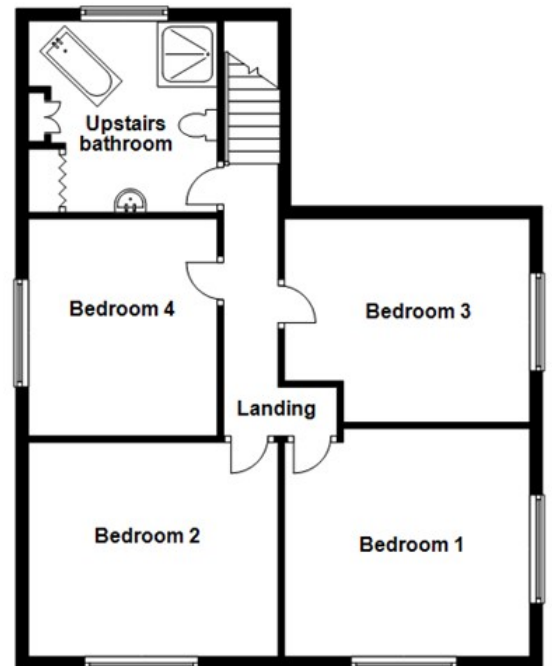




**Ground Floor**



**First Floor**





# Directions

From Louth, head South East out of the town on Legbourne Road. When you reach the roundabout at the bottom of Kenwick Hill, take the first exit onto Manby Road heading towards Manby. Halfway House can be found a mile down this road on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(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	

