



# CHOICE PROPERTIES

*Estate Agents*

The Manor House Louth Road,  
Market Rasen, LN8 5LF

Price £725,000



Choice Properties are delighted to bring to market this most beautiful period residence featuring four bedrooms (2 en-suite), 2 Reception Rooms and Study. Set in attractive gardens overlooking a lake with a sweeping tree lined driveway and a plethora of brick outbuildings this lovely home occupies a private position tucked behind woodlands in the small country village of West Barkwith on the edge of the Lincolnshire Wolds. Early viewing is advised.

West Barkwith is a small country village and sits on the edge of the Lincolnshire Wolds (an area of outstanding natural beauty) and is ideally placed for the charming, bustling market town of Louth and the City of Lincoln with its historic Cathedral and Castle. The excellent local Grammar Schools located in Horncastle and Louth are only a short distance away. Internally the property benefits from Oil Fired Central Heating and comprises:-

#### **Entrance Hall**

8'7" x 8'4"

With Composite Front Door with floor to ceiling glass side panels. Pitched Glass roof. Floor to ceiling glass window. Engineered oak flooring. Radiator.

#### **Inner Hall**

Radiator.

#### **Cloakroom w.c.**

6'0" x 5'0"

With wash hand basin and w.c. Karndean flooring. Radiator.

#### **Kitchen/Dining Room**

16'6" x 15'1"

With a range of fitted wall and base units with work surfaces over and under lighting to wall cupboards. Pantry cupboard. One and half bowl sink unit and drainer with mixer tap. Space for range cooker. Space for dishwasher. 4 ring electric induction hob with extractor hood over. 'Beko' electric fan oven. Tiled flooring. Radiator.

#### **Reception Room**

26'9" x 16'2"

Impressive room with double fronted square bay windows. Multi fuel burner with wooden rustic mantle over. 2 Radiators.

#### **Dining Room**

15'7" x 16'2"

Attractive feature fireplace set in marble surround. 2 Radiators. Small cupboard housing consumer unit.

#### **Ground Floor Bedroom 4**

13'3" x 9'0"

Radiator.

#### **Study**

8'1" x 15'8"

Radiator. Loft access to roof space

#### **Rear Lobby**

7'10" x 5'4"

Rear access door. Tiled floor.

#### **Laundry Room**

9'1" x 5'4"

Radiator. Plumbing for automatic washing machine. Space for tumble dryer. Fitted cupboard. Loft access to roof space.

#### **Store/Boot Room**

9'7" x 4'0"

Tiled floor.

#### **Landing**

29'2" x 6'7"

Double storage cupboard. Radiator. Loft access to boarded loft space with pull down ladder and lighting.

#### **Bedroom 1**

17'0" x 12'1"

Storage cupboard. Radiator.

#### **En-suite Bathroom**

8'9" x 11'1"

With panelled bath. Pedestal wash hand basin and low level flush w.c. Part tiled. Radiator.

#### **Dressing Room**

6'7" x 15'1"

L-shaped dressing room. Fitted railing and drawers. Access to roof space. Radiator.

#### **Bedroom 2**

14'1" x 16'2"

Radiator.

#### **En-suite Shower Room**

10'2" x 5'2"

With low level flush w.c. Pedestal wash hand basin. Shower cubicle with electric shower. Part panelled and part tiled walls. Radiator.

#### **Bedroom 3**

15'2" x 16'2"

Storage cupboard. Radiator.

### **Family Bathroom**

8'3" x 11'3"

With panelled bath. Pedestal wash hand basin. Shower cubicle with electric shower. Low level flush w.c. Tiled walls. Radiator. Airing/storage cupboard.

### **Garage 1**

38'7" x 14'3"

### **Garage 2**

14'5" x 14'3"

### **Garage 3**

13'5" x 13'11"

### **Workshop**

13'9" x 14'3"

### **Home Gym/Garden Store**

13'10" x 15'5"

### **Outside Store**

15'1" x 8'0"

### **Undercover Storage Area**

15'1" x 10'11"

Open plan

### **Barn**

35'9" x 15'5"

### **Driveway**

A sweeping tree lined driveway gives access to the main driveway which benefits from a circular turning area and provides extra car standing for many vehicles.

### **Gardens**

Manor House is set in good sized well established gardens overlooking a serene lake. Laid mainly to lawns the gardens also feature well tended shrubs, borders together with an ornamental fish pond and sunny patio area.

### **Tenure**

Freehold.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

### **Opening hours**

Mon-Fri 9.00 am - 5.00 pm.

Saturday 9.00 am - 3.00 pm.

### **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.

### **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 G.

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.





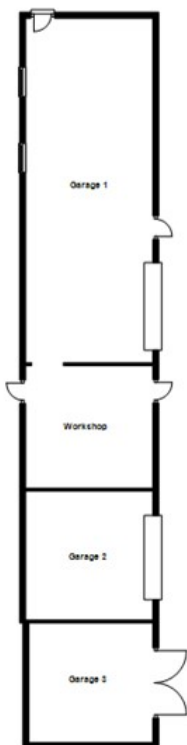








**Ground Floor**  
 approx 260.2 sq metres (2476.2 sq feet)



**First Floor**  
 approx 110.7 sq metres (1191.4 sq feet)



Total area approx. 471.0 sq. metres (5069.9 sq. feet)

# Directions

From Lincoln take the A158 in the direction of Horncastle and upon entering the village of Wragby, take the A157 signposted to Louth. Continue on the A157 for approximately 1.5 miles and the driveway to Manor House is on the right just past the wooden bus shelter.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) 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			
(55-60) 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	

