



Gold Trusted
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2023

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BEST

ESTATE AGENT GUIDE
2023 : EXCEPTIONAL

SALES



The Manor

Main Road, Withern, Alford, Lincolnshire. LN13 0NB

BELL
ROBERT BELL & COMPANY





The Manor, Main Road, Withern

The Manor is a beautiful Grade II Listed seventeenth century country house substantially and sympathetically restored throughout. This large five bedroom family home with impressive rural views now brings together the main house with high quality guest accommodation in its recently converted stables.

Located on the edge of the small rural village of Withern which has one of the best primary schools in the county and is also in the catchment for Queen Elizabeth's Grammar School in Alford. Just 6.5 miles from the sands of the east coast and 9 miles south east of Louth, a charming market town known as the capital of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Louth offers many facilities including shops, restaurants and a choice of schools including King Edward VI Grammar School.

Offering four reception rooms, boot room, utility and office, which are all adjacent to its superb 29 foot kitchen dining room sitting at the heart of this home. To the first floor are three bedrooms including master with exceptionally large ensuite and separate family bathroom.

The grounds extend to 2.63 acres (sts) offering formal and further gardens to front and rear including a fountain parterre. The property has two entrances connected by a sweeping gravel driveway with offstreet parking for several cars. The large 36 foot barn has recently been restored and now has water and electrics with its entrance facing the paddock.



ACCOMMODATION

Entrance Porch with tiled floor, ceiling light and wood single glazed door to:

Entrance Hallway having wood single glazed sash window to rear aspect; carpeted staircase to first floor, stone fireplace with rose design and exposed brick firebox, carpeted floor, radiator and power points. Open doorway to central hallway, doors to library and to:

Drawing Room having wood single glazed sash window to front with window seat; ornate open fireplace with tiled surround including scribe and orator figures, floral tiles to the hearth and stone mantel, wrought iron fireplace with scrolling design inset. Wood panelling to walls with ornate central alcove shelving inset to archway, solid wood flooring, radiator, TV point, ceiling light and power points.



Central Hallway with wood single glazed sash window to side aspect; carpeted floor, ceiling light. Doors to kitchen and to:

Home Office with wood single glazed obscure window to side aspect; carpeted floor, radiator, ceiling light and power points.

Kitchen having wood single glazed sash window to side aspect; a good range of modern units to base and wall levels plus central island by Murdoch Troon of Louth, ceramic double butler sink inset to roll edge worktop with space and connections for dishwasher, upright style fridge and freezer. Electric two oven AGA, oil fired floor standing boiler, sandstone floor, inset ceiling spotlights and central light fitting, multiple power points. Wood doors to stairs which lead to first floor, central hallway, side lobby, open arch to side hallway. Open to:

Dining Room having wood single glazed sash window to side aspect with triple bi-fold doors onto the formal garden and door to side aspect; drawers and shelving units, sandstone floor, inset ceiling spotlights, central ceiling lights and power points. Open doorway to side lobby.

Side Hallway with sandstone floor, built in understairs storage and pantry cupboards, ceiling light. Open arch to kitchen, part glazed doors to family room and to:

Library with wood single glazed sash window to front aspect; wrought iron open fireplace on stone hearth set to wood surround, wood flooring, radiator and power points and integrated cinema with surround sound.

Family Room with wood single glazed sash windows to front and side aspects; built in storage cupboard, solid wood flooring, radiators, ceiling light and power points and This room could also be used as a formal dining room.

Boot room rear entrance with bespoke wood heritage glazed window and door to side aspect; sandstone floor with underfloor heating, ceiling spotlights. Doors to guest bedroom, utility and

Cloakroom comprising; low level WC, wash hand basin, sandstone underfloor heating, wall tiles to half height, inset ceiling spotlights and extractor fan.

Utility with bespoke wood heritage glazed window to side aspect; storage units to base and wall levels, ceramic 1 1/2 sink and drainer inset to roll edge worktop with space and connections for under counter





washing machine, dryer; upright fridge freezer. Sandstone floor with underfloor heating, inset ceiling spotlights and power points.

Guest Bedroom having bespoke wood heritage glazed windows and further window to side aspect; carpeted floor, electric radiators, loft access hatch, lights to ceiling, spotlights and power points. Door to bedroom two/dressing room and to:

En Suite Shower Room with bespoke wood heritage glazed window to rear aspect; corner shower cubicle with electric shower over, tiled surround, wash hand basin inset to storage unit and low level WC. Tile effect soft style flooring, wall tiles to half height, electric radiator with towel rail fitment, ceiling spotlights and extractor fan.

Guest Bedroom Two bespoke wood heritage glazed window to rear aspect, carpeted floor, electric radiator, ceiling spotlights and power points.

First Floor Landing with wood single glazed sash windows to rear aspect; carpeted floor, radiator, large storage cupboard, loft hatch, ceiling light and power points. Doors to first floor accommodation.

Bedroom with wood single glazed sash window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom with wood single glazed sash windows to front aspect; carpeted floor, radiator, ceiling light and power points.

Master Bedroom having wood single glazed sash window with window seat to front aspect; carpeted floor, radiator, spotlights and light fitting to ceiling and power points. Door through to:

En Suite Shower/Bathrooms having wood single glazed sash window to front aspect; free standing cast iron bath on ball and claw feet set to platform, corner shower cubicle with tiled surround, monsoon and regular head over, pair of pedestal wash hand basins with mirrors unit and lights over and low level WC. Soft style tiles to floor with underfloor heating, wall tiles to half height, radiator with towel rail, ceiling spotlights, wall lights and extractor fan.

Bathroom having wood single glazed sash window to side aspect; free standing bath on ball and claw feet, corner shower cubicle with tiled surround, wash hand basin set to shelves and low level WC. Built in storage space, wood flooring, ceiling and wall lights and extractor fan.





Approximate total area⁽¹⁾

3474.10 ft²

322.75 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



(1) Excluding balconies and terraces





OUTSIDE

The property is approached through vehicle and pedestrian gates to the front, with a pathway leading through the central lavender beds and to the front door. The formal front garden is laid to lawn with mature plum trees and beds, with a further garden space extending down the front and side elevations. There are established plant beds, horse chestnut plus other mature tree species.

The formal rear garden is laid to lawn with brick edged gravel pathways running throughout, flanked by established flowerbeds. The paved area leading from the rear of the property provides seating areas, hand standing and continues to the **Greenhouse** and **Garden Store**, with the fountain garden and landscaped low level hedgerows. Contained by mixed wood fencing, hedging and a brick wall to the rear.

Barn having a pergola seating area with light and power to the front, wide wood door to side, stone floor, windows to rear, ceiling light and power points. Wood gates lead from the formal garden to the rear paddock, which wraps around to side and rear elevations of the property, with boundaries contained by mixed hedging. A fledgling orchard is being established to the front of the paddock space.

To the side the property is approached via a gravel driveway with rear parking area adjacent to the former stables.

The quality of range of outdoor spaces on offer complete what is a charming blend of a rural landscapes, formal gardens and paddock areas set to a stunning family home with all the comforts of modern living; an attractive blend of heritage and modernity.

East Lindsey District Council – Tax band: F

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY

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