



Kingthorpe Manor Farm
Kingthorpe, Wragby, Market Rasen. LN8 5JF

BELL





Kingthorpe Manor Farm is a substantial, Grade II listed farmhouse, standing in 1.67 acres (sts) with a series of outbuildings, three lodges (available by separate negotiation) and a pond. The principal residence is laid out across three stories and over 3300 sq ft; with the ground floor providing four versatile reception spaces alongside a bright conservatory, kitchen and snug with platform-style cinema space above. Three double bedrooms to the first floor all enjoy individual shower facilities while the second floor provides two further bedrooms including a master with dressing room and en suite bathroom.

Historic features are throughout the property, including twin priest holes off one chimney breast, and bedroom doors set with internal latches and supports for bar buttresses – alluding to a past of Catholic ownership in times of religious persecution. Further period features including exposed beams, wood floors, and 18th or 19th Century 'modernisations' including adding Georgian-style reception rooms: with wall panelling and pine surrounds to the beams. There are wood sash windows throughout, largely slide-shut.

The property stands in mature grounds totalling 1.67 acres (sts); with an orchard space in front of the house, the side, lawned garden, home to a large pond. Behind this stands a large, derelict barn: with potential for development to an annex or holiday let (subject to all necessary consents, prospective purchasers are encouraged to make their own enquiries).

Beyond the barn is a further grassed space, with two holiday lodges and a 'garden bar' with rainwater capture (technology prevalent throughout the garden). Leading off the drive is a triple garage block, further outbuilding space including store for the biomass boiler and an open garage / woodstore. The property also benefits from a bank of floor-standing solar panels (with feed-in tariff to the grid) and an EV charging point.

Set in a beautiful countryside position, the property is just over two miles of the well-serviced village of Wragby, with the county city of Lincoln being 14 miles to the West.



THE AREA

Kingthorpe is a small, tranquil hamlet located 2.2 miles South of the well-serviced village of Wragby, home to a small supermarket, convenience store, pubs, takeaway restaurants and other amenities. Further amenities can be found at Bardney (four miles South) and Horncastle (11 miles East).

The county city of Lincoln, a historic hill-side location dominated by the imposing Cathedral, is just over 14 miles west, with large range of services, amenities and leisure facilities; and rail links to the East Coast mainline (including London). The popular Lincolnshire coast is 32 miles to the East; while the inland resort of Woodhall Spa, with an attractive range of social facilities, is 13 miles to the South-East.

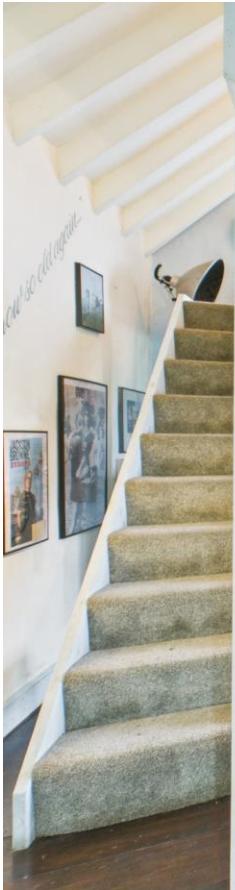
ACCOMMODATION

The property is entered to the front; through tall wooden door beneath fan light, to the tiled **Entrance Hallway**, from which the dining room, cloakroom and drawing room are entered.

The **Drawing Room** begins the 18th or 19th Century wing of the property, finished to a Georgian style. With the oak beams enclosed by pine boxing; the drawing room has two doors to the hallway; sash windows to the side and rear and a wide fireplace with original oak beam over, hiding priest holes. Alongside the fireplace is the door to the conservatory; while the far corner accesses the **Sitting Room**, with wide sash windows to sides, and twin shelves with arches above flanking the wide fireplace with log burning stove. As is throughout the property, solid wood flooring completes the room.

The **Conservatory** is a bright space with windows to three sides and the ceiling. French doors step out to the side, gravelled patio seating space.

The **Dining Room** enjoys a front aspect, with exposed beams overhead and range cooker with exposed brick surround. Curtained-off to one side is the side doorway;



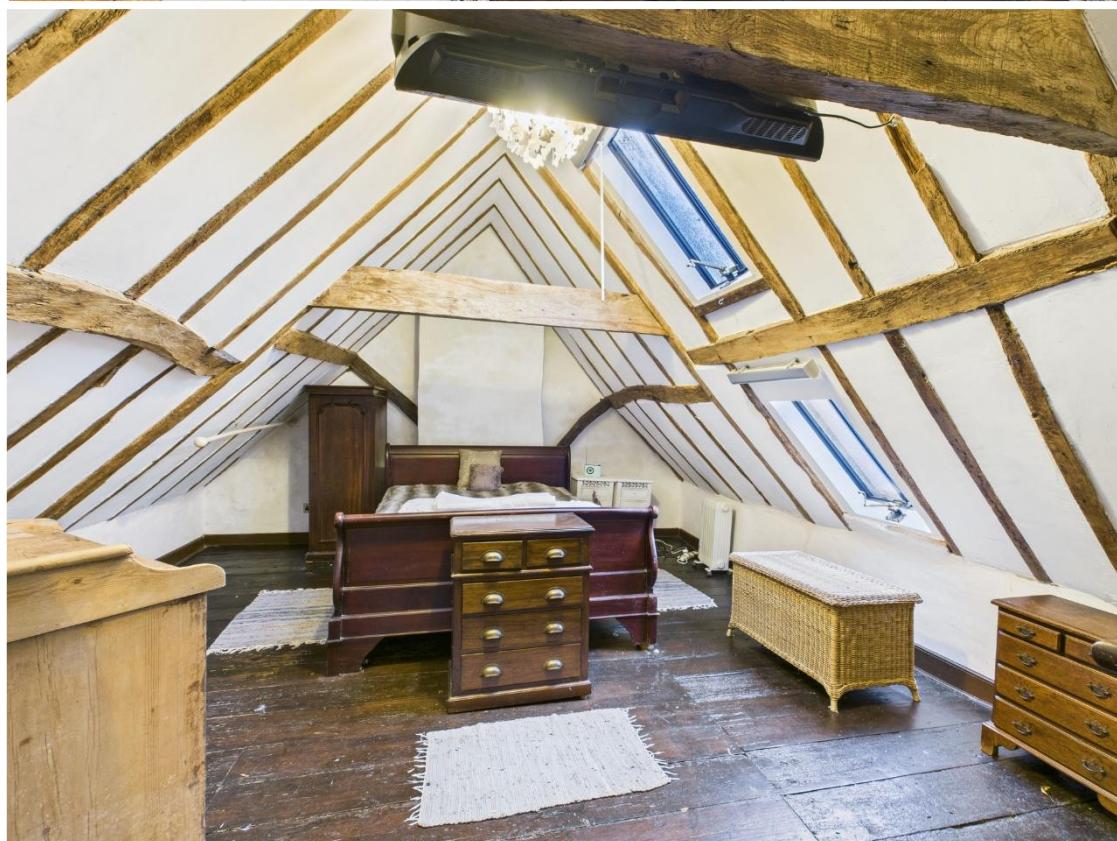
stepping out to the drive, while a wood door leads to the galley-style **Kitchen** with units to base levels, a modern Smeg range cooker; space and connections for appliances including washing machine to the laundry area. An open doorway continues through to the versatile **Snug / Office** with door and window to the front, and carpeted steps to the open, platform **Cinema Room** above. To the corner stands a small log burning stove.

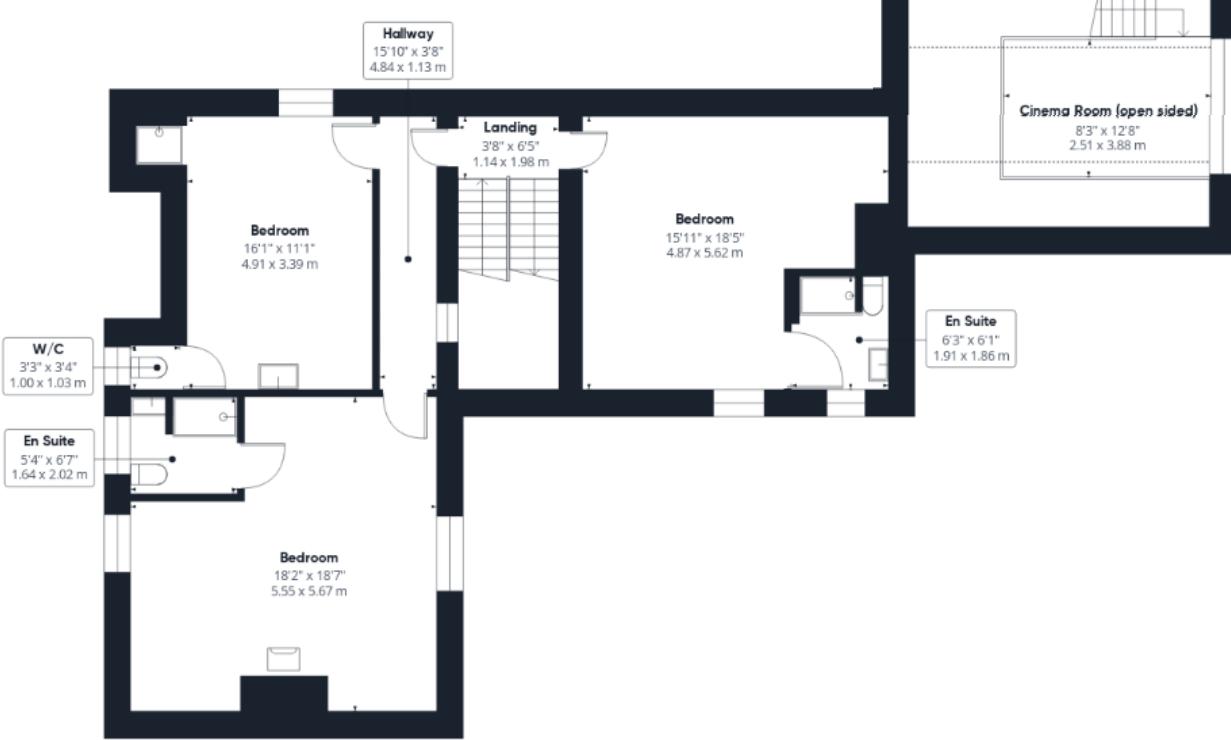
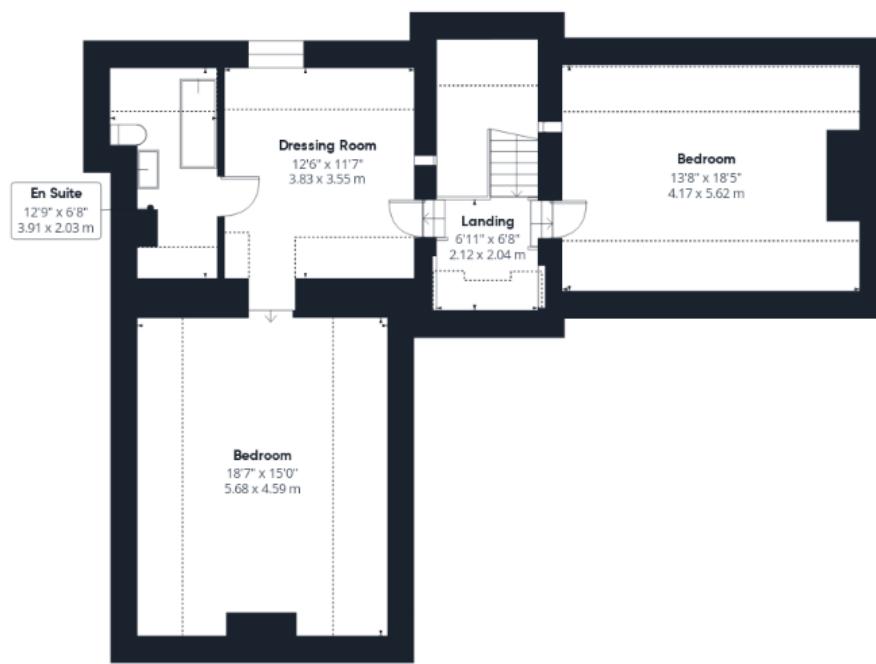
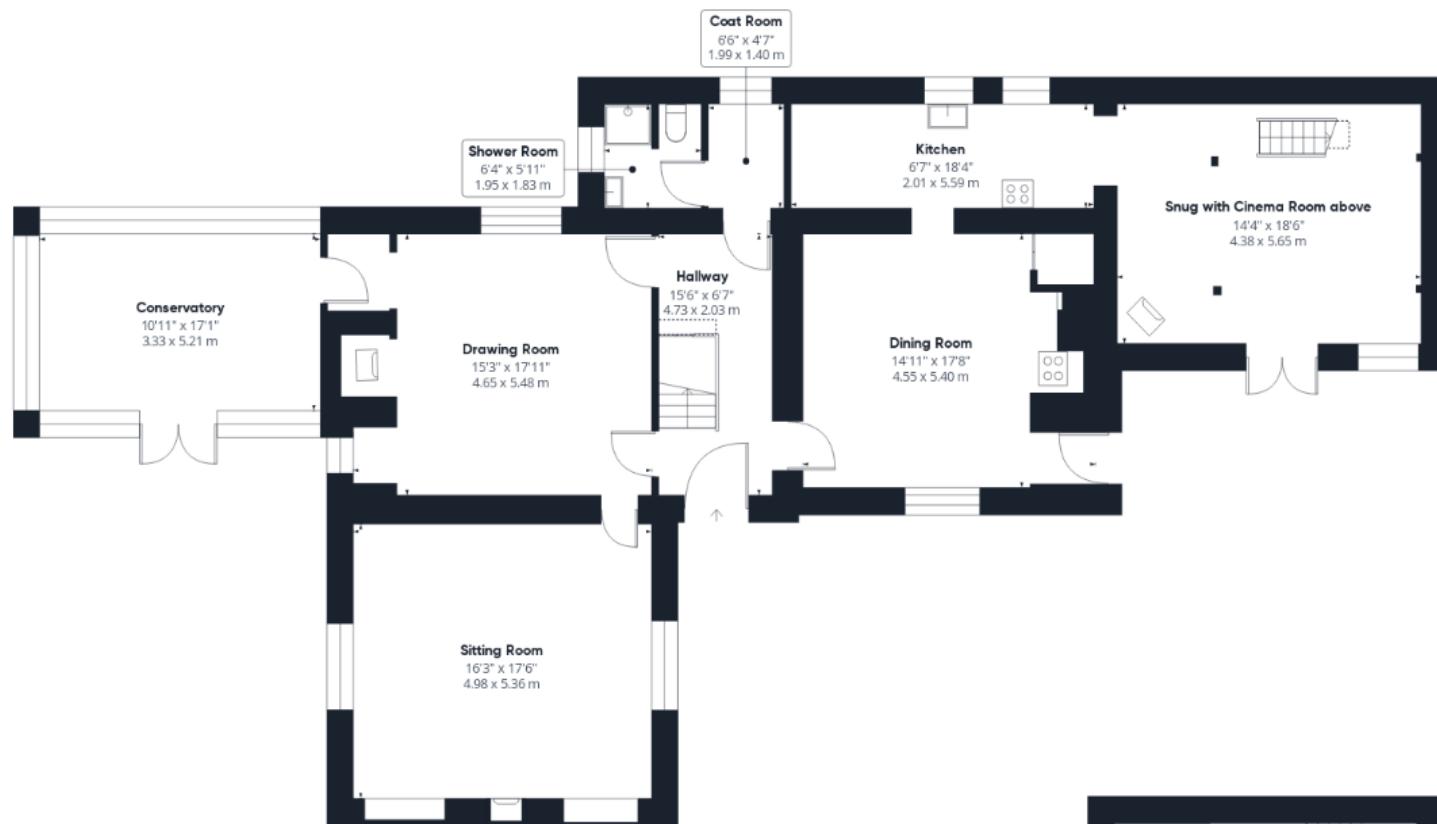
The ground floor is completed with a **Coat Store/ Boot Room** and **Shower Room** off the entrance hallway.

Carpeted stairs with ornate spindles beneath a wood balustrade lead to the first floor, with a light to the wall and over the open roof space. Wood doors lead to one **Bedroom** (with **En Suite Shower Room**); and the **Side Hallway** - with an original glass door window drawing light through from the entrance hallway. This has doors to **Two Further Bedrooms**, the first with a **Shower Cubicle** to the corner and enclosed w/c and the second with separate **En Suite Shower Room** and view of the pond. All three first floor bedrooms are large doubles with space for a seating or dressing area.

The second floor is approached up wooden stairs, with mock 'turned wood' spindles to the **Gallery Landing** giving the impression to guests of an ornate balcony without afford the servants quarters such luxury. The first of the **Bedrooms** at this level boasts a further period feature alluding to this use, an open, square candle ledge previously the only light source; in more recent times a window has been added.

The other second floor **Bedroom** is the **Master**, beginning with a versatile office or **Dressing Room** space (formerly a twin servants' bedroom with features matching the one opposite). A wood door beneath original beam leads to the **En Suite Bathroom**, with shower over the bath, bidet, W/C and heated towel rail. Through the dressing room is the bedroom, with central beam and windows to the side. Throughout the second floor are exposed oak beams to the roof space.







GROUNDS

The property is approached to the side, through reclaimed vehicle (and personnel) gate and up a gravelled driveway, leading across the front and to the triple garage block, of brick and tile construction with three sets of wood double doors; and EV charging point to open parking alongside. This stands alongside an open woodstore, with large supply of dried wood (to remain with the property). A further outbuilding provides storage and security for the biomass boiler system.

The driveway passes the front garden, an orchard space with enviable range of mature fruit trees, and home to the floor-standing solar panels (9 x 2). Off the side of the property is a gravelled seating space, looking out across the lawned garden, with large pond and grass embankment alongside, currently home to a goat, with shelter (availability for negotiation).

This continues down to a derelict, brick and (formerly tiled) barn outbuilding (with architect drawings to convert to a three bedroom property subject to necessary consents), standing alongside an Anderson shelter. Behind the barn is further grassed space, with a timber 'bar' utilising rainwater capture; and housing the two timber holiday lodges. Also present are a further covered wood store, cedar greenhouse and organic raised bed vegetable garden, gardener's W/C (rainwater reliant) and a modern 'caravan-style' shepherd hut accommodation – availability to be negotiated.

Please note – the woodland space, separately fenced, to the left side of the driveway as you approach the property will be retained by the current vendor; with separate access and, as such, no rights of way between the property and the retained area.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



HERITAGE

Initially a one-room hovel, with sleeping floor above and a thatched roof, the property is thought to pre-date the English Civil War (1642 – 1651); the initial property being traceable from the outside via a vertical mortar line. Two priest holes, above the drawing room fireplace, speak to turbulent times the property has stood through.

The property was later refashioned to a Georgian style, in the 18th Century, the extensions having taken place throughout the property's four-to-five-hundred-year existence – during which time the property often served as a lodge for wealthy guests hunting nearby Limewood. Features previous listed run a historical constant through the changing years and ownership Kingthorpe Manor Farm has enjoyed and, perhaps at times, endured.

Grade II listed in 1986, the property was purchased by the current vendors in 2004, having been placed on English Heritage's Buildings at Risk Register. Sympathetic conservation and restoration has revived this beautiful home.

Comments from our vendor: "we have attempted to maintain Kingthorpe Manor Farm (K.M.F.) as it once was, with the sympathetic addition of 21st Century conveniences. For example, as late as the 1940s the house had no internal water supply and no electricity. There are now 3 guest rooms with ensuite facilities."

"We hope the conservation and restoration of K.M.F. has been carried out sympathetically, [having] used traditional skills and materials. We have utilised handmade bricks, some 2000, traditional ceiling laths, some 7 kilometers! Hydraulic lime mortars and renders, over 30 tonnes. Reclaimed oak timbers from reclamation yards up and down the region, as well as floorboards similar to the originals, cast iron rainwater goods, clay pantiles, although the main roof would

floor were mostly concrete and needed removing as they were totally unsuitable and caused damp. Most of the external and internal joinery was missing, but enough remained to reproduced new structures. In the sitting room, some of the panelling in 18th Century, some is early 21st." "Only two of the sash windows are period.. the others are faithful reproductions."

"The floors have been restored or conserved using honest repair techniques... using simple tin plates." "The main front door case was also missing, with only the transom and fanlight, and its glass, being original... the glass is hand blown and less than 2mm thick in places." "The window and frame in the long corridor are also 18th Cent."

"The house today has a wonderful serenity which only became apparent when the work was completed... I would like to think previous occupants would be pleased with the works we have carried out."

West Lindsey District Council – Tax band: TBC

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.

Mains electric, water. Biomass heating, drainage to a BioTech system.

Solar panels, rainwater capture technology.

VIEWING: By arrangement with the agent's Horncastle Office
Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

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Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

