



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

**Manor House, Snarford, Market Rasen, Lincolnshire, LN8 3SN**

**Guide Price £850,000**



## Manor House, Snarford, Market Rasen LN8 3SN

An imposing Grade II Listed rural residence, presented in superb condition, dating in part to mid 17th Century and with all modern conveniences. The property briefly comprises entrance hall, lounge, dining room, feature kitchen, traditional rear sitting room, and 4 bedrooms, 2 of which are en suite.

It retains many original features and has been extensively and sympathetically restored externally, including repointing as well as roof and drainage repairs. Set in about 3 Acres of formal gardens and grass paddock the property also benefits from a range of detached outbuildings.

### LOCATION

The property is situated in a rural hamlet on a country lane, yet being convenient for the City of Lincoln and nearby Market Rasen. Local amenities are available in the village of Welton which is approximately 3 miles away and benefits from shops, public houses, a primary school and highly rated secondary school.

### SERVICES

Mains water and electric are connected. Drainage is to a private system. A comprehensive oil fired central heating system is in existence.

### ACCOMMODATION

#### ENTRANCE HALL

With solid wood entrance door, staircase to first floor level and feature tiling to floor which leads through to;

#### INNER LOBBY

Which contains a recessed library nook with built in storage cupboards, seating, book shelving to three sides, integrated wine rack and terracotta tiled flooring.

#### SITTING ROOM

**17' 2" x 14' 10" (5.23m x 4.52m)**

With original timber entrance door having bay window overlooking the garden with triple sash, original timber shuttering, centre ceiling light rose and picture rail, painted fire surround with brick recess containing open fire and terracotta tiled hearth having stripped wide board wooden flooring.

#### DINING ROOM

**17' 3" x 15' 9" (5.26m x 4.8m)**

Another delightful feature of this property having garden views with dual aspect timber framed sash windows, again with timber shutters. Beams to ceiling, flag-stone flooring, attractive wood fire surround on slate hearth with brick recess and with central heating radiator.

#### KITCHEN

**15' 9" x 15' 5" (4.8m x 4.7m)**

Superbly presented with wooden units and modern features. Beams to ceiling having dual aspect timber framed windows with timber shutters, one window overlooking the garden with window seat, generous range of bespoke solid wood wall and base units of country style with matching centre island, solid wood work surfaces, units having inset character Belfast sink with high level chrome mixer tap, recessed Inglenook style fireplace containing a Marshall oil fired range with double oven and double hot plate. The kitchen being complimented with recessed lighting to ceiling and slate flooring.

#### UTILITY ROOM

**17' 7" x 7' 0" (5.36m x 2.13m)**

With window to rear, beams to ceiling with spotlights, Belfast style sink in oak work surfaces with painted storage cupboards, full length work surface with wall mounted shelving and plumbing for washing machine and space for tumble drier.



### **CLOAKROOM**

Window to side elevation, tiling to floor, wood panelling to dado level. Beams to ceiling containing low level WC and pedestal wash hand basin.

### **SITTING ROOM**

**20' 3" x 10' 5" (6.17m x 3.18m)**

Having external door to rear garden area, original brick flooring, further window to side elevation, painted wood cupboards with doorway to a servants staircase with hatch way to first floor room, original feature brick fireplace containing multi fuel stove, original bread oven and having door access to the utility room.

### **STAIRCASE**

Which leads to first floor level with traditional balustrade and leading to split level landing one with beamed ceiling, ceiling light and radiator. Further extending to landing two with traditional four panel painted door extending to;

### **BEDROOM ONE (MASTER)**

**15' 8" x 15' 6" (4.78m x 4.72m)**

With traditional sash window to front elevation and louvered shutters, marble styled fire surround with hearth and traditional recessed fireplace and timber flooring which leads to an additional;

### **DRESSING ROOM**

With generous range of wardrobes and storage units with LED kick lighting, oak style flooring, spotlights and being open to;

### **EN SUITE**

With vaulted ceiling, sliding Yorkshire style sash window and suite comprising double ended bath with wood panelling, chrome mixer tap and shower attachment, low level WC wall mounted wash basin with mixer tap and having the benefit of an additional walk in shower cubicle with glazed shower screen, wall to wall shower unit, heated towel rail and continuation of oak effect flooring.





### **BEDROOM TWO**

**16' 4" x 16' 4" (4.98m x 4.98m)**

Having sliding sash window to side elevation, radiator, painted beams to ceiling with spotlights and leading to;

### **EN SUITE**

With shower cubicle having sliding glazed entry door shower unit, low level w.c. pedestal hand washbasin and with tiling to both floor and walls.

### **BEDROOM THREE**

**15' 6" x 10' 4" (4.72m x 3.15m)**

Again with beams to ceiling, Yorkshire style sash window to side elevation, attractive fireplace in painted timber with cast iron inset and faux granite hearth, radiator and oak effect flooring.

### **BEDROOM FOUR**

**8' 6" x 10' 6" (2.59m x 3.2m)**

With sash window to front elevation, louvered shutters and having central heating radiator.

### **BATHROOM**

Attractively designed with Victorian style roll top bath with ball and claw feet and mixer tap, having shower attachment, vanity hand basin with chrome taps, low level WC, sliding sash window to rear elevation, attractive tiling to floor and having the benefit of a Jack and Jill access to bedroom three.

A staircase from the landing area leads to the attic.





### **ATTIC ROOM**

Divided into two with skylight windows, additional timber framed window and boarding to floor. The attic area having the benefit planning permission for conversion to two additional bedrooms and a wet room.

From first floor level a second staircase leads from the landing area down to the rear lobby with rear external entrance door, central heating radiator, attractive terracotta tiled flooring and further internal door leading back to the kitchen area.

### **OUTSIDE**

The property stands in about 3 Acres of garden, grounds and paddocks. The garden having formal lawns and many mature trees predominantly ash and yew, plus a sizeable stone flagged patio area and walkways, timber pergola, wildlife area presently used for poultry with sunken pond and fencing.

Vehicular access along the rear of the property to a good-sized parking area which contains a large brick outbuilding with pantile roof which has planning permission to convert to a therapy room.

There is a further planning permission in place to allow for an oak framed double garage with office over with easy access from the driveway.

Beyond the formal garden area lies a grass paddock being about 2.5 acres with timber outbuildings and post and rail fencing to boundary.

**We highly recommend both internal and external inspection of this property to fully appreciate the accommodation provided.**



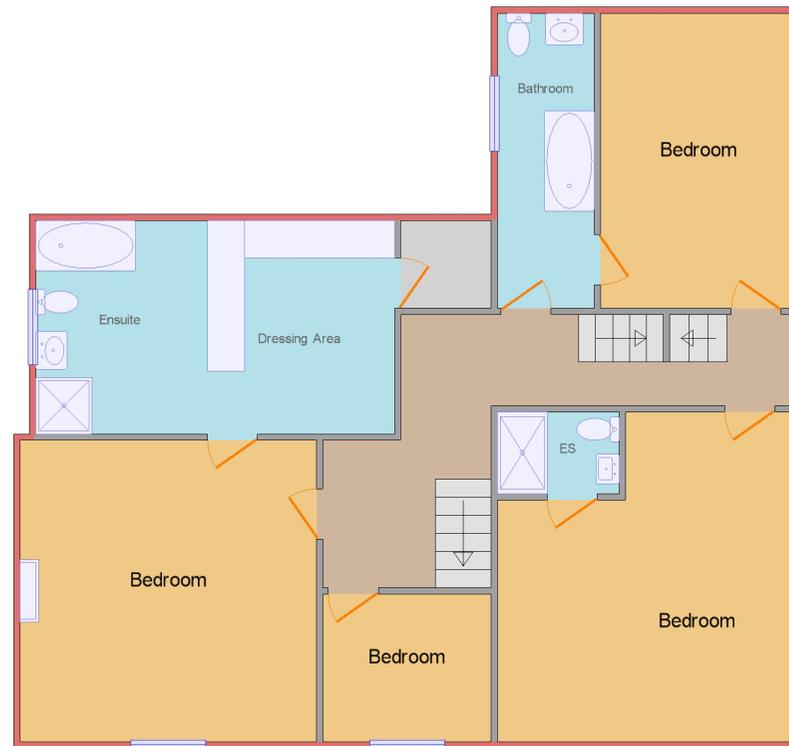
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Council Tax Band  
EPC Rating  
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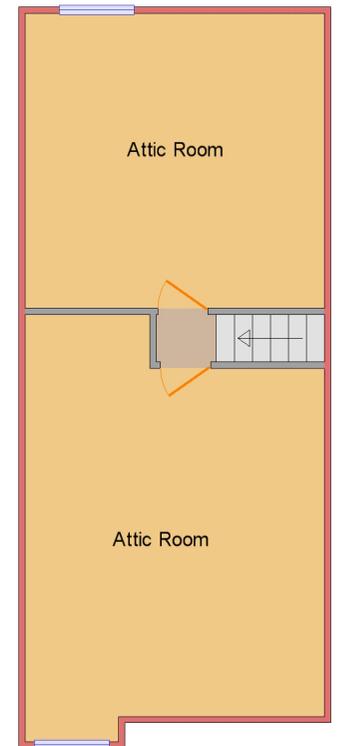
**Ground Floor**  
Gross internal area: 144.7 m<sup>2</sup> (1557.3 ft<sup>2</sup>)



**First Floor**  
Gross internal area: 118.6 m<sup>2</sup> (1277.1 ft<sup>2</sup>)



**2nd Floor**  
Gross internal area: 54.4 m<sup>2</sup> (585.1 ft<sup>2</sup>)



Drawings are for illustrative purposes only.  
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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.