



Saleby Manor

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Saleby, Alford
Lincolnshire LN 13 0HY



Requiring renovation and modernisation

Grade 2 Listed Manor Farmhouse

Approximately 5.75 acre grounds (sts)

Extensive agricultural outbuildings

Potential for various uses (STP)

Large lawned garden with moat

6 bedrooms, bathroom and shower room

Hall, 2 reception rooms, study

Farmhouse kitchen, utility room

Freezer /log store, lobby, cloaks/WC

The official listing describes Manor Farm House as dating back to the mid-18th century with minor mid-19th century and 20th century alterations. The walls are red brick in Flemish bond and the roof was re-covered in more recent years with concrete tiles. The windows on the main elevation facing the large, lawned garden were replaced around 10 years ago with bespoke, hardwood-made sash windows. Heating is by a Rayburn range with wrap-around boiler providing partial central heating and there are open fireplaces.

The property is located in a quiet, rural setting, approached over a long driveway and has an extensive range of outbuildings positioned away from the property, whilst to the south there are some lovely views across the lawned gardens, which are partially enclosed by a moat known to contain carp. The grounds afford considerable potential for equestrian, horticultural, hobby farm or leisure use, subject to obtaining appropriate permission from the Local Authority.

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Ground Floor

From the driveway, the house is approached through a door on the side elevation into an **entrance lobby** which is L-shaped with a handsome cast iron range by King and Co. Ltd. of Hull, set into a brick chimney breast. (This is a feature and has not been in use - the purchaser would need to check the condition of the range and flue before bringing the range into use and the boiler tap has been removed).

A part-glazed door leads to a **cloakroom/WC** and there is a latch door to the dining kitchen. The cloakroom has a white, low-level WC and pedestal wash hand basin. Adjacent there is an old-fashioned Permutit water softener which is purely a feature and not in use. Steps lead up to a raised plinth where there is space to form a walk-in shower area if required.





The **farmhouse kitchen** has a range of base and wall units, work surfaces with tiled splashbacks and a stainless steel sink unit. There is space for a cooker with piping for an LPG supply.

The cream and black enamelled Rayburn range has a back boiler providing partial central heating and is set in a tiled surround with mantel shelf over.

A latch door leads to the **utility room** adjacent which has plumbing for washing machine and dishwasher and a white Belfast sink on piers. A further latch door opens with step up to the **freezer room/log store**, which has a door to outside.



There is a good-size **entrance hallway** with six-panel door and glazed fanlight on the main elevation and a feature staircase with pine pillared balustrade, together with turned newel posts leading up to the first floor. A door to the rear of the hallway has steps leading down to a **cellar**.

At the front of the house, with windows enjoying superb views over the main garden area, are the two main reception rooms. The **lounge** has a slate and marble pillared surround to a cast iron and burgundy tiled fireplace with open grate and quarry-tiled hearth. There is a second sash window to the side elevation and a beam to the ceiling with light point. The **sitting/games room** is of similar proportions and has a ceramic-tiled fireplace and hearth with open grate. This room also has a painted ceiling beam with light point. To the rear of the hall, there is a **study** with pine wall panelling, shelving and a long, pine wall cabinet.





First Floor

There is a **main landing** with pillared balustrade, extending from the staircase around the stairwell to form a gallery, and a sash window on the main elevation presents lovely views across the grounds. A Ceiling beam has a light point and doors lead off to bedrooms 1 and 2 with an opening and step up to the inner and lower landings.

Bedrooms 1 and 2 are large double bedrooms positioned over the two main reception rooms and enjoy the same lovely open views across the formal garden and moat. Each has a ceiling beam with spotlights and bedroom 1 has a built-in wardrobe adjacent to the chimney breast with internal panelling and shelves, whilst bedroom 2 has a cast iron, arched fireplace in timber surround. The **inner landing** has a deep, built-in cupboard and in former years there was a back staircase here from the kitchen below. At the side, there is a walk-through opening with a step down to a **lower inner landing** with wall light.



Bedroom 3 is at the side and is a double bedroom with sloping ceiling having purlin beam, and this room also formerly had a staircase from the ground floor but this has now been removed.

Adjacent is a **family bathroom** with coloured suite comprising a pine-panelled bath, low-level WC and pedestal wash hand basin. There is pine wall panelling, a double-glazed window and sloping ceiling with purlin beam. **Bedroom 6** is also positioned off the lower inner landing and is the smallest bedroom, of single size with sloping ceiling having a boxed beam and a double-glazed window.

Bedroom 4 is off the inner landing and a double bedroom with built-in airing cupboard containing the jacket-lagged hot water cylinder with immersion heater. A door leads into a small lobby with ladder and trap access to the roof void, which has a large floor-boarded area for storage and electric light. In the past the boarded attic was used as an overflow sleeping area.

Bedroom 5 is another double bedroom with secondary glazing to the sash window and adjacent is the **shower room** which has a coloured suite comprising a pedestal wash hand basin and low-level WC, together with ceramic-tiled shower cubicle having an electric shower unit. The window is double-glazed.



Outside

The farmhouse is approached from Rose Lane across a small bridge and then over a long driveway which initially leads to the outbuildings before sweeping up through mature trees to the parking area at the side of the farmhouse. Drive through access is possible here into the main lawned garden area.

The **moat** commences to the left of the drive extending by a bank lined with trees on the north side of the farmhouse before veering south along the east side of the building and then for almost the full length of the large south lawn before the main elevation. There are fish in the moat thought to be mainly carp.





At the side of the lawn there is a metal framed **greenhouse** and a gravelled area for flowerpots and tubs. The garden has a mixed hedgerow with trees along the western and southern boundaries. There is considerable scope for a landscaped garden if preferred. On the east side of the moat, the grass pastureland stretches north, returning to the frontage and again bounded by hedgerows.





Outbuildings

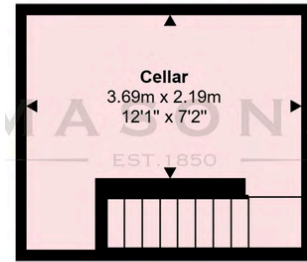
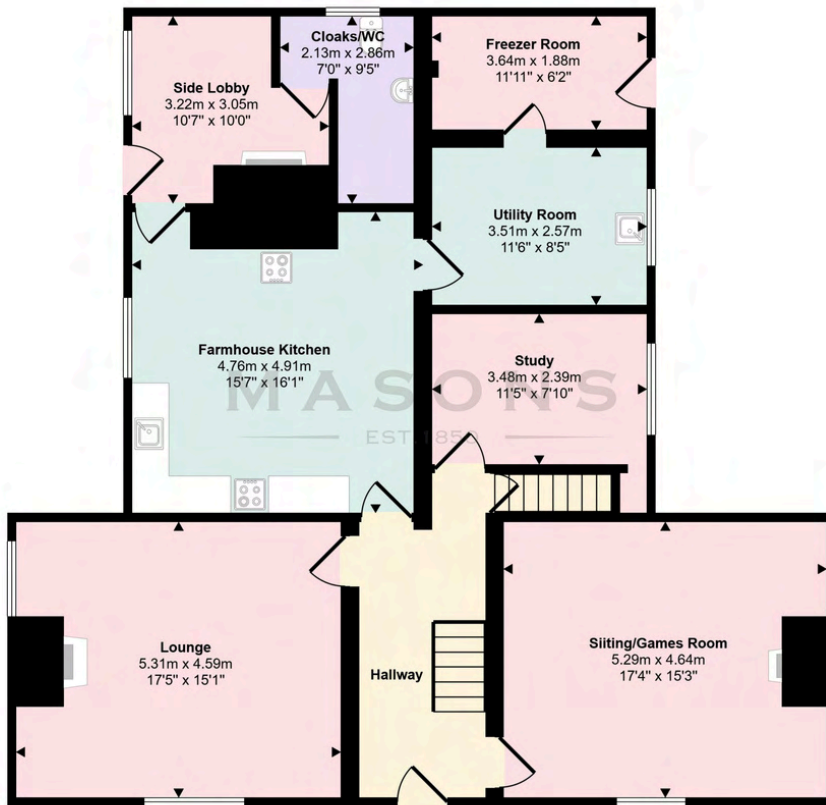
Positioned away from the house to the north side, there is a range of **agricultural outbuildings** accessed from the driveway and extending to around 13,800sq. ft in area. These are of steel and timber frame construction and presently open-sided with corrugated roofing and upper wall panels to part, but they could be enclosed depending on the purchaser/s' intended use. There is potential for workshop, garage or storage use, and the buildings could be enclosed to form stabling/ indoor arena etc. for equestrian purposes all subject to planning permission for change of use.



On the opposite side of the drive, there are 2 open fronted **tractor sheds** and an enclosed timber framed **pole barn** which has served as a games room/gymnasium in the past, now fitted with 2 older up-and-over doors, so potentially a garage or workshop. There is a small **garden shed**.



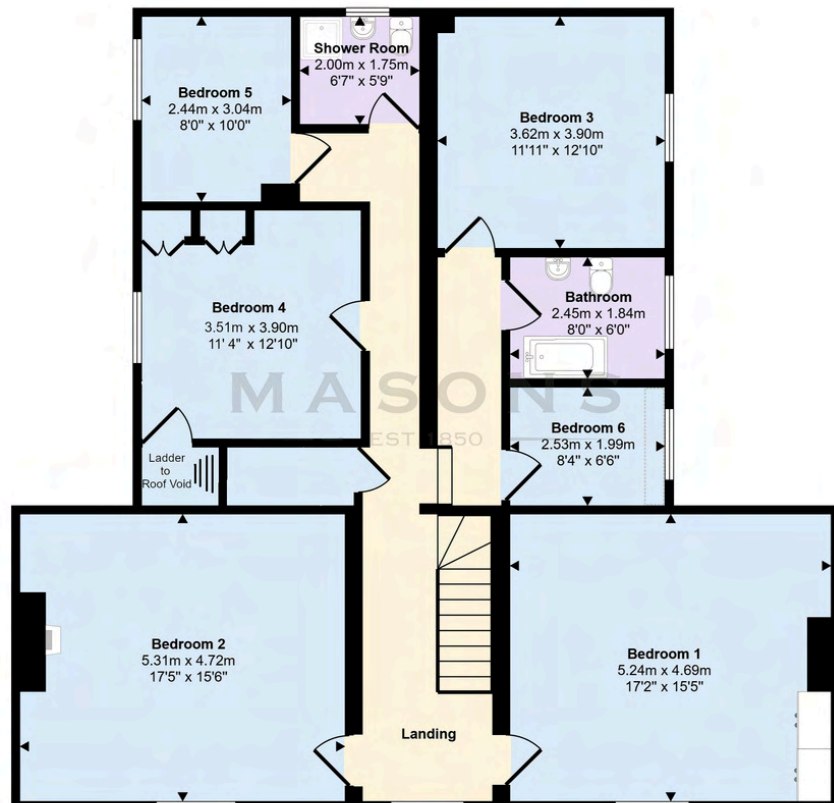





Cellar
Approx 12 sq m / 125 sq ft



Ground Floor
Approx 131 sq m / 1415 sq ft



First Floor
Approx 132 sq m / 1421 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Saleby

Rural Life

This small country village stands on the eastern fringes of the Lincolnshire Wolds which are designated an Area of Outstanding Natural Beauty. To the east is the Lincolnshire coast line, about 7 miles' drive from Saleby and providing a variety of attractions, with miles of sandy beaches from Theddlethorpe south to Skegness, nature reserves to the north as far as Cleethropes, and a contrasting range of villages and seaside resorts to suit all tastes.



The nearest town is Alford, just over 2 miles away, with a number of retail shops, pubs and cafes, primary school, technology college and the highly regarded Queen Elizabeth's grammar school. The town is known for its regular markets but especially for the craft markets in the Manor House grounds.



Photo - By Market Square, Alford by Chris, CC BY-SA2.0,<https://commons.wikimedia.org/w/index.php?curid=119041851>



Approximately 10 miles to the north is Louth, a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Wolds, the town has easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools.

The main regional business centres are in Lincoln and Grimsby.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

We are advised that the property is connected to mains electricity and water whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///fairy.reader.impressed

Directions

From Louth, take the Legbourne Road and on the outskirts, at the roundabout take the second exit along the A157. Follow the road for several miles passing through the villages of Legbourne and South Reston. On arrival at the village of Withern, take the first right turn onto the B1373 and follow this road to its conclusion at a crossroads. Go straight ahead here on the A1104 towards Alford and then take the second turn on the left at the small crossroads into Saleby. At the bottom of the slope bear right along Rose Lane and the entrance to Manor Farm will then be found on the right side.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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