



Manor Farmhouse

Goulceby

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Asterby Lane, Goulceby
LN11 9UD



Attractive 5 bedroom, Grade II Listed
Farmhouse with a wealth of period features

Sought after heart of the Wolds location

Beautifully presented grounds and paddock land
extending to 10.25 acres (STS)

Extensive range of well maintained brick
and pantile outbuildings

Tack room and 5 existing stables with
potential to convert further stabling if
required

Great potential for barn conversions to
commercial/holiday and or ancillary
accommodation (STP)

Recently converted external office with
Kitchenette and WC

Sizeable and attractive gardens enclosed
with post and rail fencing and timber
gates

Planning permission in place to convert
the workshop building into holiday
accommodation

This characterful and beautifully maintained smallholding boasts an exceptional setting in the heart of the Wolds, with a fantastic outlook over rolling farmland. The Grade II Listed house has been cared for with a view to preserving and enhancing its many Period features; these include exposed timber floorboards to much of the house, parquet flooring, fireplaces and stripped pitch pine doors. In addition the house boasts a recently fitted farmhouse style kitchen and electric Aga. The house is approached through a set of impressive electric gates with security cameras and nestles amongst it's array of attractive brick and pantile outbuildings which the present owners have renovated and maintained, together with the recent addition of a smart home office conversion.

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To the front, the property overlooks its large lawned gardens with paved dining terrace and onwards to the hedged paddock land.

The property extends to 10.25 acres, STS, which together with the extensive outbuildings gives the opportunity to be enjoyed as an equestrian property and/or as a smallholding. The attractive outbuildings offer great potential for conversion into holiday, annexe/overflow space, office and/or commercial use, subject to all relevant consents. The house has excellent entertainment space with flowing living accommodation, as well as benefiting from a large external party barn/function room with a bar and doors opening onto the gardens.





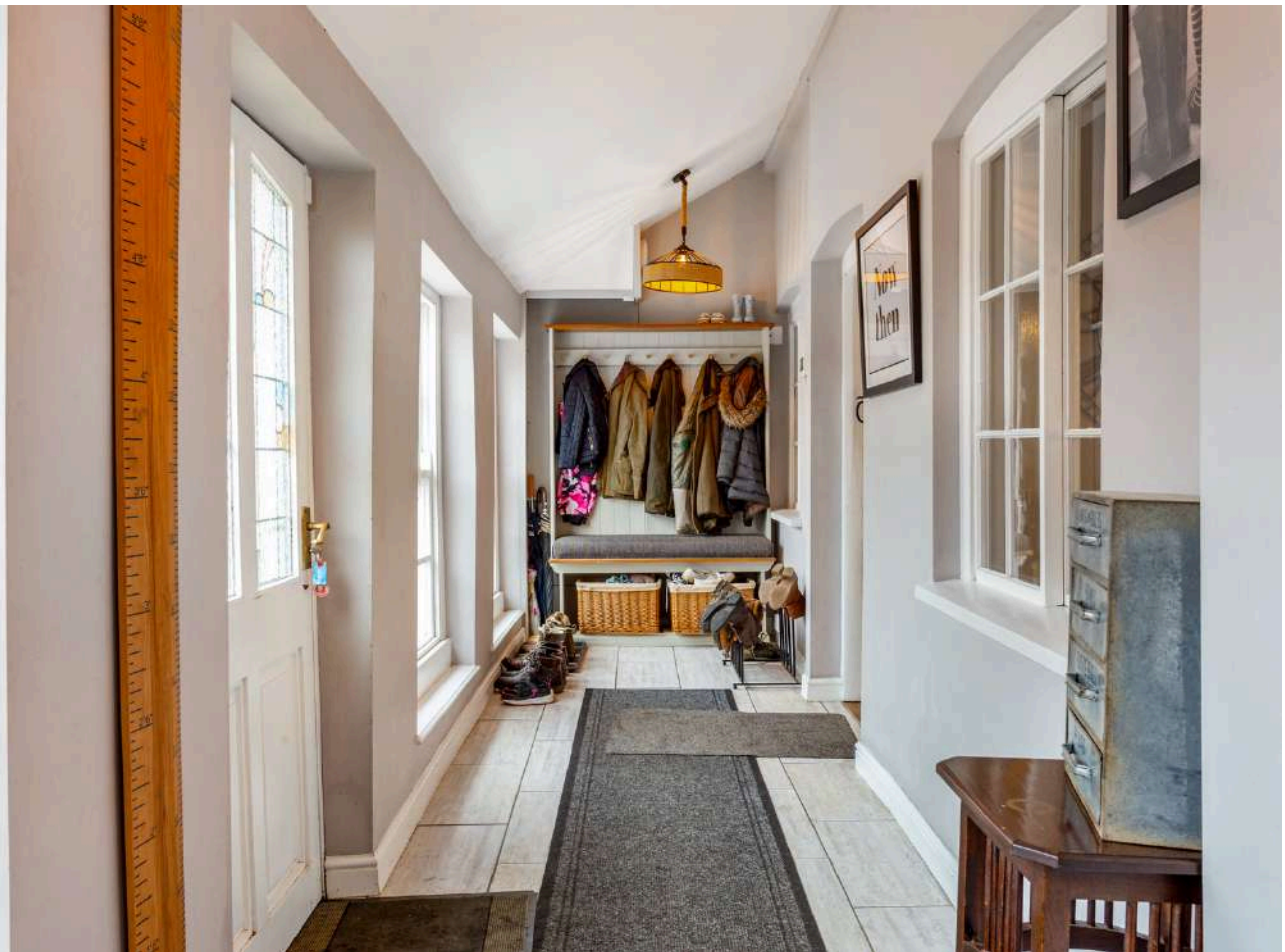
An impressive front door leads into a central hallway which has built-in storage and shelving with an understairs cupboard.

The two characterful reception rooms have a wealth of period features together with each boasting an elegant bay window which flank the hallway and front door. The sitting room with its beautiful parquet floor, part-paneled walls and a multi-fuel stove creates a cosy yet sizeable room and stairs rise from here to the first floor landing; doors lead to both the adjacent Kitchen and hallway. The dining room which has exposed timber floorboards and a pretty open fireplace with surround boasts attractive built-in display cupboards to either side. Both reception rooms have doors which lead to a rear passageway and onto the kitchen, creating a circular and flowing living and entertaining space.



The kitchen, which has been recently refitted to create a most attractive farmhouse style space, has a beamed ceiling and a multi-fuel stove together with fitted seating, a drinks fridge and a four-oven electric aga with electro kit. The kitchen has an internal window looking into the adjacent side hallway/boot room, as well as another window which has a fabulous outlook up towards the Red Hill nature reserve. A door leads off the kitchen to the pantry which has space and plumbing for a washing machine and dryer, as well as a sink and drainer and ample storage space. A further door leads off the kitchen to the ground floor bathroom/WC.





The side hallway/boot room has a door to the kitchen, together with an external door to the rear parking area and provides space for boot and coat storage, as well as giving access to the rear boot room/office. This space, which features a fireplace and the original washing copper, presently houses the alarm system and monitors.

The property also benefits from a ground floor self-contained bedroom and shower room which has its own external door to the front of the property, as well as being accessed via an inner hallway of the main house. This space is presently used to house extended family and has potential to be utilised for bed and breakfast or annexe accommodation, having a separate water supply and separate heating system to the main property.





The stairs lead from the sitting room to the first floor landing which features a window to the side of the house and pretty stained glass internal windows. The master bedroom and adjacent dressing room, which has built in clothes storage, both overlook the front gardens and paddocks whilst the bedroom boasts a fireplace with a fitted cupboard to one side and a vaulted ceiling giving an impressive feeling of volume.



The adjacent bedroom is a sizeable double room with an outlook to the front, exposed timber floorboards and a fire place. There is an area off the landing which is presently inaccessible but which could (subject to the relevant consents) be knocked through to create an En Suite bathroom to this bedroom. The landing then splits and leads to the rear of the house via the sizeable family bathroom which is fitted with a white suite to include a bath, shower, WC, basin and a large built in airing/storage cupboard. Adjacent to the bathroom is a delightful bedroom with sloping ceilings, exposed beams and a window to the courtyard parking area. The final bedroom is again of impressive proportions with a semi vaulted ceiling and a double aspect together with a pretty fireplace.









Seated well into its grounds the house is cushioned by neatly kept lawns, the smart graveled driveway, the land to the front and the pretty buildings to the rear; all interspersed and softened with attractive mature trees. The sweeping drive leads to a rear courtyard parking area which features a pretty brick well with cover. The driveway splits and continues to give access to further outbuildings and stores. The sizeable gardens are ideal for family life being fenced with post and rail and gated as well as featuring a large paved dining terrace and an orchard. In addition there is a delightful part-walled vegetable garden with lean-to greenhouse just a short walk from the back door. The gardens are further enhanced by the provision of the spacious function room/party barn with doors to the rear gardens. This building would lend itself be utilised as part of a touristic venture at the property if required.



The hedged paddock land lies to the front and side of the property, the land is level and has access from both the driveway/rear yard area and from the lane on the eastern boundary, ideal to give access for machinery and maintenance. The land lends itself for equestrian and/or pastoral use and particularly with its second access from the lane, has the business potential for the provision of a camping/glamping enterprise (subject to consents).



The extent of the numerous brick and pantile outbuildings can be seen at a glance in the floorplan, they offer unrivalled potential for conversion (STP) or to be used for a variety of uses to include livestock housing, stabling, storage and garaging.

The property benefits from planning permission in place to convert the single workshop building into holiday accommodation under planning application number N/060/02324/11. The triple workshop building has an existing change of use to form a workshop for the manufacture of furniture with a provision for parking also.

The open-fronted crew yard building to the rear of the house is used for covered vehicular parking and benefits from an alarmed laser system. There is further garage space in the building adjacent to the party barn.

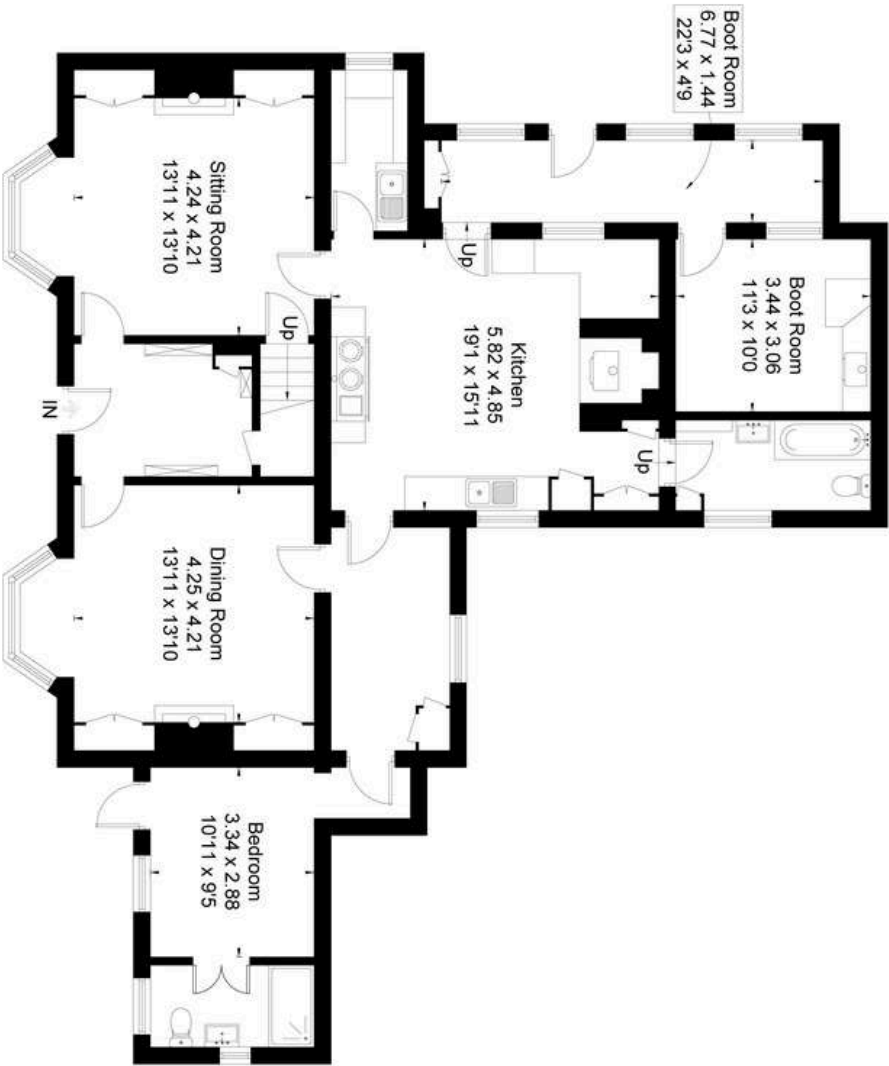
The present owners have recently converted part of the building opposite the back door into a smart home office space. The office has an entrance porch leading to an alarmed glazed door and on to the office which has electric heating, broadband connection and USB sockets as well as featuring a wood burning stove and a mezzanine floor. Doors lead to an adjacent WC and to a Kitchenette with a sink, worksurfaces and space for a refrigerator.

The site has recently been equipped with a comprehensive Black Cat security system with cameras which monitor visuals, sound and motion both in the house and externally.





Approximate Floor Area = 245.9 sq m / 2647 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #84228

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.



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Site Plan



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Goulceby

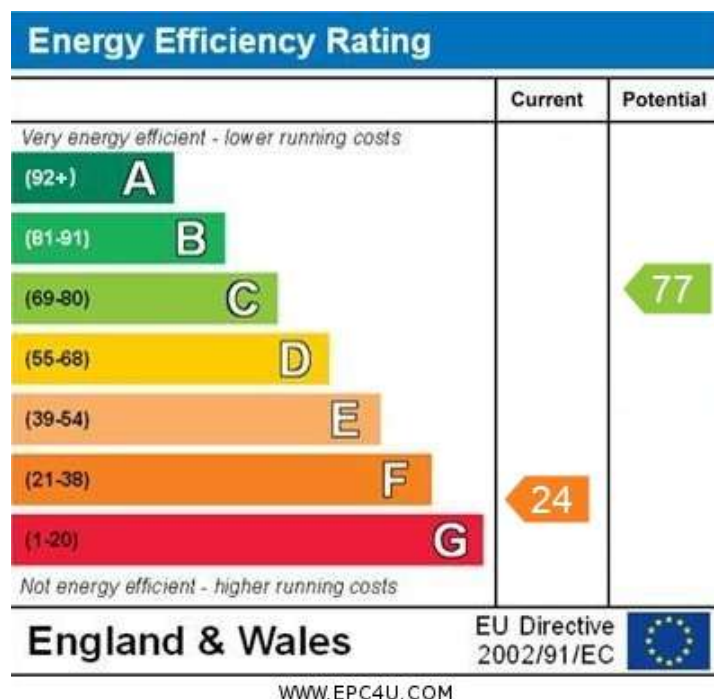
Lincolnshire's Best-Kept Secret

Goulceby is a highly regarded country village positioned in the Lincolnshire Wolds Area of Outstanding Natural Beauty and well placed for travelling to the market towns of Louth, Horncastle and Market Rasen, (9, 7 and 14 miles respectively). Lincoln is about 23 miles away and within easy commuting distance whilst the Lincolnshire coast is a similar distance to the east. Goulceby has The Three Horseshoes country pub which incorporates a village shop, camping site and pub food. Manor Farmhouse stands away from Goulceby village with few nearby properties and just three miles away is the neighbouring village of Donington-on-Bain with post office and shops, The Black Horse country pub with restaurant, primary school and access to The Viking Way which passes through the scenic wolds countryside for miles. The area has many other attractive country walks and bridleways; 2 footpaths cross this property.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

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

Tenure

Freehold

Location

What3words: ///compiler.result.spectacle

Directions

To drive to the property from Louth take the A153 towards Horncastle, proceed for around 6 miles and through the village of Scamblesby. Take the next right hand turning signposted to Goulceby along Ranyards Lane. Proceed to take the next right hand turning to Asterby. Continue around the sharp bends and on for around 1 mile where Manor Farmhouse will be situated on the left hand side.

Agent's Note

There are 2 footpaths which traverse the property. One has been unofficially diverted by the present owners to the western boundary.

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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