



Buslingthorpe Manor, Buslingthrope road

Buslingthorpe | Lincoln | LN3 5AQ

£2,450 Per Month



Perkins George Mawer & Co.

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

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BE THE LORD OF THE MANOR! A rare opportunity to rent this stunning 7-bedroom, three reception room Georgian Manor beautifully positioned in a rural Lincolnshire. Buslingthorpe Manor has it all, from its very own private moat, newly renovated living accommodation and picturesque scenery to mention a few.

A white gravel driveway extends around a 600 hundred year-old Yew tree and parking area. In front of the property, a wide lawn leads to a patio area overlooking the bridge and moat. The grassed grounds are sheltered by matured trees.

In the past the property has been used as a successful B&B. The landlords are willing to consider this an option.

Location and Amenities:

Buslingthorpe is a small hamlet positioned just off the A46 north of Lincoln. A short 4 mile drive takes you to the bustling town of Market Rasen, first mentioned in the Domesday Book of 1086. It is also home to the famous Market Rasen racecourse. There are nursery and primary schools in Faldingworth (1 mile away) and Middle Rasen approximately (3 miles). Secondary Schools are in Market Rasen and Gainsborough.

Access:

To the right hand side is the working family farm.
Access is granted to access the rear of the property.

Exterior :

To the rear is an outbuilding formally used as a games room. The other outbuilding is used for storing coal, wood and outdoor equipment.

There is a double garage.

The existing Moat with mature trees and lawn areas wrap much of the way around the Manor.

Services:

Mains electricity and water, Drainage is to a private system.

Oil fired central heating with a alarm fitted to the house with

Full 120mbs fibre internet connection.

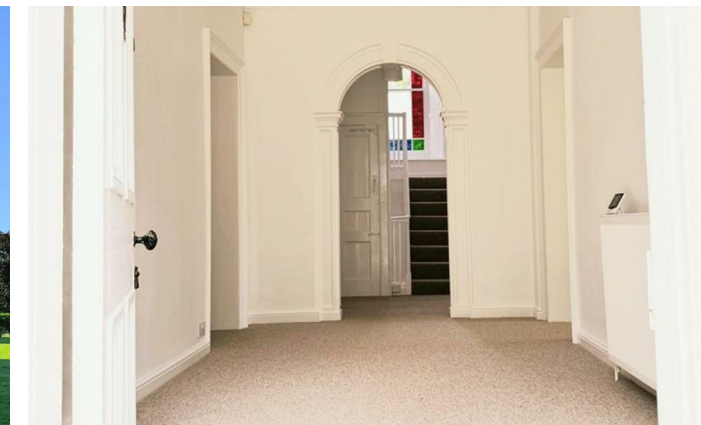


Entrance Hallway

Original main entrance door with feature window, into a large entrance hall which floods with light. Archway over into Inner Hall. Door to cellar containing wine racking. Staircase first and second floors.

Inner Hall

From the Inner Hall the staircase goes up to the first and second landings, past a large stained glass window. From the first landing all rooms radiate off.



Drawing Room

15'0" x 19'3" (4.59 x 5.87)

One double aspect wooden window with a south facing outlook, one wooden sliding sash window facing west complete with shutters. An elegant open fireplace with marble hearth and double panel doors open into the Dining Room.

Dining Room

14'11" x 15'10" (4.57 x 4.85)

Wooden sliding sash window. Door with part glazed glass opens to the sunroom providing stunning views. To the left of the fireplace, twinned with fireplace in Drawing Room, there is an arched shelved cupboard, internal light. Stained wooden floor.

Kitchen

15'10" x 15'0" (4.84 x 4.59)

Farmhouse style painted kitchen wall and base units with a stained natural wood worktop, insert chopping boards, ceramic double sink and drainer with mixer tap. Well maintained oil fired AGA in an exposed brick recess with the additional benefit of a newly installed single Range Master cooker, space for a dishwasher and a large fridge freezer. Within the kitchen is the door to the sitting-room.

Sitting Room

15'0" x 17'2" (4.59 x 5.25)

Wooden sliding sash window complete with shutters. Wood burning stove with marble hearth. Either side of the fireplace are shelves. On the opposite wall is an arched shelved recess and further shelving up to the hall door entrance to sitting-room.

Utility

8'9" x 11'9" (2.68 x 3.60)

Wall and base units benefiting from a stainless steel sink, Broom cupboard, traditional clothes rack on a pulley system, space for a washing machine and tumble drier. Door leads to back yard.

Pantry

8'0" x 4'10" (2.46 x 1.49)

Original pantry, tiled floor, fitted shelves, larder cupboard with wire mesh doors.

W.C

8'1" x 4'10" (2.47 x 1.49)

Tiled floor, wash basin, low cistern WC.

Shower Room

8'0" x 4'0" (2.44 x 1.22)

Currently used for a washing machine and can be changed back for shower use if desired.

Cloak and Boot Room

6'9" x 11'1" (2.08 x 3.39)

large inbuilt cupboards and door to rear garden.

Staircase To First Floor

With feature wooden sliding sash-stained glass window part way up the staircase.

Master Bedroom

15'3" x 14'11" (4.65 x 4.57)

Wooden sliding sash window. Original Cast Iron fireplace. Oval shelved alcove.

Door leading to:

Dressing Room

13'6" x 7'4" (4.14 x 2.25)

An array of fitted shelves, Clothes rail and built in airing cupboard.

En-suite Bathroom

10'3" x 11'11" (3.13 x 3.65)

Arched entrance to the En-suite Bathroom His and hers double wash basin unit, large bath with handheld shower attachment. WC. Bidet, Shower Cubicle. Tiled floor. (Both areas spot-lit).

Bedroom Two

14'10" x 14'11" (4.54 x 4.57)

Double wooden sashed windows. Original Cast iron fireplace.

Ensuite

5'10" x 5'10" (1.8 x 1.8)

Corner Shower cubicle, pedestal hand basin, low flush WC, fully tiled.



Family Bathroom

7'11" x 10'5" (2.43 x 3.19)

Pedestal washbasin, w.c. and bath. The bathroom is well lit by a Velux window.

Bedroom Three

15'2" x 15'0" (4.64 x 4.58)

Double aspect window with wooden sliding sash windows, original cast iron fireplace and built in wardrobes.

Bedroom Four

15'1" x 14'11" (4.61 x 4.57)

Wooden sliding sash window, original cast iron fireplace and built-in wardrobes.

Stairs To Second Floor

At the top of the stairs the door opens onto the landing from which all rooms radiate.

Bedroom Five

15'1" x 16'0" (4.60 x 4.89)

Large open plan bedroom with sloping ceiling to the eaves, original cast iron fireplace, two wooden windows and two storage cupboards. 2 doors lead back to the landing.

Bedroom Six

8'1" x 8'0" (2.48 x 2.45)

Wooden window, features an original cast iron fireplace.

Bedroom Seven

30'11" x 15'1" (9.43 x 4.62)

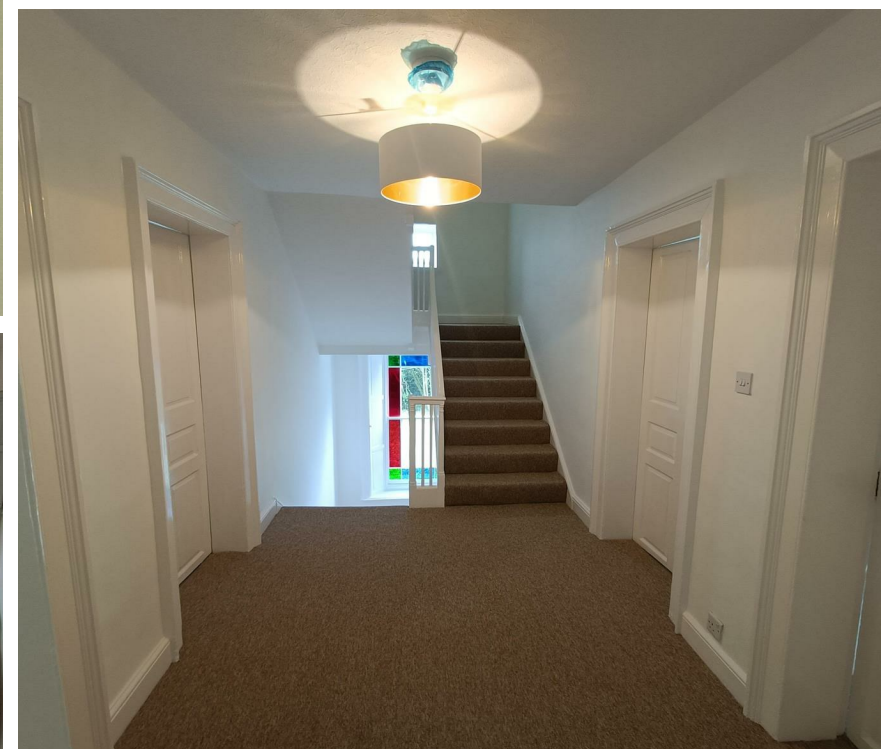
Wooden window.

Bathroom Two

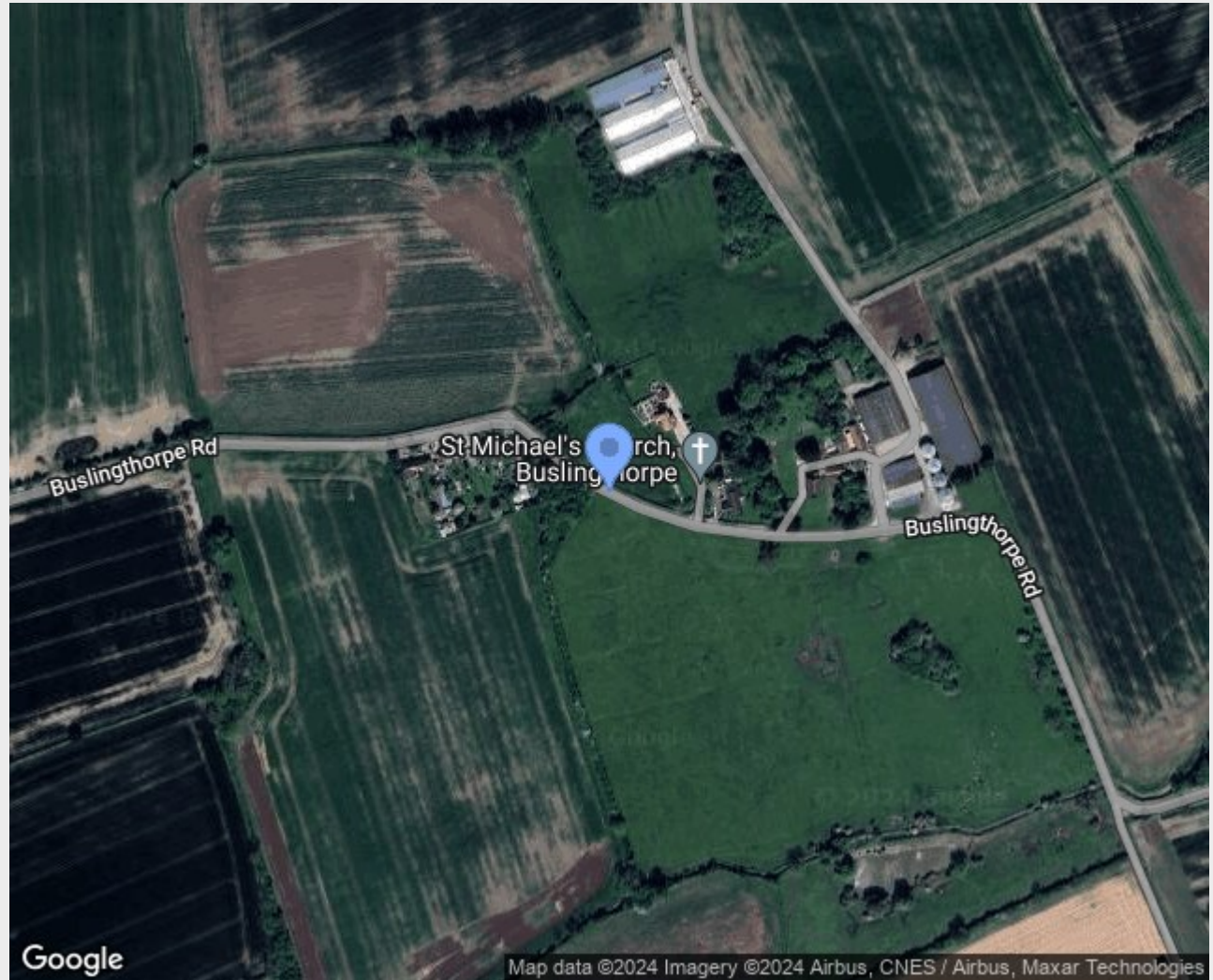
8'1" x 8'0" (2.48 x 2.45)


Pedestal wash basin, w.c and bath with a Velux window.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Perkins George Mawer & Co
 Corn Exchange Chambers
 Queen Street
 Market Rasen
 Lincolnshire
 LN8 3EH

01673 843011
 info@perkinsgeorgemawer.co.uk
 www.perkinsgeorgemawer.co.uk

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.