



# The Manor House

Wass Lane | Sotby | Market Rasen | Lincolnshire | LN8 5LP

Offers In The Region Of £1,375,000



Perkins George Mawer & Co.

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

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PGM&Co are pleased to offer The Manor House, Sotby - Georgian grandeur with a modern twist. Presenting itself to the market after a long awaited and extensive renovation this spacious and historic family home ideal for equestrian lovers, only a stone's throw from the glorious Lincolnshire Wolds.

- A spacious and historic family home with wine cellar
- House and outbuildings extending to approx. 6,701 sqft
- Six double bedrooms and three bathrooms
- Four beautifully proportioned reception rooms
- Open plan triple aspect kitchen dining area
- Extensively refurbished to a high standard using heritage techniques
- Superb landscaped gardens with Garden Room
- Private driveway incorporating turning circle, with separate delivery entrance and garage
- Seven stables with associated groom's quarters
- 1 acre paddock (approx.)





### Imposing Arrival

The impressive and imposing façade of The Manor House welcomes you as you enter the gravelled private driveway which provides parking for numerous vehicles. Decorative finial columns invite you through the elegant wrought iron gates complete with a Victorian lamp which leads to the stately front entrance door under the columned portico.

Upon entering The Manor House you are captivated by the unique blend of character with a modern twist as you journey through these historic walls. The property has been renovated to a high standard over recent years using heritage techniques to fully restore the building back to its former glory. Words simply cannot convey the true beauty of this property.

The Manor House tastefully decorated and flooded with light. Large, bright, stylishly decorated rooms offer opportunities to live in multiple ways. Escape the hustle and bustle of modern life to the wonderful world of countryside living.

### Reception Rooms

A wide hallway leads to the formal dual aspect dining room on your left, or the library on your right. Both of these beautifully proportioned, high ceiling rooms are flooded with natural light and retain original panelling and bell pulls. The bell pulls are visible in the hallway, whilst the library boasts original cornices and traditional period fireplace. The formal dining room surpasses itself with a magnificent stone fireplace.

A jib door, from the library, leads into a stunning formal drawing room.







Two pairs of French windows lead onto a terraced area and garden. Four other large Georgian windows allow light to bathe this room with natural light where you may enjoy entertaining or simply enjoy peace and tranquillity.

Panelling and moulding enhances the beauty of this room along with wide engineered oak flooring. Panelling is evident in all of the downstairs rooms.

Custom made radiator covers have been made for the ground floor.

### Heart Of The Home

The open plan living kitchen is enhanced by five superb architectural floor to ceiling arched windows. There is a further large window which overlooks the garden in front of the Belfast sink. French doors lead to the courtyard and stable block with another door opening onto the secure garden.



The practicalities of limestone and ceramic floors ensure limited worries from dogs and people entering with muddy feet after an enjoyable countryside walk.

A large utility room can house numerous pairs wellington boots and a copious number of outdoor coats.

A large walk-in pantry provides ample space for supplies. The newly installed Worcester Bosh boiler is housed in this space. (A new Harlequin oil tank is located outside on an enlarged new platform opposite the pantry.)



### Wine Cellar

For wine enthusiasts, a large cellar offers ample space to store your vintage bottles.

This substantial property of elegant proportions maintains many original features. Its stately proportion belies the practicalities available.

### Exquisite Bedrooms

A private staircase leads to the principal bedroom suite. This room exudes elegance. Three Georgian windows enhance this delightful room. High ceilings and superb attention to detail ensures this room is considered exceptional.

Three double floor to ceiling wardrobes are available for storage and hanging clothes, with further hanging space available at the top of the private staircase.

The principal bedroom has a breathtakingly beautiful private bathroom with a traditional Georgian style lavatory, sink, shower and magnificent enamel roll top bath all complimented by under floor heating.

The other five double bedrooms are reached by an original staircase, each bedroom having views of the gardens.

There are three bathrooms available (two ensuite) and a downstairs lavatory.





### Garden Room, Grounds & Stable Blocks

On arrival, a landscaped gravelled turning circle introduces you to the initial view of the property, leading to an ornate cast iron gate which opens onto the gardens.

An intricate series of planting has been undertaken to ensure colour is available in the garden throughout the year. David Austin roses dominate the garden.

Exceptionally pretty gardens enhance this exquisite home where a delightful garden room has been located. Lots of fun and laughter may be enjoyed in here.

A large brick building, which used to be a double garage (with electricity) is able to be converted to a home office. Currently being used for garden implements.

### Out & About

The Manor House is an historic residence situated in the tranquil hamlet of Sotby, Lincolnshire. Sotby is steeped in history and is recorded in The Domesday Book. Lincoln Castle and Lincoln Cathedral are nearby places to visit. Lincoln Castle is the only place in the world where the original 1215 Magna Carta and the 1217 Charter of the Forest can be seen side by side.

Lincoln shopping centre is approximately 11 miles in distance. Lincoln High Street has been voted the fifth best in the UK. Lincoln's historic high street provides a mixture of independent shops and high street traders and boutiques, along with good ranges of specialist food and drink venues.

Louth is approximately 10 miles in distance – a pretty little Georgian town with three weekly markets and Woodhall Spa which has niche shops and a cinema in the woods. There are also excellent Grammar Schools in the locality.

London is approximately a 1.5 hour train commute from Newark.



### Equestrian Facilities

A separate large gated, lockable entrance leads to one of the stable blocks.

There are 7 stables with electricity and water supply. Groom's quarters with a sink and electricity. The tack room has two doors, both of which are protected with steel. A further two rooms are available for food and storage.

The other stable block leads towards the gated paddock of approximately 1 acre. For those with a number of horses, we are informed that further land nearby is available for lease by separate negotiation (this does not form part of the sale of this property).

Imagine yourself living in this elegant Georgian manor house. Entertaining your guests at this extraordinarily beautiful property.

### Additional Information

The Manor House GIA approx. 4,062 sq. ft (377 sqm)

Six bedrooms, three bathrooms

Private Driveway with parking for numerous vehicles

7 Stables with Associated tack rooms and groom's quarters

### Services

Private sewerage treatment plant (compliant with regulations)

Mains water and electricity supply

Oil fired central heating

Council Tax Band: F

Energy Performance Certificate Rating: D-59







### Fixtures & Fittings

All fittings and furniture, such as curtains and garden ornaments are excluded from the sale. Some items may be available by separate negotiation.

### Boundaries

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

### Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars. None known to Vendor.

### Tenure & Possession

The Freehold is being offered with Vacant Possession on completion.

### Method of Sale

The property is offered for sale by Private Treaty,

### Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

### Viewing

Viewing is strictly by appointment via the Selling Agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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

01673 843011  
[info@perkinsgeorgemawer.co.uk](mailto:info@perkinsgeorgemawer.co.uk)  
[www.perkinsgeorgemawer.co.uk](http://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.