



Manor House
Humberston DN36 4JE

MASONS
RURAL & EQUESTRIAN



Manor House

Tetney Road, Humberston, DN36 4JE

A unique opportunity to acquire a restoration project comprising a substantial Grade II listed Manor House positioned in beautiful mature grounds and occupying a setting of historic national significance.

- Sought after residential location directly adjacent to the Church of St Peter
- Elegant character accommodation of splendid proportions
- Five bedrooms, three attic rooms, three reception rooms and dining kitchen
- Positioned in established grounds together with grass paddock extending in total to approximately 4.74 acres (subject to survey)
- Opportunity to purchase the house and gardens (2.7 acres subject to survey) without the adjoining paddock
- Approached over a long driveway onto a circular turning and parking area before the house.
- Adjoining outbuilding comprising former stable/garage and store
- Well placed for the coastal amenities at Cleethorpes and the shopping centre of Grimsby
- No Chain

Sole Agents:

Masons Rural & Equestrian

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Introduction

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for the accuracy of individual items. Please discuss this property with the agents before arranging to view.

Directions and Location

Taking its name from the "Humber Stone" which was deposited in this location during the ice age and now stands by the entrance to the library, Humberston is a village some 4.5 miles south of Grimsby. To proceed to the property from Louth, follow the A16 road north for about 10/11 miles and at the Toll Bar roundabout turn right onto the B1219. Follow the road (Humberston Avenue is one of the prime residential areas of Grimsby) and continue to the eventual junction. The Manor House will be facing you to the right of the church – turn right and the driveway to the property is then immediately on the left.

Grimsby provides an excellent range of shopping, schooling and recreational facilities and Cleethorpes is some 3.2 miles from the property, whilst an alternative form of shopping and recreation can be found 14 miles to the south in the market town of Louth. Locally there is a health club and spa, a primary school and the Humberston Academy which is a secondary school.

The Property and its History

Designated an ancient monument under the Ancient Monuments and Archaeological Areas Act of 1979, the land upon which the Manor House stands is the site of Humberston Abbey which existed during the 13th and 14th centuries. This Abbey was the only Tironian abbey to be independent rather than a priory and has been identified as nationally important. Approximately 55 metres to the north-east of the house is an "ice house" dating back to the early 19th century, which is Grade II listed for special architectural or historic interest. The Manor House itself is also Grade II listed and dates back to the late 18th/early 19th century with possible earlier origins. The house is built of brick in Flemish bond beneath a pitched timber roof structure enclosing large attic rooms and covered in clay pantiles.

More detailed descriptions can be found by visiting the Historic England website and searching for the IOE numbers 164395 and 164397 for the Manor House and Ice House respectively, whilst the list entry number for Humberston Abbey is 1020424.

Conditions of Sale and Adjoining Development

The property is offered for sale with the land edged in red on the plan which is included in these particulars. There is an opportunity to acquire the house with the area of land shaded green but excluding the paddock area shaded blue, by negotiation. Access to the house and grounds will be by right of way across the long driveway shaded yellow with shared liability for maintenance according to user.

The listed stable buildings to the south of the Manor House will be the subject of a planning application to create a high quality courtyard development of single and two storey mews properties. The application will include the demolition of the utilitarian agricultural outbuildings adjacent and the completed scheme will form a bespoke residential courtyard development in a superb setting befitting the history and style of the Manor



House and its grounds.

It is envisaged that a management company will control the common areas of the new development, including the driveway and borders extending to the entrance into the Manor House grounds.

Easements/rights for services will be reserved for the adjoining properties and the seller of the Manor House is minded to occupy one of the newly developed courtyard properties when completed. The planning application and associated plans/drawings will become available online at the North East Lincolnshire Council website in due course.

The following **Conditions of Sale** will apply:

The house will be occupied solely as a single private dwelling house.

The purchaser will not object to the proposed development adjacent.

A right of access will be reserved over part of the garden for maintenance/alteration and construction of the existing and proposed buildings adjacent

The purchaser will carry out works for which listed building consent and scheduled monument consent have been obtained as follows:-

Remove glass house, re-instate doorstep and replace pantile roof over kitchen wing – in accordance with the associated conditions detailed in the consent documents. It will be a condition of the sale contract that the purchaser will be required to commence these works no more than four months following the date upon which a sale is completed and the works are to be completed no more than twelve months following the date of completion of sale.

A pdf scan of the documents pertaining to the sale can be obtained from the selling agent on request to include planning application and drawings, a plan indicating the proposed ownership of party walls and fencing, the architect's plan of the section of the outbuildings to be retained with the Manor and the copy consents for the proposed works to the Manor.

The Accommodation

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

Ground Floor

Wide panelled and part glazed front door with glazed fanlight to:

Entrance Hall ; Radiator and electricity consumer unit with MCBs.

Cloakroom/WC containing white suite of low level WC and pedestal wash hand basin with tiled splash back. Multi-pane rear window and coat hooks to

wall plaque.

Sitting Room

Tiled fireplace and hearth, radiator and twelve-pane sash windows to front and side elevations with shutters. Attractive views across the grounds.

Drawing Room

Minster style stone fireplace and hearth with open grate, recessed cupboard, two radiators and ceiling beam. Multi-pane front window and narrow built in window seat. Internal six-panel window to the hallway. Feature return staircase with pillared balustrade to first floor and multi-paned side window adjoining the staircase half landing.

Rear Hallway

With wide part glazed panelled door to the conservatory and second staircase leading off with pillared balustrade to the first floor. Ledge door to a passageway connecting the side hall to the entrance hall and further doors to the sitting room and the:

Library

Brick fireplace with open grate and tiled brick-lined hearth. Radiator and twelve-pane sash window.

Dining Kitchen

A spacious room with base and wall units, electric oven, gas hob and cooker hood. One and a half bowl sink unit. Multi-paned side windows to kitchen and dining areas on one side elevation and multi-pane horizontal sash window to the facing side. Beamed ceiling to the dining area, radiator and heavy cross beam. Base cupboard with electricity and gas meter together with fuse box. Heavy panelled door from the Drawing Room and panelled latch door to the spacious:

Pantry

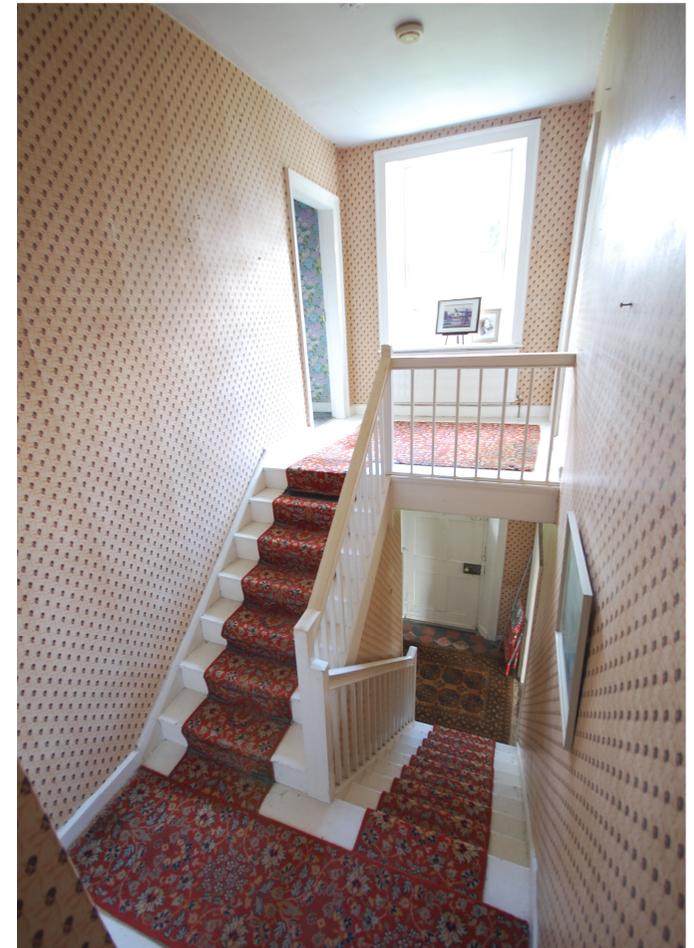
With wall shelves and twelve-pane sash windows.

A fifteen-pane glass door opens from the kitchen to a **Rear Porch** with a fifteen-pane glazed door to outside and internal doors to **Two Stores** housing the Myson oil central heating boiler and programmer with space and plumbing for washing machine. The porch has a terrazzo tiled floor.

First Floor

Side Landing

With balustrade extending from the return staircase to form a gallery. Radiator and twelve-pane sash window overlooking the grounds. Connecting stairs from the staircase half landing to a long inner landing with steps and door onto a further staircase which leads up to the attic rooms. The main



staircase from the drawing room also leads up to this inner landing.

Bathroom

At mezzanine level within the house and containing a coloured suite of panelled bath with two grips, pedestal wash hand basin with mirror over and an enclosure with corner fireplace and low level WC adjacent. Cold water tank on shelf and foam lagged hot water cylinder together with shelved store cupboard. Beam to part-sloping ceiling, radiator, heated towel rail and two four-panel doors from the upper, inner landing and with steps down to the side staircase half landing.

Bedroom

At the front with twelve-pane sash window and a ceramic tiled fireplace and hearth, having an arched alcove to each side. Double radiator.

Bedroom

With built in double wardrobe, small fire surround, double radiator and coloured pedestal wash hand basin with splash back. Sixteen-pane sash window and four panelled door.

Bedroom

With radiator, multi-pane horizontal sash window and part sloping ceiling. Built in cupboard with double doors.

Bedroom

Cast iron fireplace set into pillared surround and built in double wardrobe.

Bedroom

Radiator, two beams to ceiling and recessed cupboard beneath the staircase to second floor. Twelve-pane sash window.

Second Floor

As indicated on the floor plans there are three large attic rooms approached by the staircase from the first floor landing with a small landing area between and one of the larger rooms is presently divided by a cloth screen. There are inter-connecting doors and windows to the front, side and rear.

Outside

The property is approached by a right of way across the long driveway which leads past the stable buildings on the right before entering the grounds of the Manor House where the drive opens onto a sweeping circular turning and parking area.

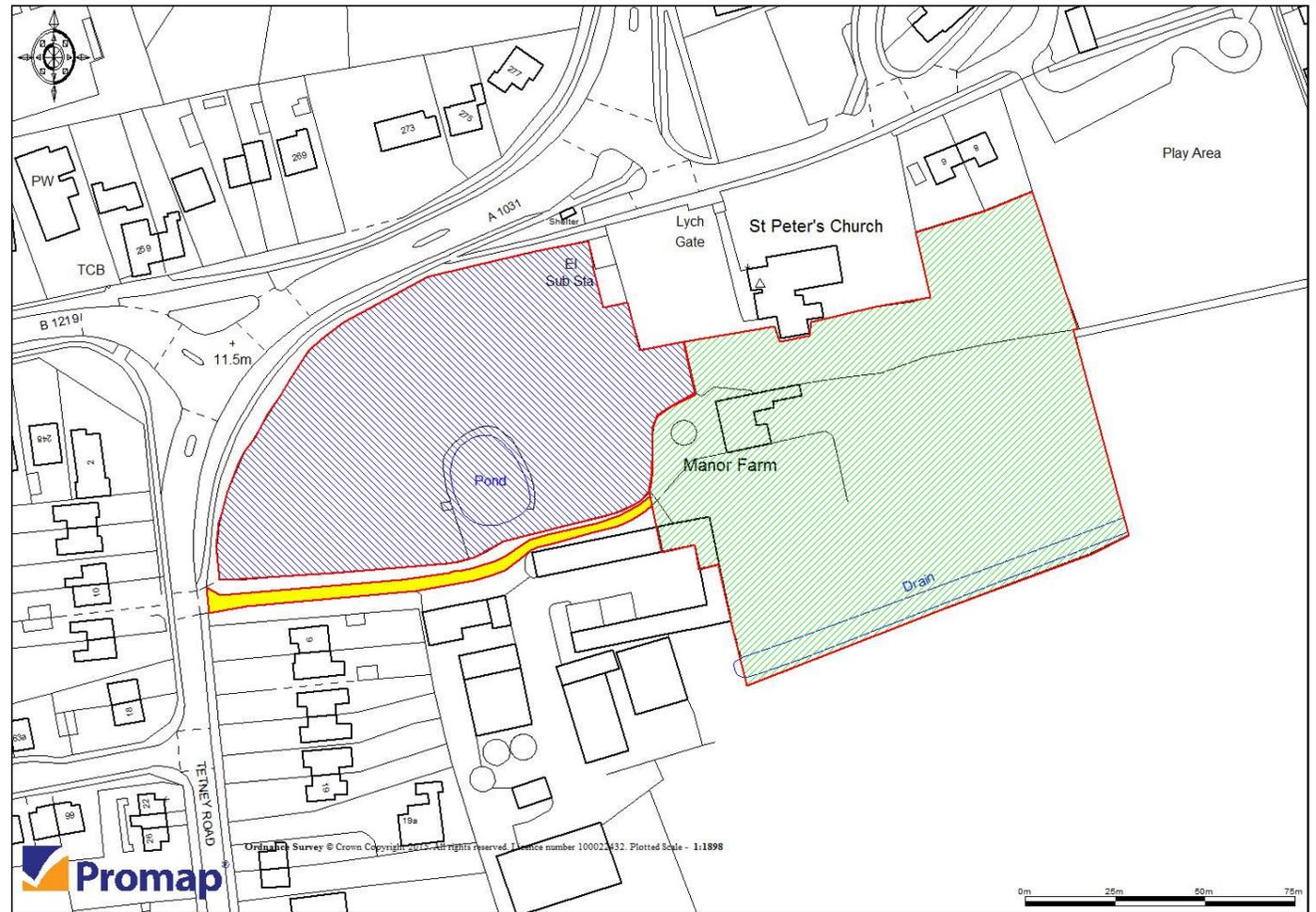
The formal gardens are positioned mainly to the south and east of the house and comprise spacious areas of lawn with established ornamental trees, shrubs and bushes and a large wall with inset door leading through to a courtyard contained within the rear wing of the property. This courtyard opens onto further garden areas with the Grade II listed ice house positioned on the boundary to St Peter's church adjacent. There is a substantial water feature along the southern boundary in the style of a moat with an extensive rocky terrace and seating area adjacent.

To the rear of the house and extending along to the east is an L-shaped grass paddock and on the east side of the formal gardens is another attractive enclosed paddock with mature trees.

The paddock area shaded blue is principally laid to grass pasture with a large ornamental pond, natural hedges and fencing around the perimeter, with numerous established trees creating a parkland environment before the house.

As shown on the site plan an L-shaped section of the Listed outbuildings is included in the sale and this is detailed on the architect's drawing within the information pack available.

Viewing Strictly by prior appointment with the selling agent

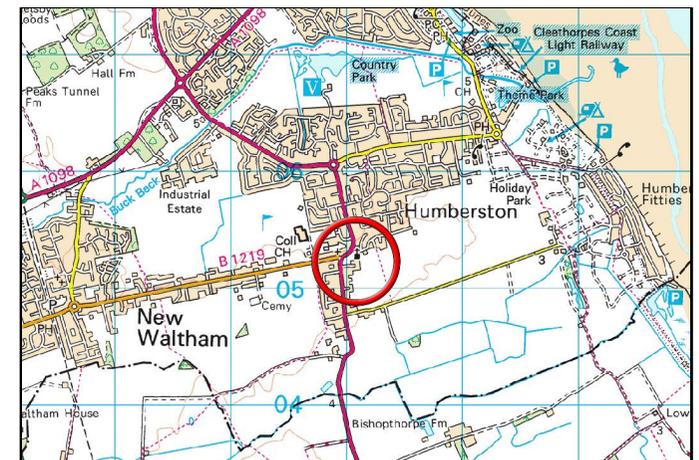


General Information

It is believed that the property is connected to mains water, gas, electricity and drainage, but no searches of the local authority or utility companies has been carried out at this stage. 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 on sale. Council Tax Band G.

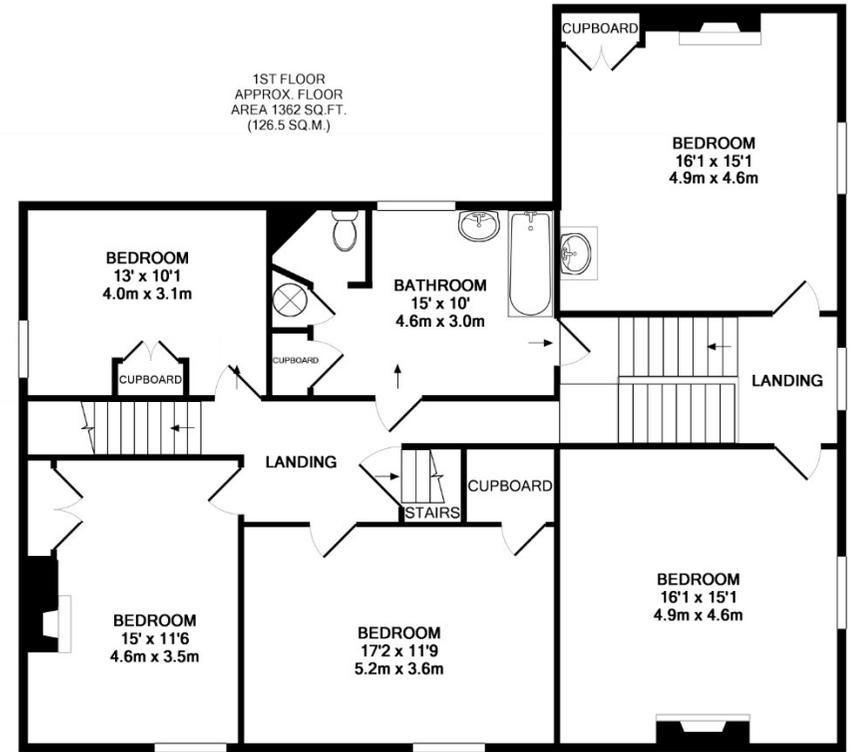
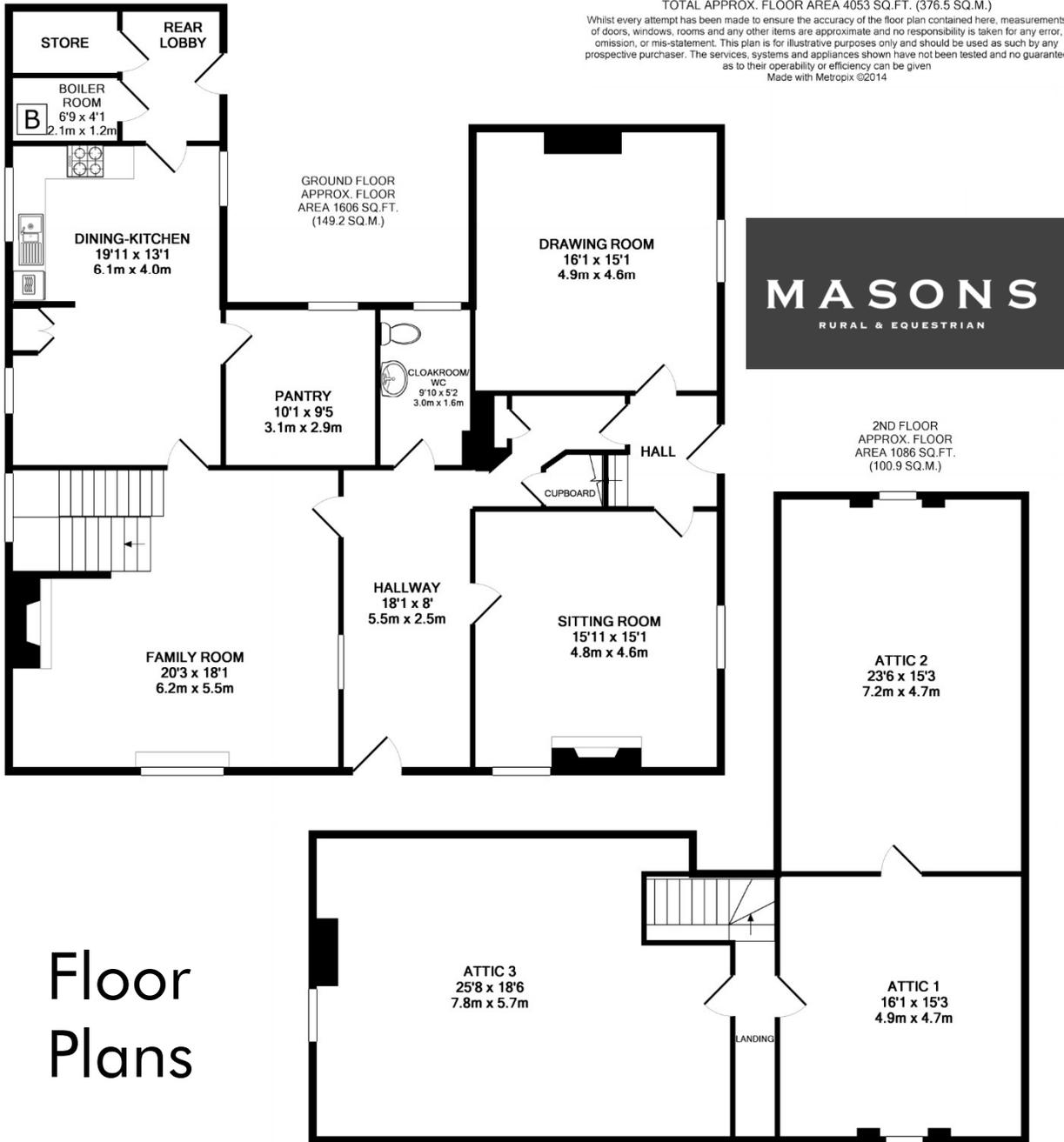
Advice to Prospective Buyers

The property requires a substantial restoration programme and prospective buyers are urged to carefully investigate and obtain appropriate costings in respect of the works before submitting an offer.



TOTAL APPROX. FLOOR AREA 4053 SQ.FT. (376.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Floor Plans



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(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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