

538



With Vacant Possession.

SUDBROOKE MANOR SUDBROOKE — LINCOLN

SMALL
FREEHOLD ESTATE

extending to
10 ACRES, 2 ROODS, 32 PERCHES
or thereabouts.



To be Sold by Auction as a whole or in LOTS
(UNLESS PREVIOUSLY SOLD BY PRIVATE TREATY) BY

J. Peacock Rayner & Mundy, J.A.I.

AT THE UPPER ROOM, EXCHANGE ARCADE, LINCOLN

ON

FRIDAY, 9th OCTOBER, 1953

AT 7 O'CLOCK P.M.

Solicitors:

Messrs. BURTON & Co.,
Stonebow, Lincoln
and 1 Market Place, Sleaford.

Auctioneers' Offices:

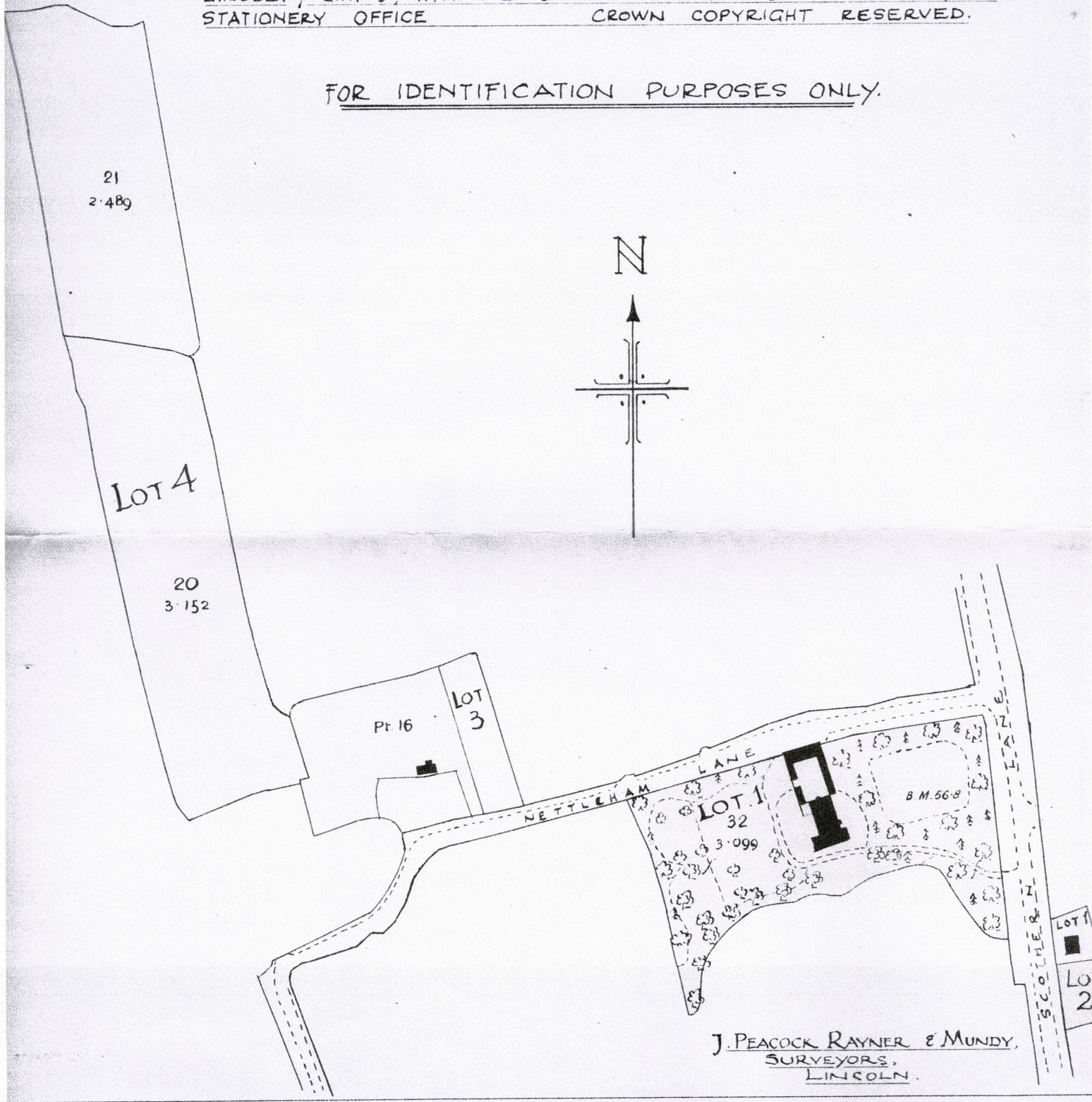
50 Broadgate,
Lincoln.

Phone 447

SUDBROOKE MANOR

BASED UPON THE ORDNANCE SURVEY MAP, LINCOLNSHIRE (PARTS OF LINDSEY) LXII.9, WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

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LOT 1.

THE MANOR HOUSE

AND

"GARDENER'S COTTAGE"

A winding driveway leads to the front of the Georgian House which contains the following accommodation:—

Staircase Hall, 18 ft. 4 ins. by 9 ft. 10 ins.

Drawing Room, 22 ft. 0 ins. by 18 ft. 0 ins. with glazed tile fireplace, marble surround and mantel.

Dining Room, 22 ft. 9 ins. by 18 ft. 0 ins., with an alcove to one wall, also a modern tiled fireplace, fitted with "Sofono" grate; a door leads to the domestic quarters.

Both of these Rooms are of noble proportions with full length windows.

Morning Room, 12 ft. 0 ins. by 12 ft. 0 ins. with large bow-shaped window flanked by fitted bookshelves; fireplace; small Store adjoining.

Cloakroom Hall with fitted wash basin.

China Pantry, with cupboards enclosed by sliding doors, also drawers.

Kitchen with tiled floor, modern combination range, fitted cupboards and dresser.

Two Pantries with ample store cupboards and **Dairy**.

Scullery having tiled floor, sink (h. & c.), "Beeston" boiler which supplies the domestic hot water. Stairs lead from the Scullery to ample Cellarage having wine and store compartments.

A light and easy staircase leads to the Landing and

FIRST FLOOR

Bedroom No. 1. 22 ft. 0 ins. by 18 ft. 1 in. having fireplace and fitted wardrobe.

Bedroom No. 2. 18 ft. 0 ins. by 15 ft. 0 ins. The fireplace is fitted with a "Courtier" slow combustion stove. Communicating is a

Dressing Room, having two fitted wardrobes.

Bedroom No. 3, 13 ft. 3 ins. by 12 ft. 6 ins, fireplace.

Bedroom No. 4, 13 ft. 3 ins. by 12 ft., having bow window, also fireplace.

Bedroom No. 5. 15 ft. 7 ins. by 13 ft. 9 ins., with fireplace, fitted wardrobe and cupboard, and a door leading to

Dressing Room, 13 ft. 8 ins. by 7 ft. 3 ins., fireplace and built-in linen cupboard.

Bedroom, 10 ft. 0 ins. by 9 ft. 0 ins., having bow-shaped window.

Bedroom, 13 ft. 7 ins. by 12 ft. 10 ins. with clothes cupboard.

Bathroom, having bath (h. & c.), W.C.

There are two **Boxrooms** at the head of the secondary staircase leading to the Ground Floor Domestic Quarters.

SECOND FLOOR.

Four Storerooms.

OUTSIDE.

Small flagged yard with wash-house, to the rear of which is the

Enclosed Stable Yard with brick and slated buildings comprising:—

Garage, 18 ft. by 13 ft. 4 ins.

Garage, 17 ft. 6 ins. by 17 ft. 4 ins.

A 3-stall Stable.

Saddle Room and Fodder Store.

Three Fuel Stores.

A Workshop.

Garden lavatories.

Two Store places.

Adjoining these buildings is a Lean-to Greenhouse, 15 ft. 3 ins. by 9 ft. 5 ins. with heating pipes (supplied by boiler in adjoining fuel store); electric tubular heating is also installed.

GARDENS AND GROUNDS

The principal rooms of the house look out on to old turf lawns flanked by herbaceous borders, and well matured trees; nearby there is a large

ORCHARD with Apple, Pear and Plum trees in bearing.

To the East and West of the house there are

TWO WELL STOCKED KITCHEN GARDENS.

Ornamental Trees and Shrubs form a screen to three sides of the Gardens, whilst the front of the house has uninterrupted views over the open countryside.

SERVICES

Mains water and electricity are installed, there being power points in the principal rooms.

Drainage is to a cesspool.

The telephone is at present connected.

Together with the Manor House is

“THE GARDENER’S COTTAGE”

A modern Bungalow situate on Scothern Lane opposite to the main entrance which has

Entrance Lobby.

Sitting Room, 12 ft. 1 in. by 12 ft. 1 in, having fireplace and fitted cupboard.

Living Room, 12 ft. by 9 ft. 3 ins. with range, sink (water over).

Pantry with shelving.

Bedroom, 11 ft. 10 ins. by 11 ft., having fireplace and fitted wardrobe.

Bedroom, 11 ft. 11 ins. by 10 ft. 2 ins.

OUTSIDE.

Wash house, Pan Closet, also small concrete yard. A Garden surrounds the house.

Electricity and main water are installed; Drainage is to a cesspool.

NOTE.—A portion of this garden adjoining the South boundary has been included in **Lot 2.** This is indicated as staked out.

The Manor House together with the Grounds and “The Gardener’s Cottage” (coloured pink on the accompanying plan) extend to an area of

3 ACRES, 0 ROODS, 34 PERCHES,

or thereabouts.

LOT 2.

A BUILDING PLOT

This adjoins the Gardener’s Cottage with a frontage of 108 ft. to Scothern Lane. It is at present planted as an Orchard with fruit trees in bearing (coloured green on plan).

Note.—A portion of the garden of the Gardener’s Cottage is included in this Lot as indicated by stakes.

The area of this Lot is approximately

894 SQUARE YARDS.

LOT 3.

BUILDING LAND

Situate to the North side of Nettleham Lane (at the rear of the Manor House) has a frontage of 60 ft.

The extent of this Lot is indicated by stakes (coloured blue on plan), and contains an area of approximately

1633 SQUARE YARDS.

LOT 4.

Approximately

6½ ACRES OF PASTURE LAND

In three enclosures, being:—

<i>O.S.</i>	<i>Description</i>	<i>Acres</i>
20	Grass	3.152
21	Grass	2.489
Pt. 16	Grass	1.051
		<hr/>
		6.692 acres

These fields have access from Nettleham Lane, are well watered from a stream adjoining the North boundary.

There is a small brick and slated range comprising:—

Cow-shed for 2, Loose Box, also a timber and corrugated iron **Shed**.

6 ACRES, 2 ROODS, 30 PERCHES

(Coloured Yellow on Plan).

GENERAL REMARKS

SITUATION

Ideally situate in tree studded surroundings $4\frac{1}{2}$ miles East of Lincoln, approximately 1 mile from the Lincoln-Wragby Road, and is adjacent to Three Hunts.

TENURE

The Tenure is Freehold.

POSSESSION

Vacant Possession will be given on completion of the purchase.

RATES

The Rateable Values are:—

“Manor House”	£40 0 0
The Gardener's Cottage	5 0 0
Drainage Rate	2 7 6 p.a.

OUTGOINGS

The Schedule “A” assessments are:—

“Manor House”	£42 15 0
Gardener's Cottage	9 0 0
Land	8 15 0
Tithe Redemption Annuity	2 0 4 p.a.
Land Tax	1 4 8 p.a.

VIEWING

To view the property, please apply to the Chartered Auctioneers who will arrange an appointment.

The Auctioneers would particularly draw attention to this Sale which provides an excellent opportunity of acquiring a small Estate having a residence of character in rural surroundings, yet within easy reach of the City of Lincoln.

This Estate will be offered for Sale as a whole and if not so sold will be immediately offered as Lotted.