COUNTRY & EQUESTRIAN
by moores



Old Manor House, Little Humby









Bedrooms: 5 **Bathrooms:** 5 **Receptions:** 4

A Grade II Listed Jacobean country home dating from 1631, set in approximately 2.67 acres with equestrian facilities, original period features and a substantial stone barn with previous consent for a two-bedroom annexe.

- Grade II Listed country home dating from 1631
- Set in approximately 2.67 acres
- Wealth of original period features
- Stone barn with previous two-bed annexe consent
- Stabling, tack store and hay store
- Approx. 1.5-acre paddock with natural pond
- Farmhouse kitchen with Aga
- Oak-panelled dining room with open fireplace
- Formal gardens and established orchard
- NO CHAIN





A character yet homely, well-proportioned Grade II Listed Jacobean country home dating from 1631, sitting opposite a picturesque village green in Little Humby and set within approximately 2.67 acres. Steeped in character with exposed oak beams, stone mullion windows and York stone floors, the property benefits from both coach house parking to the front and a rear driveway giving access to its own stabling and paddock, together with a substantial detached two-storey stone barn which previously had planning permission for conversion to a two-bedroom annexe (since lapsed).

The property is steeped in character throughout, with well-proportioned and flexible accommodation arranged over three floors. The ground floor includes an oak-panelled dining room, drawing room, farmhouse-style breakfast room and kitchen with Aga and adjoining pantry, together with a study and useful ancillary accommodation.

To the first floor is the principal bedroom with adjoining bathroom, together with a guest bedroom suite. The second floor provides two further bedrooms and bathroom facilities, while an additional ground-floor bedroom with its own bathroom and garden access offers excellent flexibility for guests or family.

Outside, the property sits within approximately 2.67 acres, with the house and gardens occupying approximately 0.5 acres and the paddocks extending to approximately 2 acres, together with formal gardens, an established orchard and natural pond. A rear driveway leads through to the equestrian facilities, including three stables, tack store and hay store.

A substantial detached two-storey stone barn provides additional space, currently arranged with a games/garden room and storage above. The barn previously had planning consent for conversion to a two-bedroom annexe, which has since lapsed, offering an exciting opportunity for a future owner to explore again, subject to the necessary consents.

Location

Little Humby is a peaceful and welcoming hamlet surrounded by attractive open countryside, with excellent opportunities for walking, cycling and riding. The nearby village of Ropsley offers a popular pub, post office and primary school, while Grantham, approximately 15 minutes away, provides excellent amenities, renowned grammar schools and direct rail services to London King's Cross in just over an hour. Stamford is around 20 minutes away, with highly regarded independent schools including Stamford, Oakham, Uppingham and Witham Hall all within commuting distance.

NO CHAIN

Approximate Floor Area = 291.6 sq m / 3139 sq ft (Excluding Void)
Garage = 34.8 sq m / 374 sq ft
Outbuilding = 125.6 sq m / 1352 sq ft
Total = 452 sq m / 4865 sq ft



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 #104435







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office@mooresestateagents.com
www.countryequestrianhomes.com