

Manor Farm House, London Road, Silk Willoughby, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Manor Farm House, London Road, Silk Willoughby, Sleaford, Lincolnshire, NG34

£699,950 Freehold

A distinguished Grade II listed period home set within generous gardens, offering an abundance of character, spacious family accommodation, and a range of outbuildings with enormous potential.

Grade II listed stone farmhouse | Approx. 4,679 sq. ft of accommodation | Five double bedrooms (one en suite) | Three elegant reception rooms | Farmhouse-style kitchen/breakfast room | Large gardens with orchard | Range of outbuildings and stables | Private driveway and ample parking | Peaceful village setting near Sleaford



DESCRIPTION

Manor Farm is an elegant stone-built former farmhouse that combines handsome Georgian proportions with earlier architectural features, creating a property full of history and charm. Set well back from the road behind a sweeping gravel driveway, the house enjoys a peaceful setting within established grounds framed by mature trees.

The accommodation extends across two floors and retains a wealth of period features, including high ceilings, deep sash windows, original fireplaces, and exposed beams.

The welcoming entrance hall gives access to the principal reception rooms. The sitting room is particularly impressive, with a large bay window overlooking the garden, feature fireplace, and decorative cornicing, a wonderful space for entertaining. The formal dining room is equally generous, with arched alcoves and plenty of natural light, making it perfect for hosting family gatherings.

The kitchen/breakfast room is the heart of the home, fitted with a range-style cooker and ample space for family dining. A utility room, boiler room, pantry, and cloakroom provide excellent practical space.



Upstairs, the four double bedrooms are all well-proportioned and enjoy delightful garden views. The principal bedroom features stunning oak panelling and a wonderful sense of period grandeur, while benefiting from an en suite bathroom. A family bathroom completes the first floor.

The property is set within generous gardens, mainly laid to lawn and bordered by mature trees and shrubs, offering privacy and seclusion. To the rear is a paved terrace and orchard area, ideal for outdoor entertaining or family relaxation.

A separate brick-built range of outbuildings and stables provides huge potential for conversion (subject to planning) into additional accommodation, offices, or leisure space.

Silk Willoughby is a charming Lincolnshire village just a short drive from Sleaford, offering local amenities, excellent schools, and good transport links by road and rail. The surrounding countryside provides beautiful walks and equestrian opportunities.

ACCOMMODATION

Entrance Lobby

Reception Hall

Cloakroom

Sitting Room - 20' x 19'5" (6.1m x 5.92m)

Dining Room - 18'6" x 16'2" (5.64m x 4.93m)

Kitchen Dining Room -

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

