



**Cherry Valley Manor,  
Cuxwold Road,  
Rothwell, Market  
Rasen, Lincolnshire,  
LN7 6BP**

Asking Price: £550,000

EPC: To be confirmed (0)

Council Tax -

To be advised



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**



### Accommodation Summary:

- A BEAUTIFULLY DETACHED COUNTRY FAMILY HOME
- MANY ORIGINAL FEATURES
- STUNNING OPEN VIEWS TO THE FRONT
- 4 RECEPTION ROOMS
- 4 DOUBLE BEDROOMS
- FAMILY BATHROOM & 2 EN-SUITES
- GENEROUS PRIVATE GARDEN WITH EXTENSIVE PARKING
- GARAGING & USEFUL BARN
- PEACEFUL SETTING
- NO UPWARD CHAIN

### Description:

'Cherry Valley Manor' is a most impressive detached family residence of a traditional design yet blending a contemporary finish with surrounding gardens of an excellent size that benefit from open views and a range of useful outbuildings. The accommodation has stunning original features comprising, front entrance porch, spacious sitting room, main living room, formal dining room, stylish breakfasting kitchen, front facing garden room, utility and cloakroom. The first floor has a central landing leading to a quality family bathroom, 4 generous double bedrooms with 2 en-suite and a master dressing room. A pebbled driveway allows extensive parking for an excellent number of vehicles with direct access to an open fronted garage. Gardens to the front are laid to lawn with a quaint stream, mature borders and raised vegetable beds that adjoin a large greenhouse. The rear garden is pebbled laid for an ease of maintenance with access to the barn.

### Rooms:

**Front Entrance Hallway** 4'2" x 3'6" (1.27m x 1.07m).

With a period style oak entrance door with leaded glazing, twin side hardwood double glazed window with patterned glazing, feature oak flooring, original cased entrance;

**Sitting Room** 17'5" x 13'5" (5.3m x 4.1m). With front

vertical sliding hardwood double glazed sash window enjoying excellent garden and countryside views, continuation of solid oak flooring, feature inset multi fuel cast iron stove with a polished tiled hearth, inset wooden beam mantel with matching beamed ceiling and down post.

**Fine Main Living Room** 14'5" x 24'7" (4.4m x 7.5m).

Enjoying surrounding vertical sliding hardwood double glazed sash windows, feature inset multi fuel cast iron stove with log display, polished raised tiled hearth, feature brick chamber and wooden surround projecting mantel and TV point.

**Formal Dining Room** 15'5" x 3.31 (4.7m x 3.31). With

feature stone flagged return staircase leading to the first floor with half landing rear double glazed entrance door, matching oak handrail, contemporary twin polished chrome radiators, solid wooden flooring, feature fireplace with exposed brick chimney with storage to the side and door leads through to;





**Attractive Fitted Breakfasting Kitchen 22'5" x 10'4"** (6.83m x 3.15m). With twin rear double glazed window onlooking the garden, internal access through to the front sunroom. The kitchen enjoys an extensive range of contemporary handleless gloss finished units with eye level glazed display cabinets with feature butcher block worktop and incorporates a one and a half bowl sink unit with drainer to the side and block mixer tap, built-in induction electric hob with overhead extractor and eye level double oven and microwave, tiled flooring, inset ceiling spotlights, TV point and chrome towel rail.

**Garden Room 21' x 13' (6.4m x 3.96m).** With front broad bi-folding windows, matching two paned bi-folding doors to the side and French doors, slate tiled flooring, period style radiator and ceiling lantern with surrounding spotlights.

**Cloakroom** Has rear single glazed window with patterned glazing enjoying a two piece suite comprising a low flush WC, vanity wash hand basin within an oak top with storage cabinet beneath and tiled flooring.

**Utility Room 9'3" x 8'8" (2.82m x 2.64m).** With front hardwood double glazed vertical sliding sash window, rear medieval style oak door with patterned and leaded glazing, range of shaker style furniture finished in Old English White with brushed aluminum style pull handles with a complementary rolled edge worktop with tiled splash backs incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, space and plumbing for appliances and tiled flooring.

**First Floor Landing 17'3" x 10'10" (5.26m x 3.3m).** Enjoys feature stone top and glazed banister, vaulted ceiling with twin front facing Velux roof lights, exposed beams and doors through to;

**Master Bedroom 1 16'8" x 10'8" (5.08m x 3.25m).** Enjoying rear vertical sliding half double glazed sash window, front facing hardwood double glazed French doors to a balcony area, fitted wardrobe, inset ceiling spotlights, loft access and sliding oak door through to;

**Dressing Room 6'9" x 10'1" (2.06m x 3.07m).** With front vertical sliding hardwood double glazed sash window, fitted furniture, hanging rail and drawer units.

**En-Suite Bathroom 5'8" x 6'1" (1.73m x 1.85m).** With a corner vertical sliding hardwood double glazed windows, enjoying a quality suite in white comprising a low flush WC, circular wash hand basin within an oak cabinet and a double ended bath with block mixer tap, lino flooring, stone tiled walls and inset ceiling spotlights.

**Front Double Bedroom 2 16'1" x 13'5" (4.9m x 4.1m).** With front double glazed vertical sliding sash window, inset LED spotlights and leads to;

**En-Suite Shower Room 5'11" x 5'10" (1.8m x 1.78m).** Enjoys a three piece suite in white comprising a close couple low flush WC, oval wash hand basin set within an oak cabinet and a corner shower cubicle with main shower and glazed screen, tiled flooring, tiling to walls and inset ceiling spotlights.





**Front Double Bedroom 3** 14'2" x 4.11 (4.32m x 4.11). With front vertical sliding hardwood double glazed sash window.

**Rear Double Bedroom 4** 9'10" x 10'9" (3m x 3.28m). With rear hardwood double glazed window.

**Family Bathroom** 10'8" x 4'5" (3.25m x 1.35m). With twin rear vertical sliding hardwood sash windows with oak sill, providing a five piece quality suite in white comprising a close couple low flush WC, bidet, oval wash hand basin set within an oak cabinet, free standing bath with chrome mixer tap and a large walk-in shower cubicle with multi jet shower, glazed screen, tiled flooring, majority tiling to walls and inset ceiling spotlights.

**Grounds** The property enjoys excellent sized grounds with off road broad frontage with endless unspoiled views over open countryside and is approached via a decorative and impressive brick and iron boundary with double opening vehicle access onto a substantial driveway that allows room for an excellent number of vehicles, easily housing a caravan or motorhome if required and leading to an open fronted garage. The property enjoys perimeter flagged pathways allowing access to a projecting front entrance door with gardens to the front being lawned with decorative shrub borders, enjoying a small curved stream with placed seating areas. A conifer divide with a central arch leads through to a working style garden with further lawned area, raised vegetable and fruit borders, a large substantial green house and newly fitted summer house. To the rear of the property there is a broad pebbled style garden.

**Outbuildings** The property benefits from a newly installed summerhouse with glazing to two elevations and enjoys views across the garden across the fields.

**Greenhouse/ Potting Shed** 10' x 24'7" (3.05m x 7.5m). With glazed surround and plastic lean to roof.

**Garage** 14'6" x 10'1" (4.42m x 3.07m). Being of oak frame with brick base, an open fronted, pitched roof and a feature white finished barn.

