



## UNMODERNISED GRADE II LISTED MANOR HOUSE WITH 1.8 ACRES

THE MANNA HOUSE, KIRMOND-LE-MIRE, MARKET RASEN, LINCOLNSHIRE, LN8 6HZ

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Grade II listed ♦ In need of modernisation ♦ Mature grounds  
♦ Set in about 1.8 acres ♦ Grand proportions ♦ Outbuildings  
♦ Endless potential ♦ Viewings strictly by appointment ♦  
EPC rating = Listed Building

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#### Situation

Kirmond Le Mire is a pretty rural village which lies between Tealby and Binbrook in the Lincolnshire Wolds which is a designated Area of Outstanding Natural Beauty. The village is around 10 miles away from both Louth with the King Edward VI Grammar School and Caistor with its own Grammar School. Binbrook is approximately 2 miles away and offers a good range of amenities including a primary school, doctor's surgery, Post Office, public house, butchers and general stores. Tealby is also approximately 2.4 miles away and has a village shop, primary school, gift shop, tennis club, tearooms and a pub. Market Rasen, 7 miles away, has a variety of amenities including a choice of schools, well renowned racecourse, doctor's surgery, nursery, sports clubs, selection of shops and its own newspaper. Ideally situated for commuting, with excellent road links to the A1 and M180, Market Rasen also has its own railway station and is on the Grimsby – Newark line offering connecting trains to London and Edinburgh. Humberside Airport is also around 17 miles away.

#### Directions

From Lincoln proceed north towards Grimsby on the A46, turn right onto the B1202 and go through Middle Rasen. Turn left onto the B1203 Walesby/Tealby Rd. Follow this through Tealby, over the hill and down the other side. The Manna House is on the left before the valley bottom.

#### Description

An exciting opportunity to purchase a Grade II listed Manor House in need of modernisation set in grounds of approximately 1.8 acres. Set on the edge of a picturesque valley in the Lincolnshire Wolds this manor house offers endless potential. This project is not for the faint hearted but would create a superb family home with grand reception rooms, impressive staircases and a range of outbuildings.

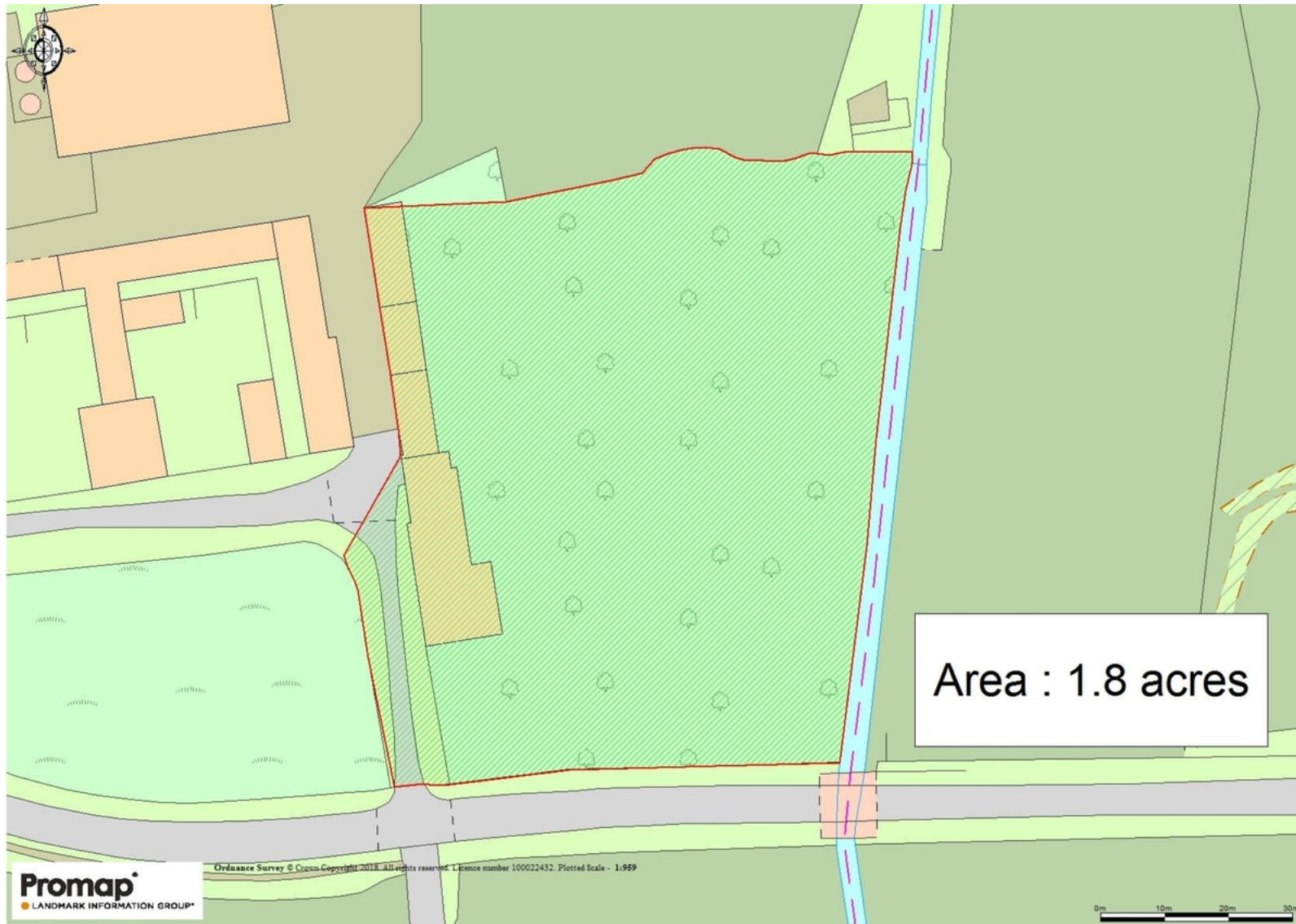
Please note there is a bridleway over the access drive.











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