



MANOR HOUSE
HICKLING





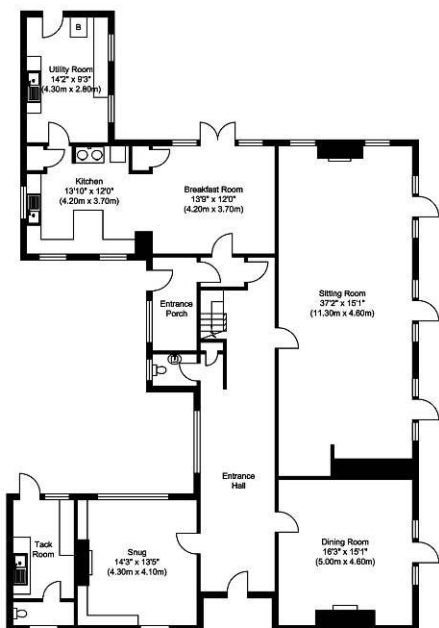
The Manor House Hickling sits in the centre of its own land of approximately 3.5 acres, with a private tree-lined driveway approach through fenced parkland. This substantial country home has been recently lovingly restored throughout to now offer the highest standard of fittings, whilst retaining its many character features.

Offering beautifully landscaped grounds and paddocks with countryside views beyond, with several outbuildings including a 4-bay stable block with tack room, barns, workshop, triple garaging and outdoor entertaining room with a bar, games room and cinema room. A separate rear courtyard leads to a second driveway over the paddock land onto an adjoining back lane.

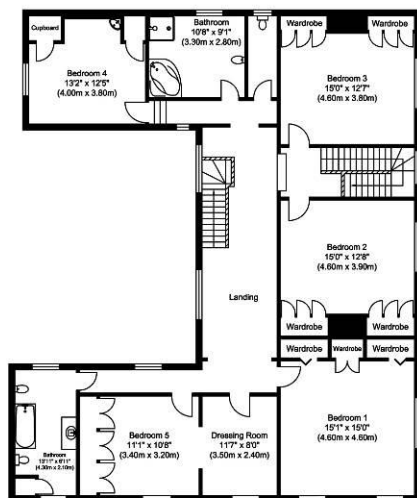
The property offers both large formal entertaining rooms you would expect with a Manor House, also with homely spaces. Being immaculately presented throughout, the accommodation comprises a large entrance hallway, cloakroom, cosy snug, dining room, impressively large sitting room, kitchen with breakfast room, utility room and separate tack room. The first floor offers a galleried landing leading to five double bedrooms all with fitted wardrobes, a separate dressing room and two bathrooms. The second floor offers two further double bedrooms.

Hickling is a well-regarded village nestled in the popular Vale of Belvoir, offering good amenities including pub, duck pond with canal and coffee shop and village hall. The village also has the advantage of good road and public transport links to Nottingham, Melton Mowbray and surrounding villages, while the nearby A46 enables access to routes between Leicester and Newark. Mainline trains to London in approximately one hour can be reached from Grantham train station nearby.

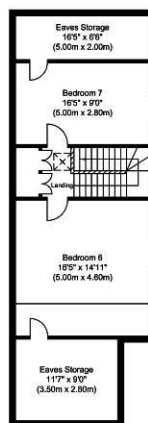
Offered to the market with NO CHAIN.



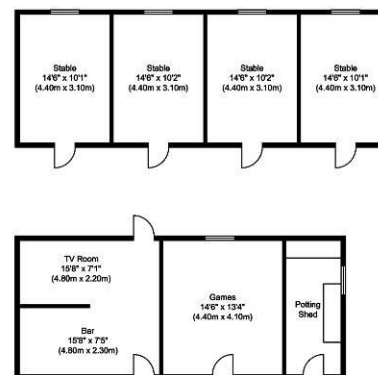
Ground Floor
Approximate Floor Area
1958 sq. ft
(181.90 sq. m)



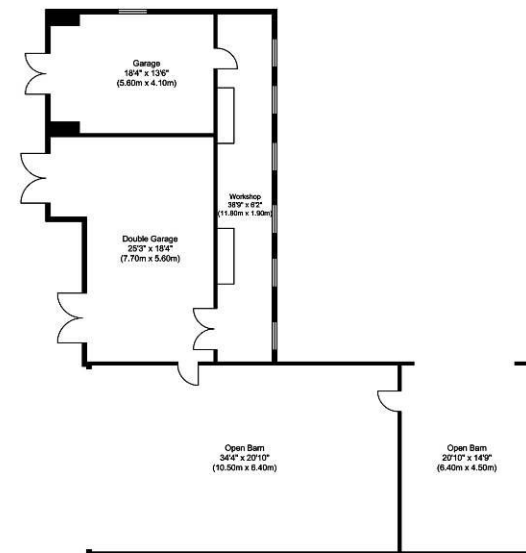
First Floor
Approximate Floor Area
1808 sq. ft
(168.00 sq. m)



Second Floor
Approximate Floor Area
643 sq. ft
(59.80 sq. m)



Stables
Approximate Floor Area
2984 sq. ft
(277.20 sq. m)



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