

2 Manor Farm Cottages, Snarford

Market Rasen, LN8 3SN

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A CHARACTERFUL RURAL HOME WITH VERSATILE ACCOMMODATION, SUBSTANTIAL GARAGE/WORKSHOP FACILITIES, SEPARATE STUDIO AND AMPLE PARKING.

Occupying an attractive rural position within the small hamlet of Snarford, 2 Manor Farm Cottages is a particularly versatile and characterful semi-detached country home offering substantially more than its traditional three-bedroom description might initially suggest.

Having been extended and modernised over the years, the property provides approximately 1,706 sq ft (158.5 sq m) of internal accommodation, arranged around a flexible layout which includes three double bedrooms, a generous living/dining room, two further reception rooms, a home office and useful utility facilities. Of particular note is the ground floor principal bedroom suite, providing excellent flexibility for those seeking single-storey living or accommodation for dependent family members.

The property also benefits from a number of particularly useful external facilities, including a substantial garage/workshop, a separate studio with power and independent heating, and generous gravelled parking with space for several vehicles, including a motorhome or similar. These additional facilities are likely to appeal to purchasers with hobbies, business interests or a requirement for dedicated workspace.

Outside, the property enjoys established gardens with mature planting, a south facing garden, useful outbuildings and an attractive open outlook across neighbouring rural farmland, creating a pleasant country setting.

An interesting and individual home offering a combination of versatile accommodation, character features and valuable ancillary space, which is likely to appeal to a range of purchasers seeking a rural lifestyle with practical facilities.

ACCOMMODATION

Hallway
Tiled flooring, radiator and doors leading to the living room and library/music room.







Living/Dining Room
A bright and spacious reception room with uPVC bi-fold doors opening onto the rear garden, French doors to the side and an additional window allowing plenty of natural light. Featuring wood flooring, a media wall with electric fire, radiator and TV point.

Kitchen
Fitted with a range of base and wall units, including glazed display shelving and a plate rack. Features a Butler sink with wooden worktops, Smeg range cooker with matching extractor, tiled flooring and a rear-facing window. Open access leads to the utility room, with a door to the living room.

Snug
Front-facing reception room with a log-burning stove set within a brick fireplace, tiled flooring and radiator.

Library/Music Room
Versatile reception room with a log-burning stove, tiled flooring and doors to the ground floor accommodation.

Master Bedroom
A generous ground floor double bedroom with side-facing window, fitted dressing area with built-in wardrobes, radiator and carpeted flooring.

Ensuite Shower Room
Comprising a walk-in shower with monsoon and handheld shower heads, vanity wash basin, low-level WC, heated towel rail and tiled flooring.

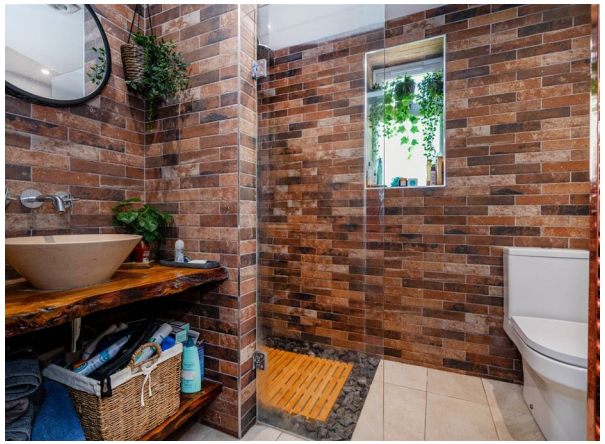
First Floor Landing
Carpeted landing providing access to two further bedrooms and the family bathroom.

Bedroom 2
A spacious double bedroom with front-facing window, feature fireplace, radiator and carpeted flooring.

Bedroom 3
A further double bedroom overlooking the rear garden, complete with feature fireplace, radiator and carpeted flooring.







Bathroom
A characterful family bathroom featuring a freestanding claw-foot bath with shower over, pedestal wash basin, high-level WC, wood flooring and radiator.

Office
A versatile room ideal as a home office/study, with radiator and carpeted flooring.

Utility
Practical utility space with plumbing for a washing machine, tiled flooring and access to the cloakroom.

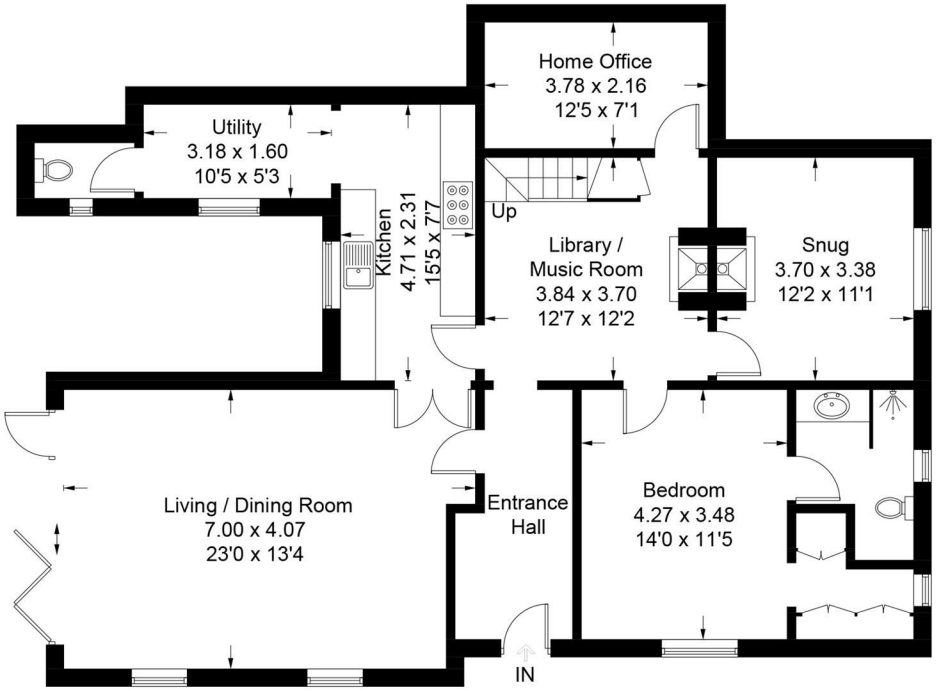
Cloakroom
Fitted with a low-level WC, wash hand basin, radiator and tiled flooring.

Outside
The property is accessed via a five-bar gate leading to ample gravel parking, a substantial garage/workshop and a studio with power and independent heating. The predominantly lawned garden features mature planting, a former chicken run and useful outbuildings.

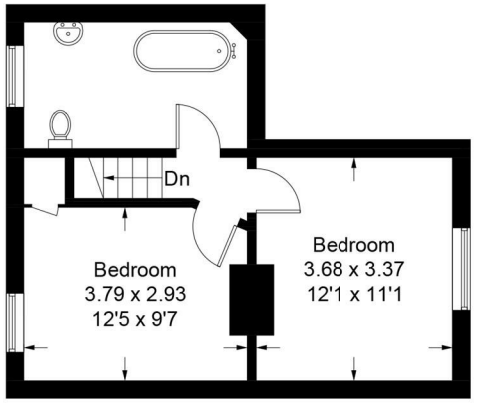
IMPORTANT NOTICE
The property has a private drainage system within its grounds, which is shared with the adjoining property. No inspection of the septic tank or associated drainage arrangements has been carried out by the selling agents, and prospective purchasers are therefore advised to make their own enquiries and satisfy themselves as to the condition, operation, maintenance arrangements and suitability of the system for their individual needs before proceeding with the purchase.

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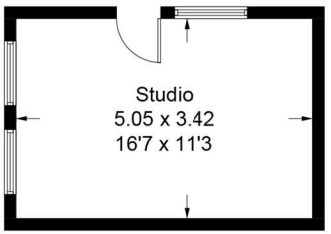
Approximate Gross Internal Area
Ground Floor = 122.0 sq m / 1313 sq ft
First Floor = 36.5 sq m / 393 sq ft
Outbuildings = 52.8 sq m / 568 sq ft
Total = 211.3 sq m / 2274 sq ft



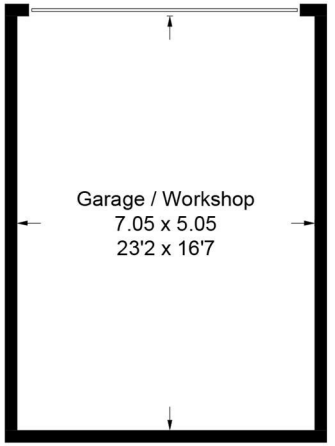
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

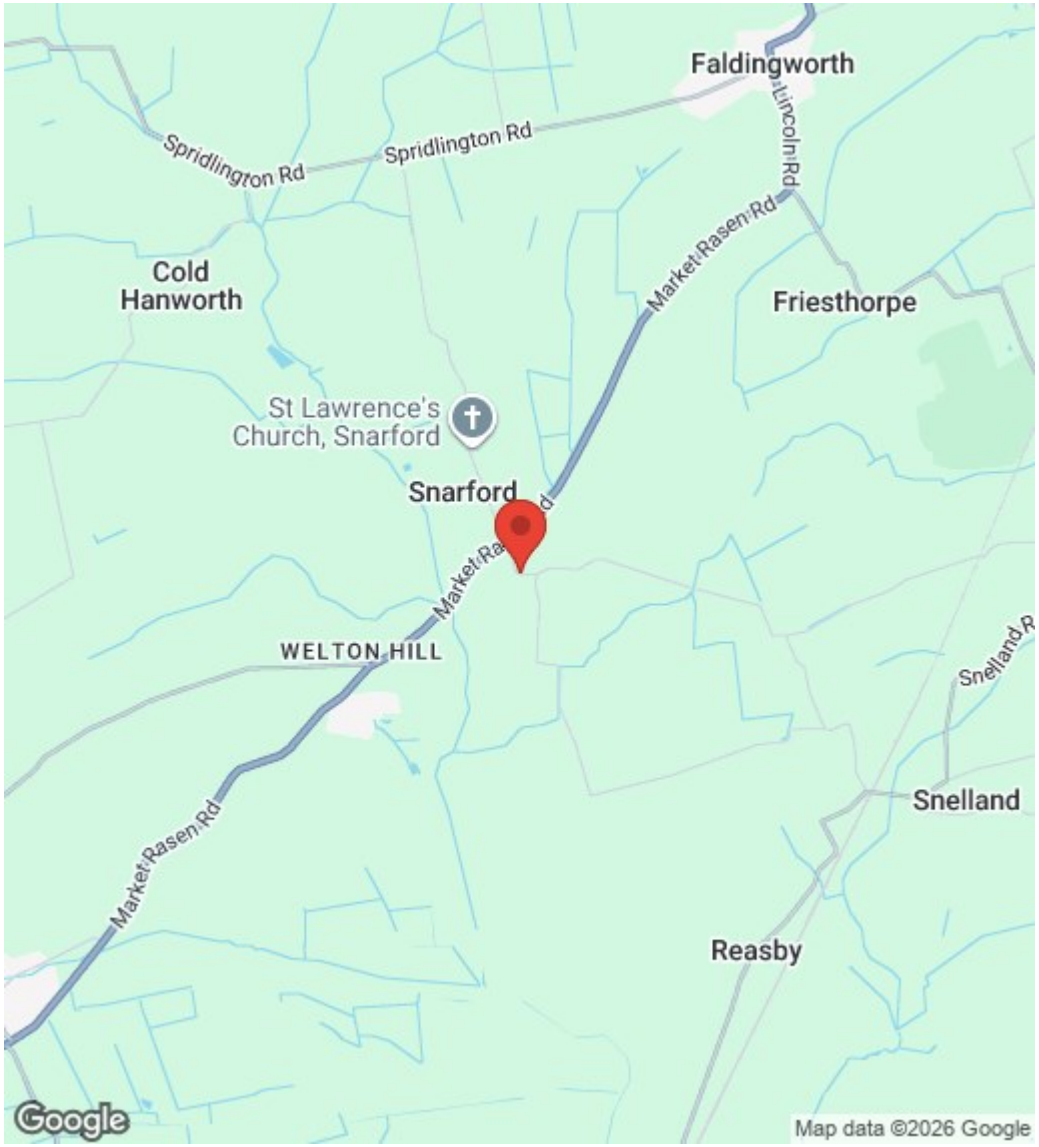





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COUNCIL TAX: West Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING; D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Sales office
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Website: www.robert-bell.org

Brochure prepared: 9th November 2026

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