

**THE MANOR
STURTON
BRIGG
NORTH LINCOLNSHIRE
DN20 9DL**



TO LET

An impressive 7 bedroom farm house with outbuildings
set in grounds of 1.59 acres or thereabouts
Optional 3 acre paddock available on request

Good location within easy reach of the M180
and Brigg (3 miles) and Scunthorpe (6 miles).

£1,850 pcm – UNFURNISHED

**THE MANOR
STURTON
BRIGG
NORTH LINCOLNSHIRE
DN20 9DL**

GENERAL REMARKS

An impressive, detached, Listed 7 bedroom farm house with outbuildings to the rear standing in grounds extending to 1.59 acres or thereabouts.

Manor Farm House is positioned on the westernmost edge of Sturton which immediately adjoins the village of Scawby which includes a Co-op, Post Office, and Public House, with a bus service to Brigg (3 miles) and Scunthorpe (6 miles). The Manor, Sturton is a substantial period house with impressive reception hall, sitting and dining rooms with fireplaces, study and a well-equipped kitchen/breakfast room, plus pantry, scullery, cloakroom and stores. Upstairs there are seven bedrooms, including a principal bedroom with en suite, together with a family bathroom and additional cloakroom. The property includes brick and pantile outbuildings, four-bay cart shed, single and open-fronted double garages, hard tennis court (requiring resurfacing).

A 3 acre paddock is available by separate negotiation.

SERVICES

Mains drainage, electricity, gas, and water are connected to the property.
Central heating is to radiators from a gas-fired boiler.

LOCAL AUTHORITY

North Lincolnshire Council
Church Square House
PO Box 42
Scunthorpe
North Lincolnshire DN15 6XQ
tel. no. 01724 296820

OUTGOINGS

The property is in Council Tax Valuation Band G and the rates payable for the year ending March

2025/2026 amount to £3,730.

The property is served by a water meter.

TENANCY

A refundable deposit of £1,850 will be collected at the start of the tenancy, together with the first month's rent of £1,850. If you wish to keep any pets at the property the refundable deposit will increase to a sum equivalent to two months rent. The deposit will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations.

The property is available, unfurnished, under an Assured Shorthold Tenancy.

The rent is payable monthly in advance by standing order, with the tenant paying all outgoings.

APPLICATION

Initial applications should be made direct with Jas Martin & Co. by completing the on-line form at www.jasmartin.co.uk

Viewings will be arranged thereafter which are **STRICTLY BY APPOINTMENT WITH THE AGENTS.**

References and a financial check will be required for the successful applicant







