



2 Manor Farm Cottages, Snarford
Market Rasen, LN8 3SN

BELL





2 Manor Farm Cottages, Snarford

Market Rasen, LN8 3SN

2 Manor Farm Cottages is a spacious, semi-detached property providing three bedrooms, alongside versatile ground floor living spaces. Extended and modernised over the years, the property is laid out with an excellent living/dining room looking across the varied gardens; leading off a galley kitchen supported by utility. Accommodation continues with a snug, office, ground floor master bedroom suite with shower room; all emanating from a central hallway-turned-library/music room.

Externally, mixed gardens stand alongside garage and workshop spaces, and gravelled parking space for multiple vehicles including a motorhome or similar. The property enjoys an excellent view of neighbouring rural farmland, particularly from the first floor.

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

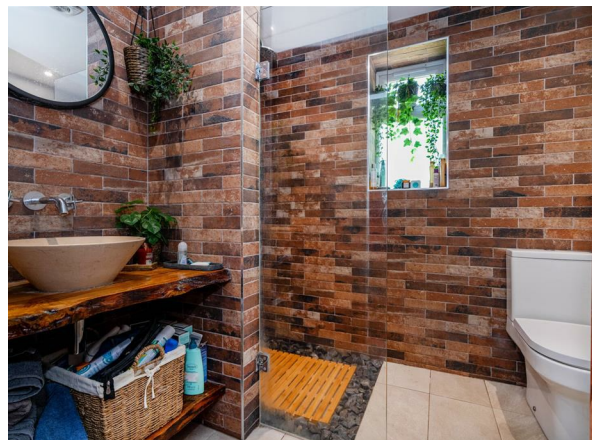
Practical utility space with plumbing for a washing machine, tiled flooring and access to the cloakroom.

Cloakroom

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

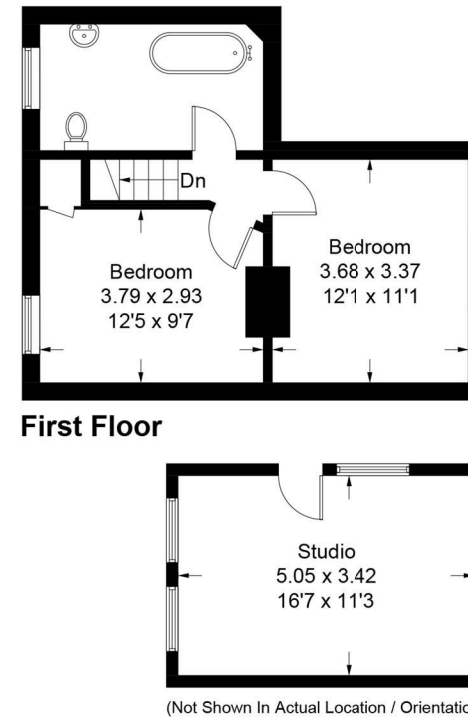
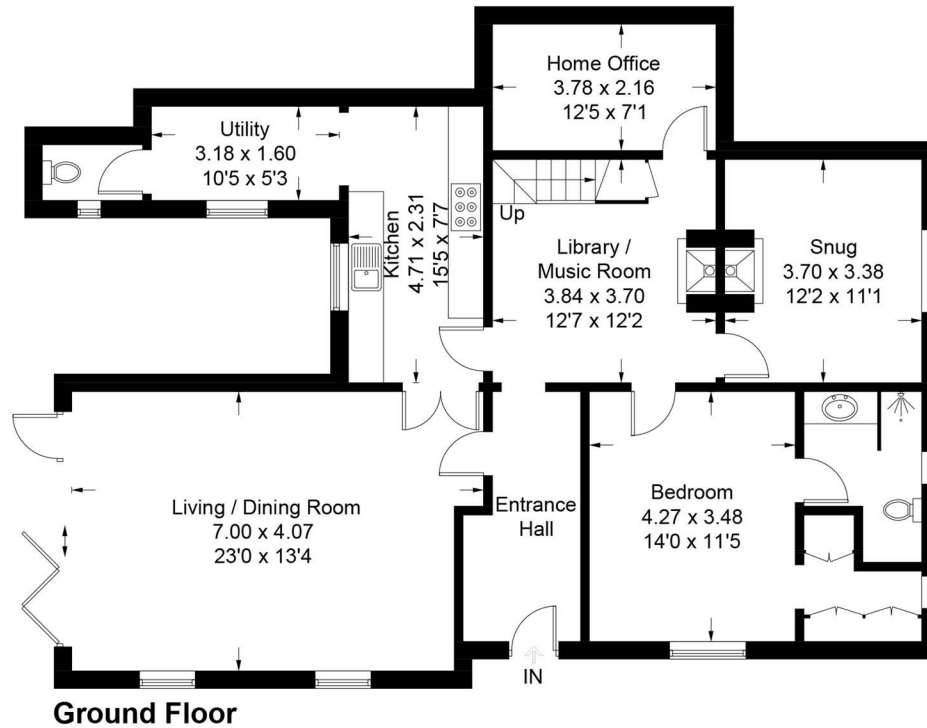
Outside

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.



2 Manor Farm Cottages

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



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.





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

ENERGY PERFORMANCE RATING:

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
43, Silver Street, Lincoln LN2 1EH

Tel: 01522 538888

Email: lincoln@robert-bell.org

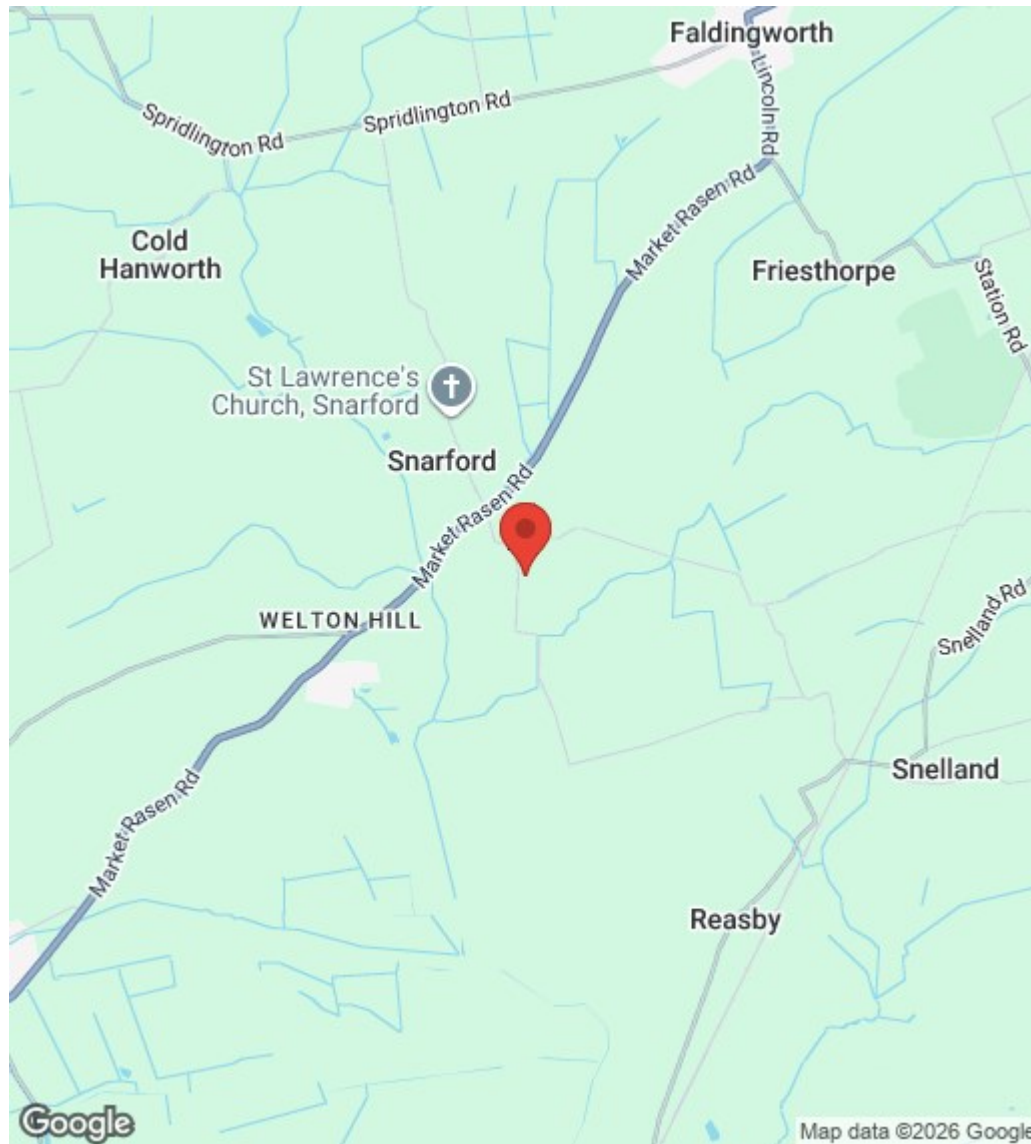
Website: www.robert-bell.org

Brochure prepared: 21st August 2026

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43, Silver Street, Lincoln, LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org
www.robert-bell.org

