



Bridge Farm, Fen Lane, Toynton All Saints, PE23 5DQ



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Freehold

Offers in excess of £800,000



Key Features

- Detached house with annexe
- Main house with three bedrooms
- Annexe with two bedrooms
- Plot just over eleven acres (STS)
- Various outbuildings
- Kennels, cattery & barn
- Menage, paddock & lake
- EPC rating D



A versatile detached house with an attached annexe on a total plot size of just over eleven acres, subject to survey, in an easily accessible rural location with no near neighbours. Ideal for dog and horse lovers alike the property has kennels and a cattery with a grooming parlour, as well as a large barn, Olympic sized menage and several paddocks for grazing plus a large lake with surrounding lawns. The whole site is fully enclosed and accessed via gated entrances.

The property has been run as a successful kennels & cattery business which was licensed for 40 dogs & 10 cats and has facilities including a grooming parlour, individual runs, office, kitchen & reception area. There are also various outbuildings including a large open ended barn. Some of the outbuildings have class Q planning permission, a type of planning permission which allows buildings that meet certain criteria to change from agricultural to residential use.

The modern detached residence offers flexibility as either one large five bedroom house or a three bedroom house with an attached two bedroom annexe. The main residence has accommodation comprising: entrance hall, lounge/diner, conservatory, kitchen, hall and shower room to ground floor. Three double bedrooms and bathroom to first floor. The annexe has accommodation comprising: entrance hall, lounge and dining kitchen to ground floor. Two double bedrooms and bathroom to first floor. Outside the property has ample off-road parking, a double garage and lawned gardens.

The village of Toynton All Saints is to the south of the market town of Spilsby which has a range of amenities including shops, schools, restaurants and pubs. The coastal resort of Skegness is within easy reach and to the north & west lie the Lincolnshire Wolds, an area designated an area of outstanding beauty.



MAIN RESIDENCE ACCOMMODATION

Part glazed entrance door with window to side to the:

ENTRANCE HALL

Having coved ceiling, radiator, tiled floor and staircase rising to first floor

KITCHEN

5.35m x 4.7m (17.6ft x 15.4ft)

Having two windows to front elevation, coved ceiling, two radiators and tiled floor. Fitted in a range of base & wall units with work surfaces & tile splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & drawers under, cupboards over. Work surface return with inset electric hob, cupboards & drawers under cupboards & concealed cooker hood over. Tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface with cupboard, space plumbing for automatic washing machine & dishwasher under, glazed display units over. Further work surface with cupboard under, cupboard over and tall unit to side.

HALL

Having built-in cupboard.

SHOWER ROOM

Having window to side elevation, coved ceiling, tiled floor, shower enclosure with mermaid board splashback & electric shower fitting, close coupled WC and hand basin.

LOUNGE/DINER

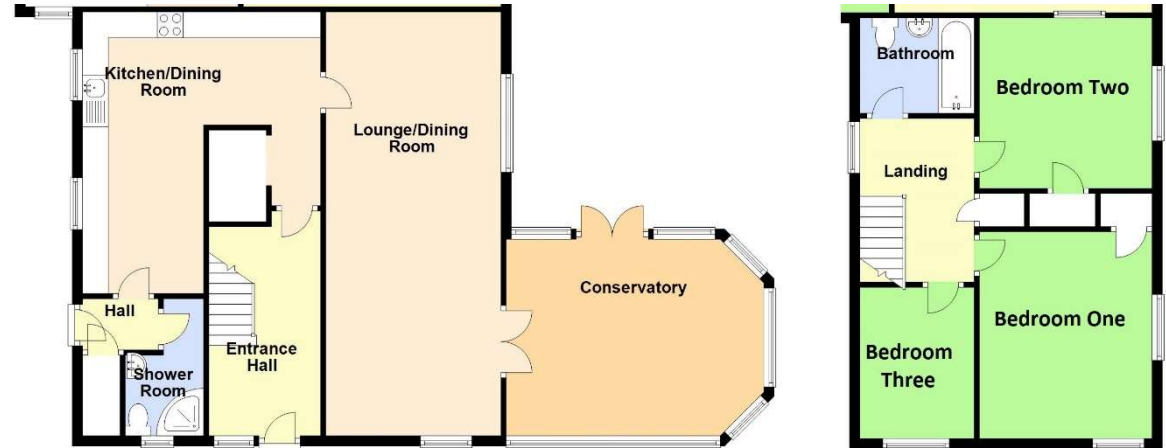
8.25m x 3.36m (27.1ft x 11ft)

Having window to rear elevation, coved ceiling, radiator and tiled floor. Double doors to the:

CONSERVATORY

4.85m x 3.54m (15.9ft x 11.6ft)

Of sealed unit double glazed uPVC frame construction on brick walls with safety glass roof. Having french doors to garden, tiled floor and ceiling fan/light fitting.





 **NEWTON
FALLOWELL**



FIRST FLOOR LANDING

Having window to front elevation, coved ceiling and access to roof space.

BEDROOM ONE

4.65m x 3.61m (15.3ft x 11.8ft)

Having windows to side & rear elevations, coved ceiling, radiator and built-in wardrobe.

BEDROOM TWO

3.85m x 2.62m (12.6ft x 8.6ft)

Having window to rear elevation, further window to side elevation overlooking the landing of the annexe, coved ceiling, radiator and built-in wardrobe.

BEDROOM THREE

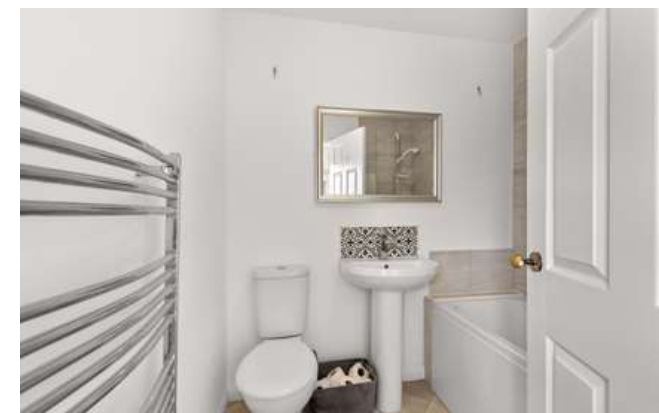
4.2m x 3.56m (13.8ft x 11.7ft)

Having window to side elevation, coved ceiling and radiator.

BATHROOM

2m x 1.78m (6.6ft x 5.8ft)

Having chrome heated towel rail, tiled floor, panelled bath with tiled splashback, close coupled WC and pedestal hand basin with tiled splashback.



ANNEXE ACCOMMODATION

Part glazed rear entrance door with window to side through to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

LOUNGE

4.91m x 4m (16.1ft x 13.1ft)

Having window to rear elevation, radiator, wood effect flooring and feature brick built fireplace with inset wood burner. Opening to the:

DINING KITCHEN

4.8m x 4.15m (15.7ft x 13.6ft)

Having two windows to front elevation, further window to side elevation, radiator and tile effect flooring. Fitted with a range of base units with wood block work surfaces incorporating: ceramic sink with mixer tap, electric hob, integrated electric double oven, integrated automatic washing machine & dishwasher, integrated fridge & freezer. Island unit forming breakfast bar with drawers under.

UTILITY/BOOT ROOM

Having part glazed door to front elevation, window to side elevation, radiator, tiled floor and door to the:

DOUBLE GARAGE/STORE

5.65m x 5.6m (18.5ft x 18.4ft)

Having electric up-and-over door to front, french doors with windows to side to rear, light, power and water connected. Being fully insulated this could be easily converted into living accommodation if desired.





 **NEWTON
FALLOWELL**



FIRST FLOOR LANDING

Having window to rear elevation, radiator and access to roof space.

BEDROOM ONE

4.88m x 3.96m (16ft x 13ft)

Having windows to side & rear elevations, radiator and door to dressing room with window to rear side elevation.

EN-SUITE BATHROOM

2.95m x 2.32m (9.7ft x 7.6ft)

Having window to front elevation, chrome heated towel rail, fully tiled shower enclosure with mixer shower fitting, freestanding bath with mixer tap, close coupled WC, bidet and pedestal hand basin.

BEDROOM TWO

4.12m x 2.35m (13.5ft x 7.7ft)

Having window to front elevation and radiator.



EXTERIOR

Gated access leads to the front of the property where there is a large gravelled area which provides ample off-road parking. To the rear of the property both the main residence and the annexe have separate enclosed lawned domestic gardens with borders.

OUTBUILDINGS

The property has an abundance of outbuildings, most notably:

KENNELS

Double doors lead to a:

ENTRANCE/RECEPTION

5.89m x 2.67m (19.3ft x 8.8ft)

Having windows to front & side elevations and kitchen area to one end.

MAIN KENNELS

17.92m x 8.75m (58.8ft x 28.7ft)

KITCHEN

3.68m x 2.74m (12.1ft x 9ft)

With window to side, work surface with inset 1 1/4 bowl sink & drainer, space & plumbing for automatic washing machine under.

REAR HALL

Having double doors to side elevation, two isolation kennels, door to cattery with three double & two single cattery pens, staircase up to a large 8.95m x 8.84m storage room and double doors to the:

GROOMING ROOM

4.88m x 4.42m (16ft x 14.5ft)

Having window to side elevation.

BARN

18.15m x 9.25m (59.5ft x 30.3ft)



LAND

To the front of the property there is a further enclosed lawned area. To the side of the property there is a large lake surrounded by lawn and enclosed by trees & shrubs. There is a large enclosed grassed paddock to the rear and an olympic sized menage.

THE PLOT

The property occupies a plot of just over eleven acres, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





 **NEWTON FALLOWELL**

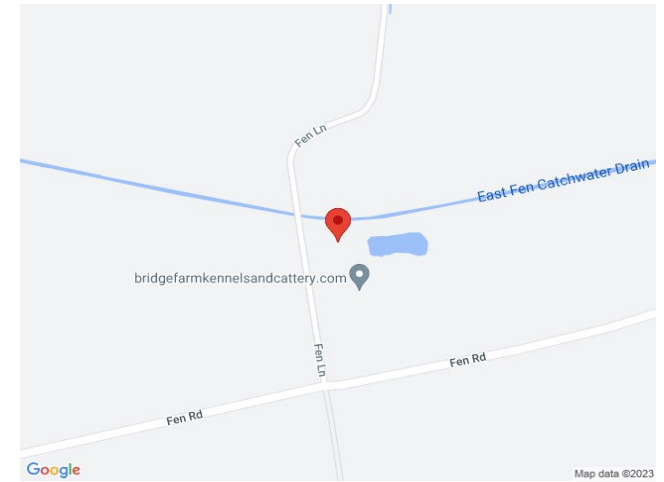


 **NEWTON FALLOWELL**

Floorplan



Total area: approx. 271.0 sq. metres (2916.6 sq. feet)



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