



Fen View House, Church Lane, West Keal, PE23 4BG

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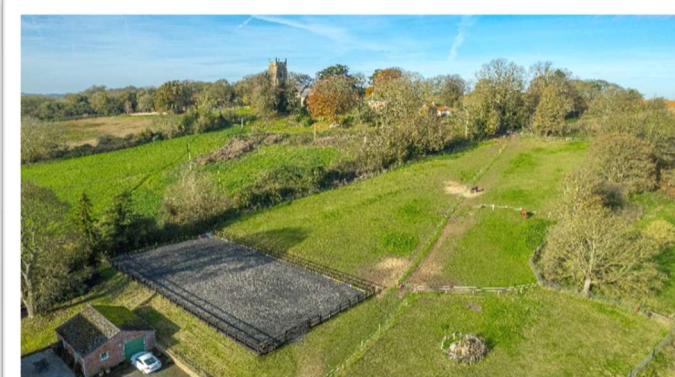
Freehold

£600,000



Key Features

- Ideal equestrian property
- Detached house
- Three bedrooms
- Lounge/diner, study & kitchen
- Plot approx. 3 acres (STS)
- Stables, outbuildings & paddock
- Village location with open views
- EPC rating E



A rurally located detached house on approximately three acres, subject to survey, with a stunning view to the rear. An ideal equestrian property with stables, tack rooms, all weather menage and a paddock which goes to the very top of the hill looking down for miles across the fens with Boston "Stump" clearly on the horizon.

Formerly two semi-detached farm workers cottages dating back to around 1860 and converted into a single detached house. The property has been improved and modernised over the years and has well presented accommodation comprising: entrance hall, lounge/diner, study and kitchen to ground floor. Three bedrooms and bathroom to first floor.

The property also has a brick built workshop with office & WC and there is a stand pipe which is fed by a natural spring that is piped down from the top of the hill. The property is located at the end of a single lane with local bridleways close by and Sheepgate Equestrian Centre which hosts many events is just 10 miles away. Amazing beach rides are also just a short drive away and there are many local equestrian suppliers nearby. The village of West Keal is approximately 4 miles from the market town centre of Spilsby. Boston market town, with rail links to main east coast routes is approximately 12 miles and the coastal resort of Skegness is just over 15 miles.



ACCOMMODATION

Part glazed uPVC front entrance door with side screen through to the:

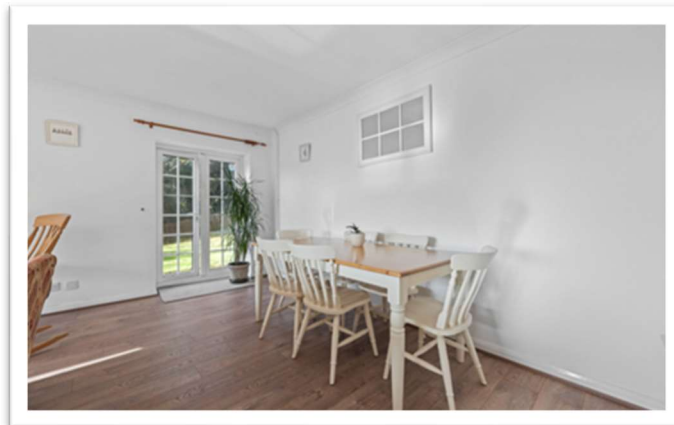
ENTRANCE HALL

Having coved ceiling, smoke alarm, laminate flooring and staircase rising to first floor.

LOUNGE/DINER

5m x 6.5m (16'5" x 21'4")

Having window to front elevation, french doors to side elevation, coved ceiling, two radiators, laminate flooring and fireplace with inset multi-fuel burner.



STUDY

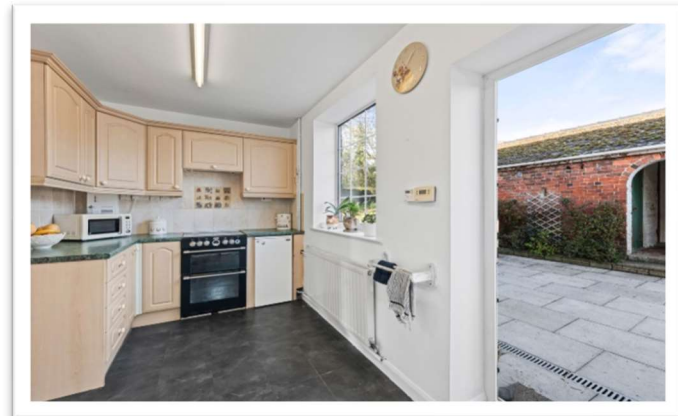
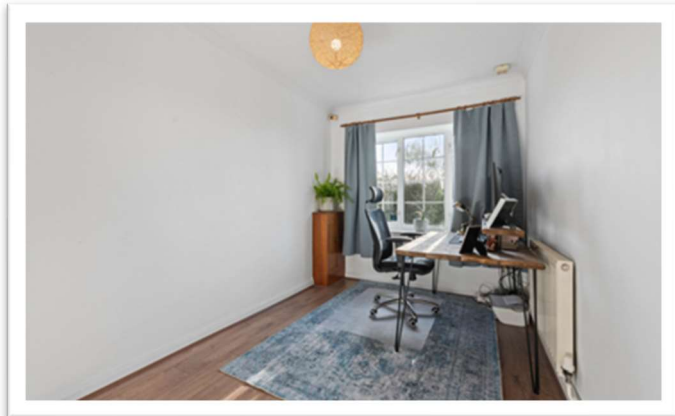
2.4m x 4.18m (7'11" x 13'8")

Having window to front elevation, coved ceiling, radiator and laminate flooring.

KITCHEN

2.17m x 4.95m (7'1" x 16'2")

Having window to side elevation, window & part glazed door to rear elevation, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with cupboards under, cupboards over and tall unit to side. Further work surface with space for electric cooker, cupboard and oil fired boiler providing for both domestic hot water & heating under, cupboards & concealed cooker hood over. Work surface return with cupboard & drawers under, cupboards over.



FIRST FLOOR LANDING

Having window to front elevation, coved ceiling, walk-in cupboard and access to roof space.

BEDROOM ONE

3.2m x 5m (10'6" x 16'5")

Having window to rear elevation and radiator.

BEDROOM TWO

3.2m x 4.41m (10'6" x 14'6")

Having window to front elevation, radiator and built-in wardrobes to one wall.

BEDROOM THREE

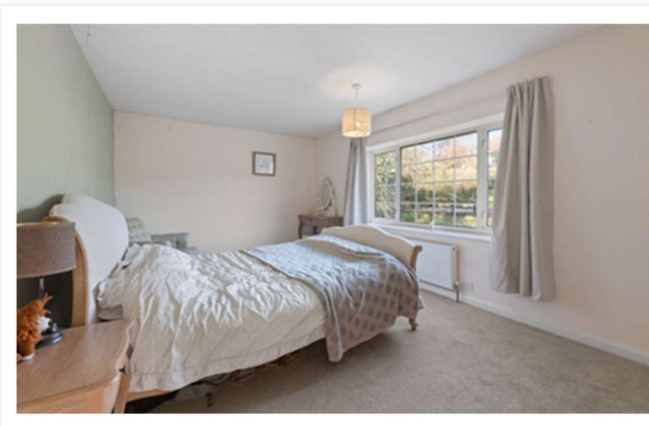
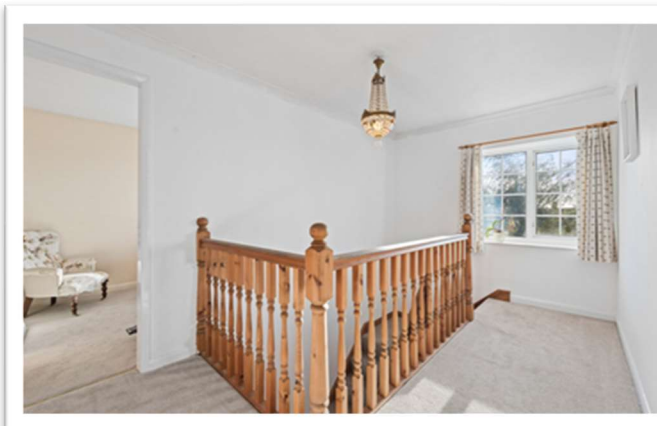
2.4m x 4.15m (7'11" x 13'7")

Having window to front elevation and radiator.

BATHROOM

2.13m x 3.72m (7'0" x 12'2")

Having window to rear elevation, radiator, wall mounted electric heater, part tiled walls, wood flooring, built-in cupboard, panelled bath with shower fitting over, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a lawned garden. A driveway provides off-road parking and leads gated access to a yard area. To the rear of the property there is a paved patio.

GARAGE/WORKSHOP

2.82m x 5.2m (9'4" x 17'1")

Of brick & tile construction and having windows to front & side elevations, store rooms and cloakroom off. Double doors to the:

OFFICE

1.73m x 3.26m (5'8" x 10'8")

Having window to side elevation.

The garage/workshop is ideal for conversion into annexe or holiday cottage subject to planning permission.

FEED & TACK ROOM

5.3m x 7.14m (17'5" x 23'5")

Of timber construction and with concrete base, light & power.

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BARN

2.72m x 9.32m (8'11" x 30'7")

Of brick & tile construction and suitable for storage.

STABLE BLOCK

Of timber construction and on a heavy duty concrete base with full drainage. Comprising of two 3.46m x 3.44m stables, 3.44m x 1.87m stable and a 3.44m x 3.04m tack room. The stables have rubber floor mats and lighting.

A compressed limestone/gravel track from the stables leads to the:



ALL WEATHER MENAGE
20m x 40m (65'7" x 131'2")

Constructed in 2012 with full planning permission. Fully enclosed and with full limestone herringbone drainage and silica sand rubber top.

Paddock

Enclosed and with dykes on all sides.

THE PLOT

The total plot size is approximately three 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, water and drainage connected. Heating is via an oil fired boiler 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.

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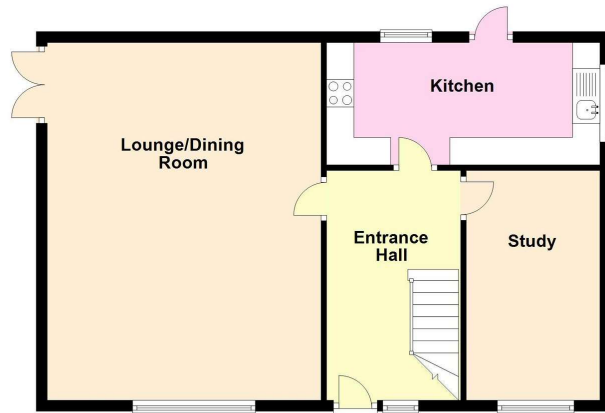




 **NEWTON FALLOWELL**

Floorplan

Ground Floor
Approx. 65.9 sq. metres (709.2 sq. feet)



First Floor
Approx. 64.7 sq. metres (696.1 sq. feet)



Total area: approx. 130.6 sq. metres (1405.3 sq. feet)



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