



THE STRUGGLE, NORTH END,
SALTFLEETBY, LN11 7SX

MASONS
EST. 1850

ABOUT THE STRUGGLE...

A brilliant opportunity to acquire an equestrian residence set within 2.7 acres (sts). Requiring renovations throughout, the property offers versatile living accommodation with 4 bedrooms including an annex wing extension, 2 bathrooms, 3 reception rooms and double garage to side.

Externally the extensive facilities include 16 stables, tack room, hay stores, Dutch barn, horse walker and 60mx25m manege with grass paddock. The property is ideally situated on a quiet lane with excellent hacking out routes and only a short distance to Lincolnshire's sandy beaches.

The Property

A large, detached bungalow believed to date back to 1976 with the later right hand wing added around 2006. The property has brick-faced cavity wall construction with pitched timber roof structures covered with tiles, with white uPVC guttering and fully uPVC double-glazed windows and doors. The property has an oil-fired central heating system by way of a Firebird Combi 120 and we are advised that the heating system is not working and is requiring service/replacement. The septic tank system is also not working and requiring repair. The property is currently set up as a three-bedroom bungalow with annexe wing to one end and lends itself to multi-generation living. The property has great potential, requiring full modernisation and renovation to both the bungalow and outbuildings. The Struggle would make a superb equestrian facility with 16 stables, 2 large hay stores, Dutch barn, horse walker and 60m x 25m manege adjacent grass paddock set in 2.7 acres (subject to survey).





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ACCOMMODATION

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Entrance Porch

A covered porch with courtesy light and part-glazed uPVC door with window to side with frosted glass, into:

Entrance Hall

Timber panelled doors into principal rooms with timber floor and loft hatch to roof space. Smoke alarm to ceiling and one cupboard to side fitted with shelving.

Lounge

Large reception room with large window to front, brick chimney breast and open grate fire, slate hearth and alcoves to side. Carpeted floor.





Breakfast Kitchen

A large kitchen room having a good range of base and wall units with roll-top laminated work surfaces. Tiling to splashbacks, single bowl resin sink and Rangemaster cooker (not tested) with extractor hood above. Tiling to floor and spotlights to ceiling. Large window to rear overlooking the yard and stables. Breakfast area with timber floor. Double timber doors into;

Dining room

with window to rear and sliding patio door into garden.

Utility Room

A large room off the kitchen with tiled floor, housing the Firebird oil boiler (not working). Worktop to side with cupboards and single bowl stainless steel sink. Electricity consumer unit to wall, window overlooking stables and yard and part-glazed uPVC door to rear. Door into:

WC

With low-level WC, wash hand basin, frosted glass window to side, extractor fan and tiled floor.



Bedroom 1

A double bedroom with window to front, carpeted floor.

Bedroom 2

A further good size bedroom with window overlooking front, carpeted floor.

Bedroom 3

With window to side overlooking paddock. Shelving to wall and solid timber flooring. Electric consumer unit to wall.





Family Bathroom

With panelled bath, low-level WC and wash hand basin. Frosted glass window, extractor fan to ceiling, tiled floor and heated towel rail. Fully tiled walls and shaver point.

Cloaks/WC

Low-level WC, wash hand basin and tile-effect floor. Extractor fan to ceiling.

Annexe Wing

A superb addition to the property in 2006, positioned to the right hand side with double uPVC front entrance doors and windows, opening into the superb, large living space which would make an ideal kitchen/living/dining area (kitchen to be added), with spotlights to ceiling. Timber floor, floor to ceiling windows to rear and double patio doors opening into the **enclosed garden**, ideal for use just for the occupier of the annexe having enclosed brick perimeter wall and gated access and timber-framed roof covering with netting and in need of landscaping. If not required for an annexe, the main area here could be utilised for a family entertainment space, games room or live/work set up.



Wet Room

Having fully tiled walls and floors with thermostatic shower mixer to one corner, low-level WC, panelled bath and wash hand basing with mirrored cupboard above. Frosted glass window to front, heated towel rail and extractor fan to ceiling.

Store Room

With six-panel double doors, with electric consumer unit to wall and built-in cupboards with shelves to rear. Timber flooring.

Bedroom 4/Annexe Bedroom

Carpeted floor and sliding patio doors to front, being a generous double in size. Located off the adjacent lobby is a large walk-in store cupboard with fitted shelving.





Double Garage

Positioned and attached to the right-hand side of the property with remote roller door to the front and pedestrian rear access door with light and power provided with loft hatch to roof space.

Formal Gardens

The main garden to the bungalow is positioned at the front with mature trees and grassed area. Front brick boundary wall with double steel gates leading into the extensive block-paved driveway with turning area, extending around to the attached double garage. The property also benefits from a separate gated entrance to the right-hand side which gives access to the stable yard and barn. To the right of the gates is located the septic tank for the bungalow.



Stable yard

An extensive range of stables with the property, of blockwork construction with concrete floors and pitched timber frame construction to the roof, with the roof covering to all parts requiring repair and replacement. Galvanized and timber-framed high-quality doors, power and light provided (not tested). Sixteen stables in total of a good size averaging 3.7m x 3.7m, two of which being larger foaling boxes. With tack room to one end. Oil storage tank located to one side within a brick wall enclosed area.

Dutch Barn & Hay stores

Dutch barn measuring around 13.5m x 10.5m having concrete floor and blockwork wall construction and steel portal framed with corrugated coverings in need of repair. Adjacent the barn are two extra long hay stores with galvanised and timber stable doors and could be used as further stables.

Horse Walker

Positioned behind the stable block and manufactured by Monarch with electric connection, galvanized frame and walkers, with concreted floor and control unit adjacent. The walker is sold as seen and is in no way tested by the selling agent or vendors.

Manege

Positioned to the left-hand side of the plot measuring 60 x 25 metres installed 2006, having a sand and rubber floor and floodlighting to one end, the surface requiring some refurbishment and all fenced perimeters requiring repair. Adjacent the manege and behind the stables is a further useful turn out area.





Land

Paddock situated to the front left of the plot, being a good size and laid to grass, extending into a dense brambled area to one end behind a neighbouring property. The main yard is laid to concrete and brick with grass and stone pathways. To the far right-hand boundary is a former manege which is now overgrown and disused, having some posts to perimeter, and could be re-instated if required or used as a further paddock.

Location

The property stands in the rural village of Saltfleetby. The village was for many years named as three areas of Saltfleetby according to the respective parish churches being approximately 9 miles from the market town of Louth. Popular with locals and tourists alike, Louth has numerous independent shops, three main supermarkets, schools and academies including the King Edward VI Grammar, and a wealth of recreational facilities such as cinema, theatre, sports centres, swimming pool, golf course, tennis academy etc. The rural area is popular with equestrians and day passes can be acquired to ride on the nearby beaches or there are miles of green lanes and bridleways. The Kenwick Park Leisure and Equestrian Centre is on the Louth outskirts. Just a short distance to the east of Saltfleetby is the popular coastline and at the nearest point this has direct access to miles of nature reserve and walks along the sand dunes. Several miles to the north are Cleethorpes and Grimsby while further south the coast reverts to long sandy beaches stretching for miles past resorts and villages leading eventually to Skegness and Gibraltar Point.



Viewing

Strictly by prior appointment through the selling agent.

Directions

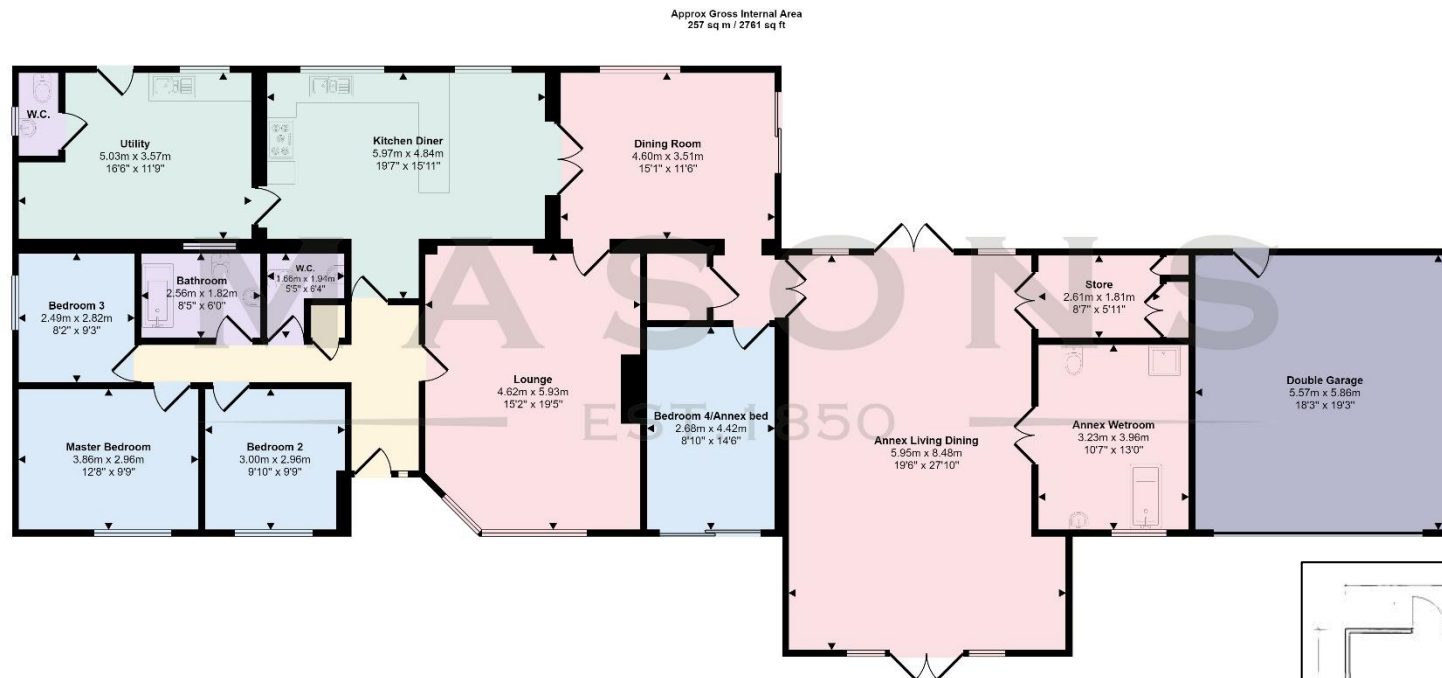
Proceed east from Louth on the B1200 and at the roundabout take the first exit continuing along the B1200 towards the coast. At the traffic lights in Manby Middlegate, carry straight on and follow the road to Saltfleetby. Upon entering the village after the long S-bend continue along main road for some distance and take the left turning onto North End Road and travel for half a mile until the property is found on the right-hand side, with the twin entrance and designated by our For Sale board.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity and water with a private drainage system (not operational) but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

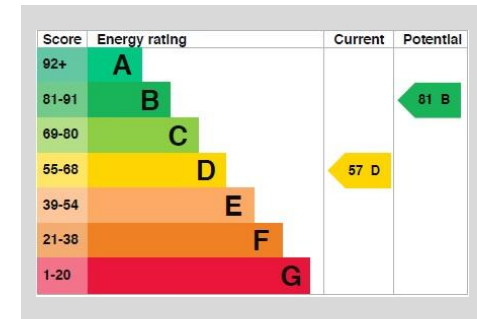


FLOORPLANS AND EPC GRAPH



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snappy 360.



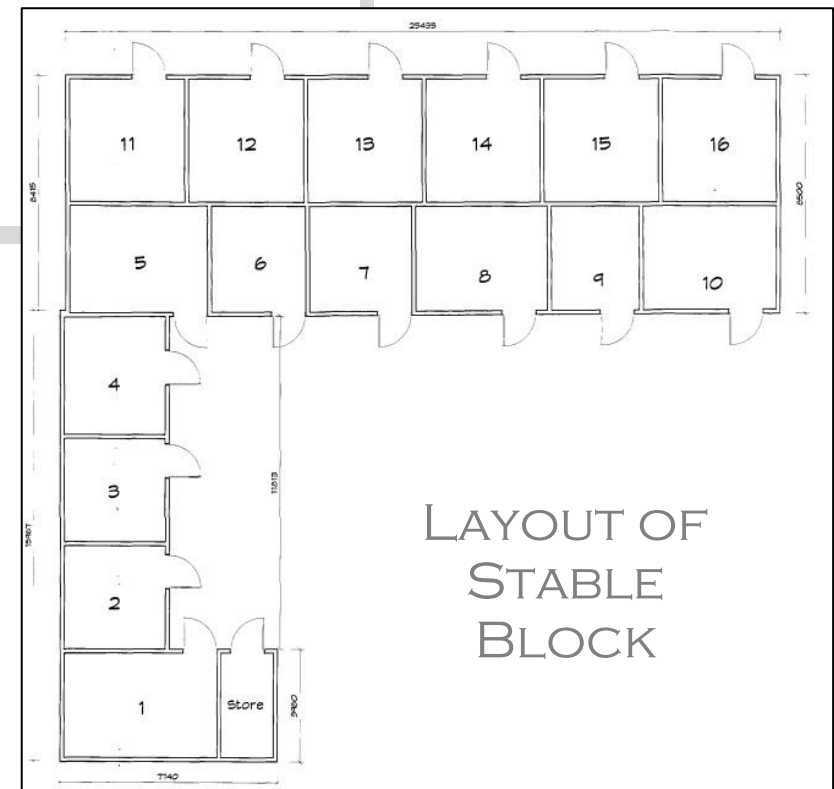
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Important Notice

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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LAYOUT OF
STABLE
BLOCK