



Rhoades Mill, Main Road, Sibsey, Boston, PE22 0TW



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A unique opportunity to purchase a Grade II converted mill on approximately eight acres, subject to survey with excellent equestrian facilities. The property has commercial business potential for development into a "glamping" site with shepherds huts, subject to planning permission.

The mill dates back to 1823 and was a working mill until 1921. Extended and improved over the years to provide over 1,900 square feet of living accommodation full of character and charm. Comprising: entrance hall, dining room, breakfast kitchen, utility, hall, cloakroom and circular lounge to ground floor.

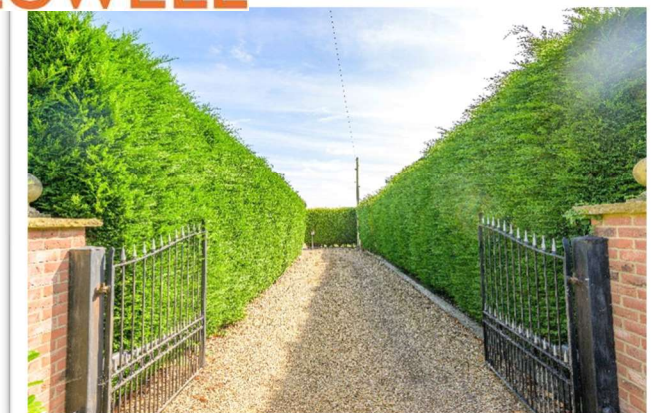
Master bedroom with en-suite, circular bedroom two with stairs up to a study, two further bedrooms and bathroom with separate shower to first floor.

Outside the property has a sweeping driveway providing ample off-road parking and lawned domestic gardens with a decked seating area and a games room. The equestrian facilities are well kept and the stable yard has five stables, tack room, barn, garage/store, workshop, shed & tractor barn.

There is a walkway to all eleven paddocks which are fenced and well drained, as well as a fenced 50m x 20m menage with floodlights & schooling mirrors. The property has gated access to the adjacent "Green Lane" to allow riders to hack out from the property away from the main road.



 **NEWTON
FALLOWELL**



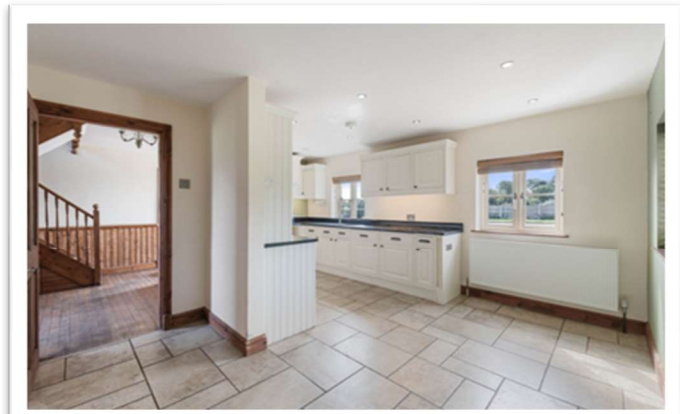
Freehold

Guide price £795,000



Key Features

- Converted mill
- Four bedrooms & study
- Lounge & dining room
- Breakfast kitchen & utility
- Cloakroom, en-suite & bathroom
- Approx. eight acres (STS)
- Stables, tack room, barn, etc.
- Eleven paddocks & menage
- NO CHAIN





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ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having part glazed door to rear elevation, radiator, wood panelling to dado height, wood flooring, understairs storage cupboard and staircase rising to first floor.

DINING ROOM

2.90m x 5.46m (9'6" x 17'11")

Having window to side elevation, feature beams to ceiling, two radiators with concealing cabinets, wood flooring and wall light points.

BREAKFAST KITCHEN

2.67m x 5.28m (8'10" x 17'4")

Having windows to front & rear elevations, inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with granite work surfaces & upstands comprising: undercounter sink with mixer tap inset to work surface, cupboards, integrated dishwasher & fridge under, cupboards over. Work surface return with inset Rangemaster electric range with oven, grill & ceramic hob. Further work surface return with cupboards & drawers under, cupboards, glazed display units & drawers over.

UTILITY

2.03m x 3.63m (6'8" x 11'11")

Having window to rear elevation, quarry tiled floor, stainless steel sink with drainer, space & plumbing for automatic washing machine and oil fired boiler providing for both domestic hot water & heating.

HALL

Having window to front elevation

CLOAKROOM

Having window to rear elevation, wood flooring, low level WC and hand basin.

LOUNGE

5.54m x 5.54m (18'2" x 18'2")

Part of the original mill and circular with original beams to ceiling, exposed brick walls with wood panelling to dado height and wood flooring with underfloor heating.

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FIRST FLOOR LANDING

Having windows to rear elevation, radiator and built-in cupboard.

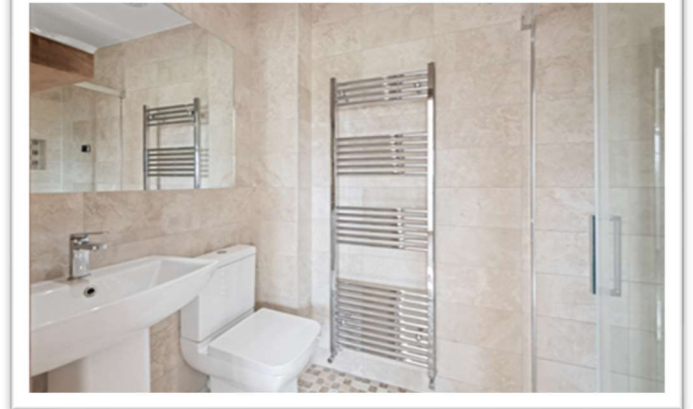
MASTER BEDROOM

2.90m x 4.80m (9'6" x 15'8")

Having windows to front & side elevations, radiator and built-in wardrobes.

EN-SUITE

Having chrome heated towel rail, tiled walls, tiled floor with underfloor heating, extractor, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



BEDROOM THREE

2.51m x 2.70m (8'2" x 8'11")

Having window to front elevation and radiator.

BEDROOM FOUR

2.51m x 2.54m (8'2" x 8'4")

Having window to front elevation and radiator.

BATHROOM

Having window to rear elevation, coved ceiling, radiator with heated towel rail, wood flooring, wood panelling to dado height, freestanding bath with mixer tap & hand held shower attachment, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM TWO

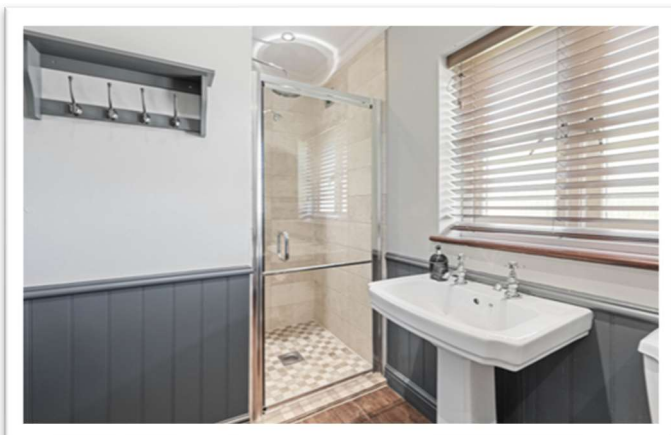
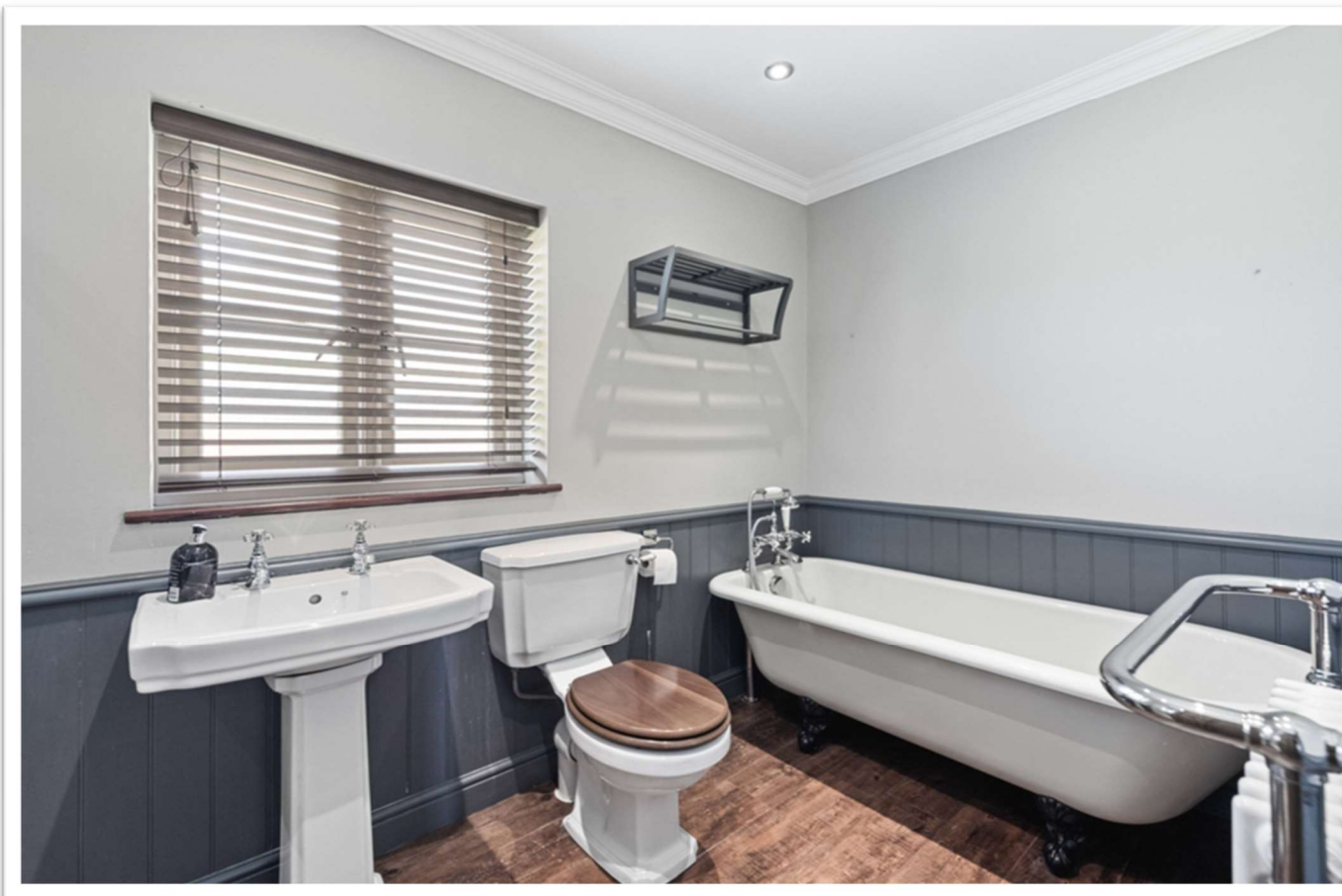
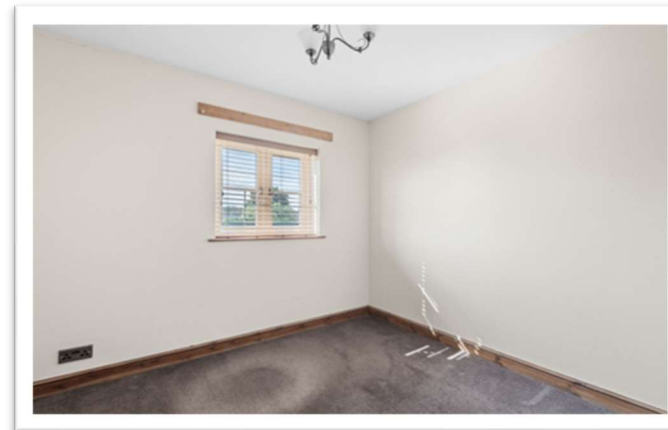
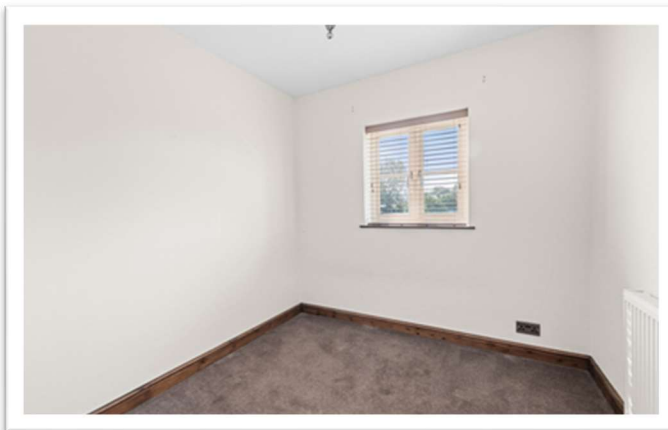
4.30m x 4.30m (14'1" x 14'1")

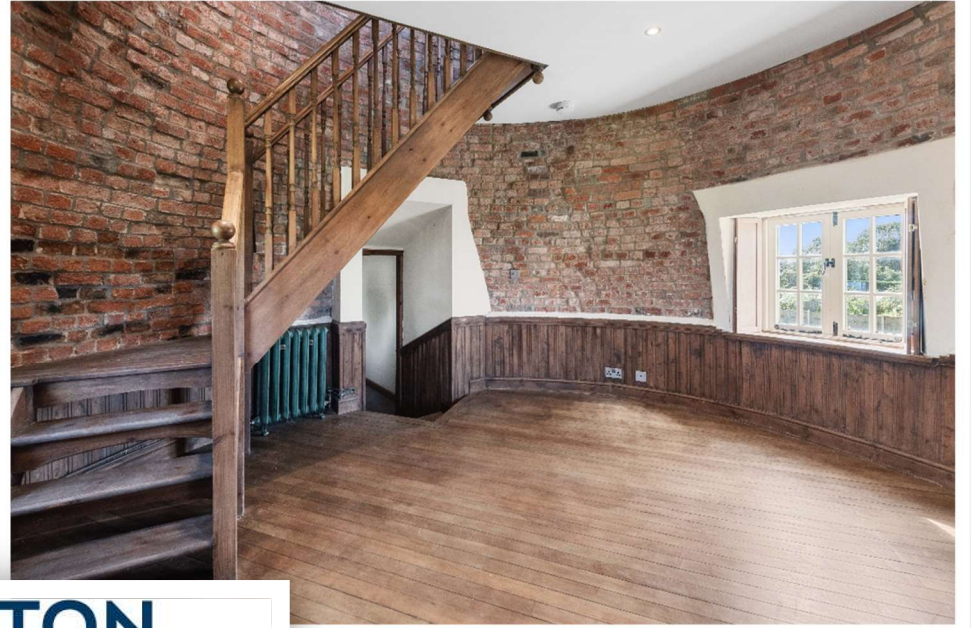
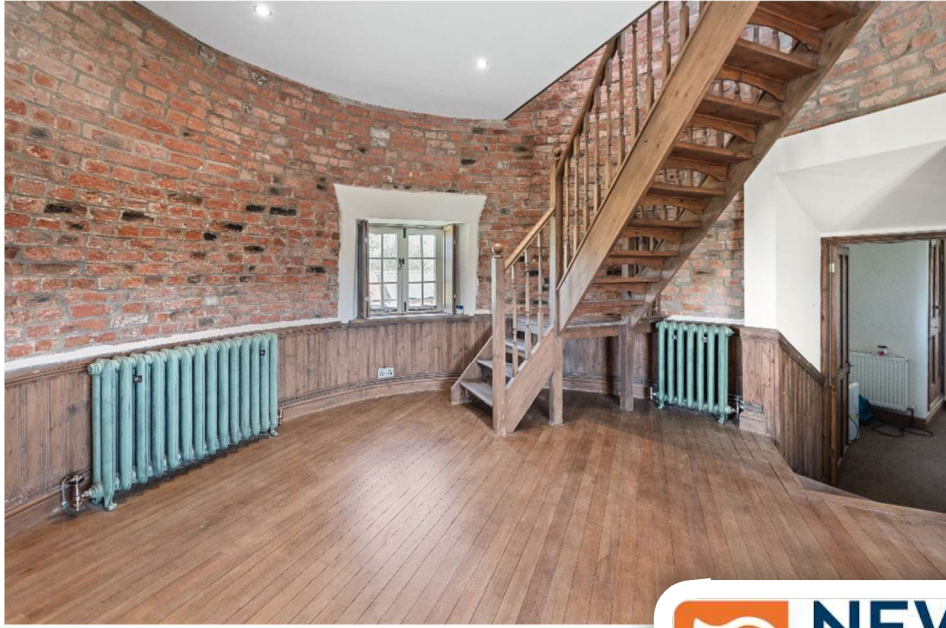
Circular and part of the original mill with windows to front, side & rear elevations, inset ceiling spotlights, exposed brick walls & wood panelling to dado height, radiator, wood flooring and staircase rising to the:

SECOND FLOOR STUDY

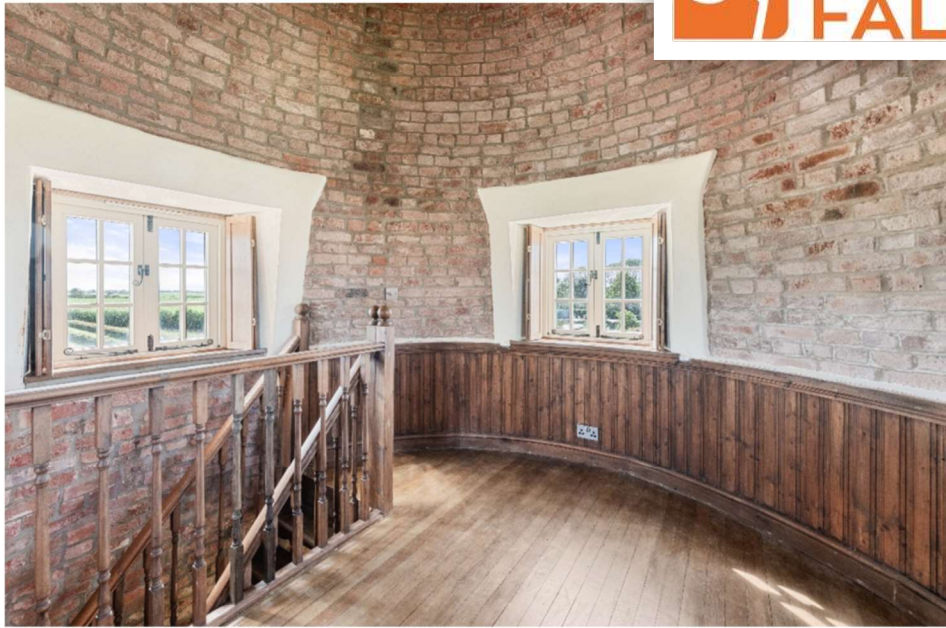
3.18m x 3.18m (10'5" x 10'5")

Circular and part of the original mill with windows to front, both sides & rear elevations, exposed brick walls with wood panelling to dado height and wood flooring.





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EXTERIOR

A private drive off the main road leads to a large sweeping gravelled driveway which provides ample off-road parking extending to the side of the property to the stable yard. To the front of the property there is a circular lawn and there are further lawned areas to the side & rear of the property with a decked seating area.

STABLE YARD

Arranged off the stable yard are the stables, tack room, barn, garage/store & workshop. The stable block is brick built with a pantile roof with each having light, power and rubber matting.

STABLE ONE

3.91m x 4.57m (12'10" x 15'0")

STABLE TWO

3.68m x 4.57m (12'1" x 15'0")

STABLE THREE

3.91m x 4.57m (12'10" x 15'0")

STABLE FOUR

3.35m x 4.57m (11'0" x 15'0")

STABLE FIVE

3.25m x 4.57m (10'8" x 15'0")

TACK ROOM

3.02m x 4.34m (9'11" x 14'2")

BARN

4.57m x 14.60m (15'0" x 47'11")

Timber framed with brick pillars with a concrete base and pitched concrete sheet roof. Sectioned off to make three areas and having an electric roller door and three sets of timber double doors. The second floor has been built for storage and has a loft ladder.

GARAGE/STORE

3.37m x 5.23m (11'1" x 17'2")

Of timber construction with double doors, light & power.

WORKSHOP

5.40m x 6.58m (17'8" x 21'7")

Having electric roller door, light, power, base units and work bench.



GAMES ROOM

Named "Harry's Bar" with decked veranda frontage, two sets of french doors to front, part glazed door to side, coved ceiling with inset ceiling spotlights, two electric heaters and feature wood burner.

TWO BAY TRACTOR BARN

Ideal for horse box storage.

MENAGE

20.00m x 50.00m (65'7" x 164'0")

With Fibresand base & Springride shred top surface, floodlights and schooling mirrors.

PADDOCKS

Comprising of mature level pasture land divided into eleven paddocks with those closest to the menage having floodlights and including a large jumping paddock to the far rear. The land is well drained with draining dykes around the perimeter so all year turn out is possible. The paddocks are enclosed by post & rail fencing and water is supplied to four of the paddocks and there is a walkway to all the paddocks.

LAND

In total the property has approximately eight 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 serving radiators. The current council tax is band F.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

FURTHER INFORMATION

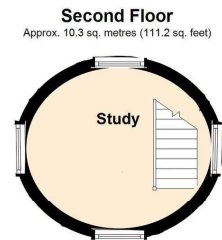
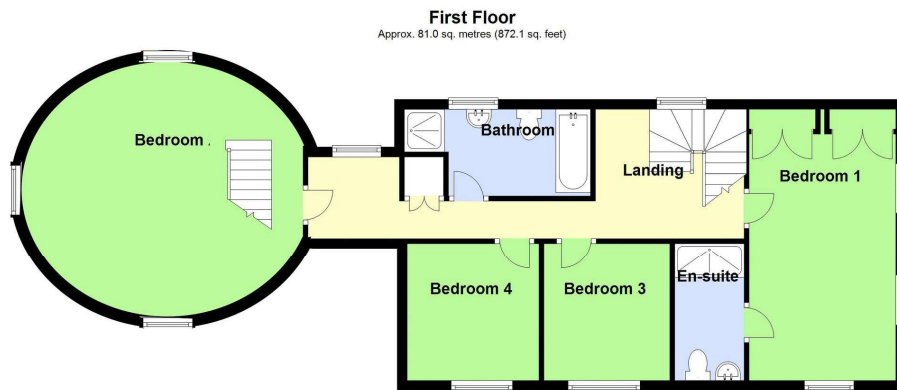
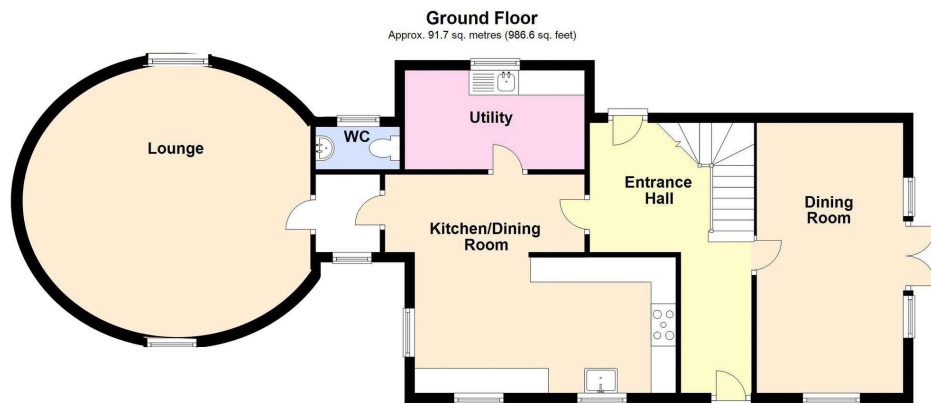
We have additional useful information for equestrians at our office. Please contact us for a copy.



 **NEWTON FALLOWELL**



Floorplan



Total area: approx. 183.0 sq. metres (1969.9 sq. feet)



Newton Fallowell Boston (Sales)

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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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