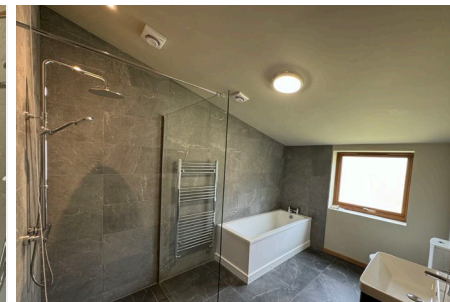
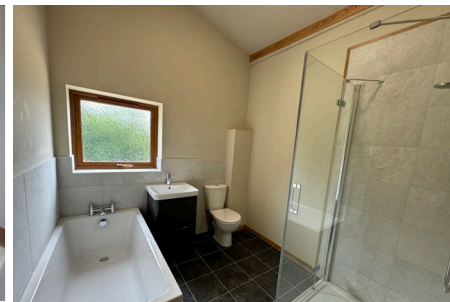




HAYBARN HOUSE EQUESTRIAN CENTRE CARLTON SCROOP







A recently completed barn conversion (with warranty) offering approximately 3800sqft of accommodation, positioned on a generous plot of approximately 5.5 acres with stable yard arena, well-fenced paddocks and planning for a stable block (the stables have not been built, but could be depending on negotiation).

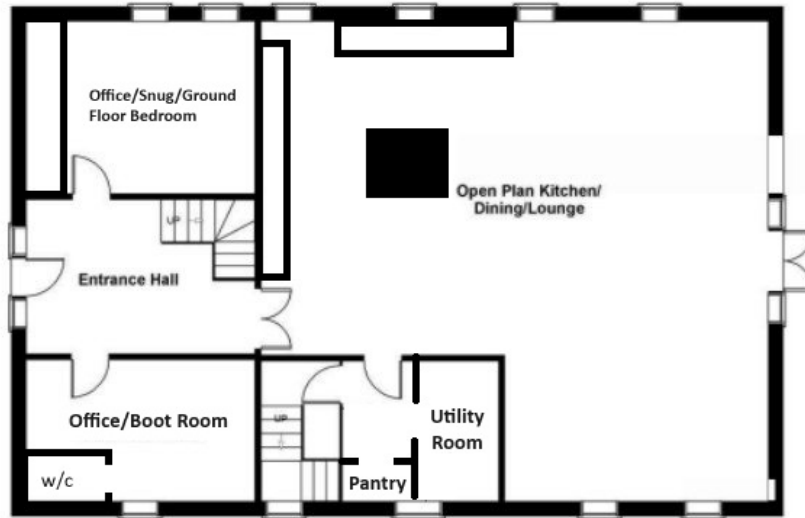
The property has an incredibly spacious feel throughout, offering accommodation comprising an entrance hall, snug/ground floor fifth bedroom with large built in cupboard which could create a wet room (plumbing already built in), office / tack room with toilet, exceptionally large open plan living dining kitchen with centre island, vaulted sitting / dining room and separate utility room with pantry. The first floor gives an impressive master suite which as it's own private staircase but can also be accessed from the main landing, with open views over the paddocks, dressing room and ensuite wet room, three further bedrooms and family bathroom. The entire ground floor has underfloor heating with zone control. The first floor could be extended over the lounge/dining area to create further bedroom space if desired.

Approached by a long driveway with fenced paddocks to either side, large area of hard standing suitable for horse boxes, walled yard area for stables currently under construction and all-weather 40 x 20 outdoor arena with Sportstrack fibre sand surface with plenty of scope to enlarge. This property would be well-suited to a family looking for home equestrian facilities, or may allow for livery with further adjacent land available by separate negotiation. Excellent local hacking and in easy access of some of the Midlands most popular equestrian venues.

Offered to the market with NO CHAIN.

Agents Note - The purchaser will have first refusal of the neighbouring plot, also marketed via Country & Equestrian known as Lot 5 – The Ponds. If the purchaser does not wish to purchase Lot 5, rights will be reserved to put a track along the boundary to provide access. Further details available upon request from the agent.

Carlton Scroop is located approximately 6 miles northeast of the market town of Grantham. Extensive range of amenities can be found in Grantham to include shopping and leisure facilities, restaurants, public houses and outstanding Grammar schools. Good road and rail links with trains from Grantham to King's Cross in just over an hour and road access to the A1 and A52.



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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