



**Stone Horse Farm, Carlton Scroop**

Set in 15 acres with barn stabling

**£995,000**



A beautifully refurbished single-storey farmstead home enjoying far-reaching views across its own land. Finished to an exceptional standard throughout, the property offers character features, a practical layout and extensive equestrian facilities, including stabling and detached garaging, all available with no onward chain.



- Farmstead home set within its own 15 acres (available with less land by separate negotiation)
- Extensively refurbished and modernised to a high standard
- New kitchen and bathrooms throughout
- Practical layout with large utility boot room
- Breakfast room and conservatory with far-reaching countryside views
- Detached garaging with stable doors offering potential for further stabling



Farmstead home with views across its own 15 acres of land (can be sold with less land for £895,000). This characterful single-storey home has been inclusively refurbished and modernised to an extremely high standard, with a new kitchen and bathrooms throughout. The property is fully double glazed and benefits from a new boiler, having been completely re-plumbed and re-wired.

The practical layout features a large utility boot room leading into a refitted farmhouse kitchen, which looks into the brick-built American barn stabling, allowing direct views of the horses from the bungalow. A breakfast room enjoys far-reaching views, while the sitting room boasts a feature inglenook fireplace with wood burner. A conservatory also takes in the far-reaching views across the land and garden.



The property offers four bedrooms and three bathrooms, including two en-suite shower rooms, plus a large family bathroom. Recently redecorated throughout, the home benefits from new carpets and new hard flooring. Outside, the gardens include a pond and are complemented by detached garaging with stable doors allowing for further stabling, together with the American barn comprising six stables and a tack room.

**NO CHAIN**

## Hough Lane, Carlton Scroop, Grantham, NG32

Approximate Area = 2217 sq ft / 205.9 sq m

Garage = 389 sq ft / 36.1 sq m

Outbuilding = 2542 sq ft / 236.2 sq m

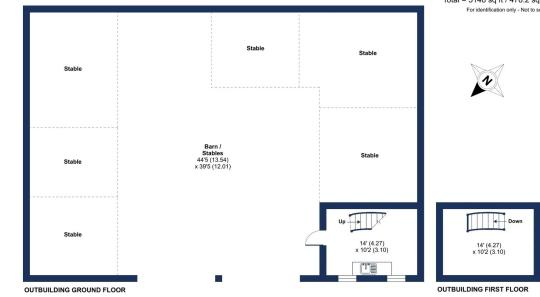
Total = 5148 sq ft / 478.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Moores Estate Agents. REF: 1386444

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