



BRADLEY JAMES

ESTATE AGENTS



Long Meadow Stables Hospital Drove, Little Sutton, Spalding, Lincolnshire, PE12 9EL

Asking price £155,000

- HAY STORE
- 25M X 20M MENAGE
- STABLES
- VAST AMOUNT OF OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- BARN
- 2.5 ACRE Paddock LAND
- PEACEFUL SETTING
- OPEN COUNTRYSIDE VIEWS
- 30 MINUTES FROM KINGS LYNN

Long Meadow Stables Hospital Drove, Spalding PE12 9EL

2.5 ACRE PADDOCK LAND with stables, barn, hay store and ménage!

A remarkable 2.5-acre equestrian paddock, complete with uninterrupted countryside views. The paddock is securely fenced with post and rail, enhanced by electric fencing, and features multiple paddocks for rotational grazing, allowing the grass to rejuvenate.

Equestrian enthusiasts will appreciate the separate stable block, which includes a tack room, barn, hay store, and a professional ménage, making it an ideal setup for horse owners.

Over the past 19 years the current owners have converted what was an area of grassland into the facility it is today, currently home to miniature ponies.

There is a driveway from the road giving vehicular access and space for parking.

There is post and rail fencing enclosing the whole plot which also has a mixed hedgerow including Blackthorn and cotoneaster as well as a selection of trees along the boundary including Willow, Silver Birch, Ash, Poplar and Spruce plus a small orchard by the eastern boundary.

There are post and railed, gated paddocks within.

There is an open stable giving the equines access to shelter all day. This has an integral tack room with feed room/storeroom to the side.

There is a hay store which has held over 150 bales backing onto an open barn currently used to house tractor, mower etc

There is a small sand exercise area.

There is a 25mx20m school/ménage of Silica sand and rubber with under drainage.

Four of 1000 litre IBC containers to collect water

Chicken house and coop (excludes run/fencing)

One 20 ft metal container offers secure storage along the northern boundary.

Annually from May to September visiting Swallows are welcomed and nest on the small platforms provided on the beams within the open stable.

Conveniently located, you are just a five minute walk or a five minute drive from Long Sutton's amenities, with excellent road links connecting you to Norfolk, Spalding, and Lincoln.



Paddock Land

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There is a small sand exercise area.

There is a 25mx20m school/menage of Silica sand and rubber with under drainage.

Four of 1000 ltr IBC containers to collect water.

Chicken house and coop (excludes run/fencing).

One 20 ft metal container offers secure storage along the northern boundary.

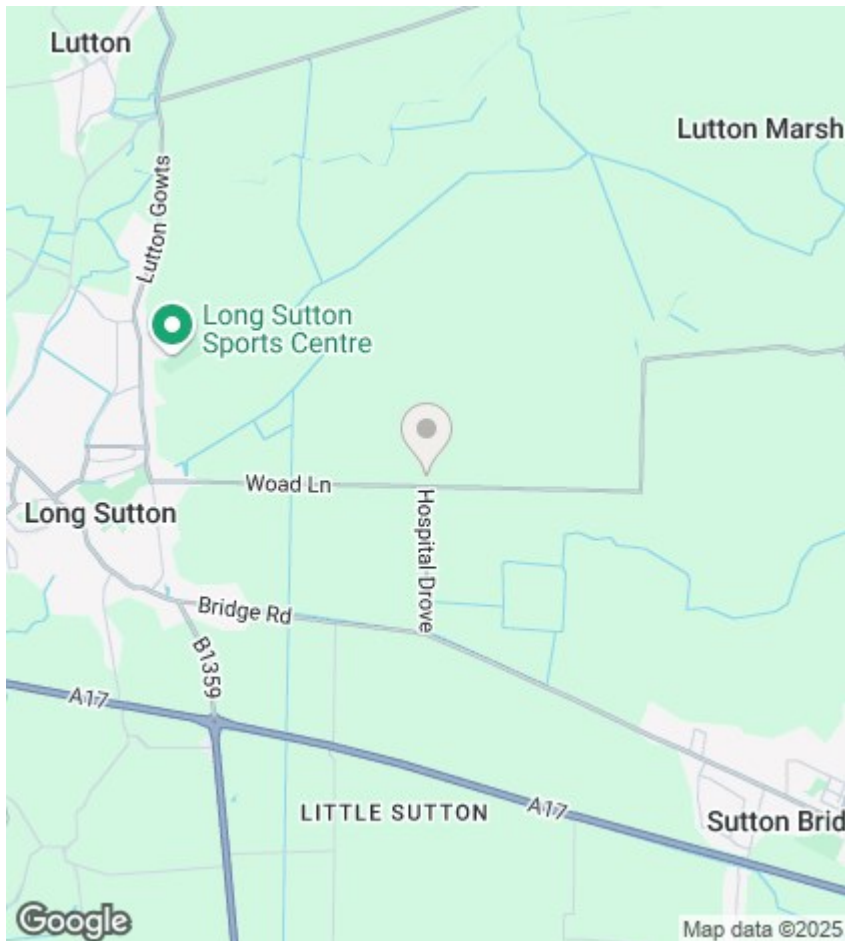
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The 2.5 acre plot of land has a 2 five bar gates so if one is open, no animals can escape. This allows vehicle access to your paddock land and stables, to the right is a Hay store, the hay store measures 19'0 x 19'0.

Behind the hay store is a barn which measures 35'4 x 20'5. The tack room is 20'5 x 8'5.

Stable block can be split into 3-4 separate stables but currently is open plan and measures 30'7 x 12'2. It has three windows to the rear two windows to one side and one window to the front, there's a patio to the front and enclosed sand area which then leads on to your separated paddock land which is enclosed by post and

rail, electric fencing and shrubs and enjoys open interrupted views of the Lincolnshire countryside, shipping container for storage and a professional menage which is to the side of the stable block. You can get water and electricity connected if you wanted, but at the moment the electricity is solar powered.



Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.