



Smith's Farm

Fleet Bank, Gedney Dyke

BROWN & CO

Smith's Farm, Fleet Bank, Gedney Dyke, PE12 0AW

An exceptional four-bedroom house and extensive equestrian facilities in a rural location surrounded by farmland

The property offers a range of outbuildings, covered yard, stabling and 60m x 20m manege, making it well-suited for private or professional equestrian use

Approximately 1.67 hectares (4.12 acres)

FOR SALE BY PRIVATE TREATY

Additional land available by separate negotiation



LOCATION

Gedney Dyke is a small village in Lincolnshire, England. There is a lively calendar of events in the village hall with live music, bingo and a full programme of yoga and exercise classes. Nearby, the market town of Long Sutton which has a wide array of independent shops and weekly market is only 5 mins drive away. Further afield is Holbeach, where residents can find further choice of local shops and services. Beyond this another market town, Spalding, is around 10 miles west, offering supermarkets and retail stores. The city of Peterborough, approximately 25 miles southwest, provides major shopping centres and additional amenities. Surrounded by flat Fenland landscapes, Gedney Dyke offers a relaxed, rural lifestyle while remaining within reach of larger towns and cities for essential needs.

ACCOMMODATION

The house provides spacious living accommodation, approximately 200m² / 2200sqft over two floors, including a hall, sitting room, dining room, and conservatory. The modern kitchen/breakfast room overlooks the equestrian facility and is complemented by a utility room, boot room with a built-in tack store, and a shower room. There are four double bedrooms upstairs, family bathroom and master bedroom with en-suite.

EQUESTRIAN FACILITIES & OUTBUILDINGS

The property features outstanding equestrian facilities suitable for private or professional use. There are five brick built stables, a feed room, and a range of barns/workshop and storage facilities, including two cart sheds (hay barns), two additional barns, and covered yard. There is also a workshop and further four bay cart shed. The equestrian facilities are well-equipped with an Olympic size 60m x 20m manege, an arena mirror and an all-weather sand and rubber surface.

LAND & SETTING

The property extends to approximately 4.12 acres and is situated in a peaceful rural location, surrounded by open farmland. The land is well-suited to equestrian use, set with various well-drained paddocks with ample space for turnout and grazing. Fencing by Calders and Grandidge of Lincolnshire.

AREAS

The whole property area bordered red extends to 1.67 hectares (4.12 acres), of that area the grass paddocks extend to approximately 1.20 hectares (2.97 acres).

ADDITIONAL LAND

The blue hatch area is bare arable land which is available for sale by separate negotiation – extending to approximately 2.05 hectares (5.06 acres)

PLANS, AREAS AND SCHEDULES

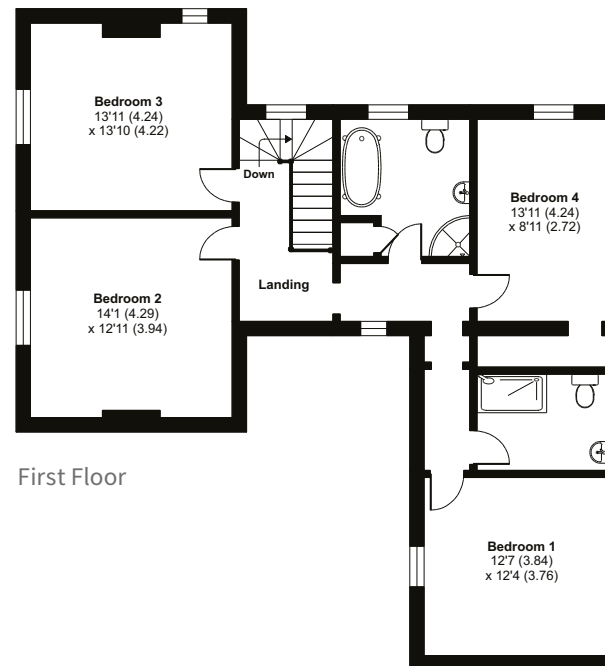
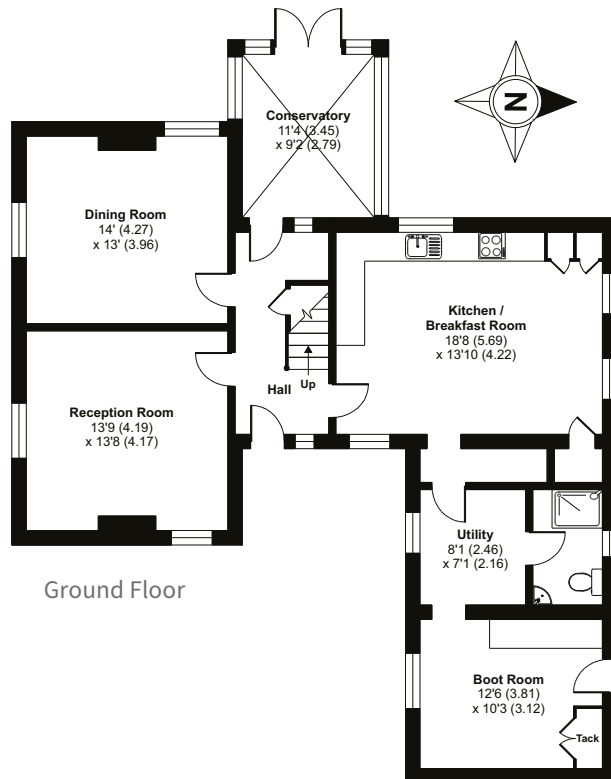
These have been prepared as carefully as possible and based on Ordnance Survey data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.



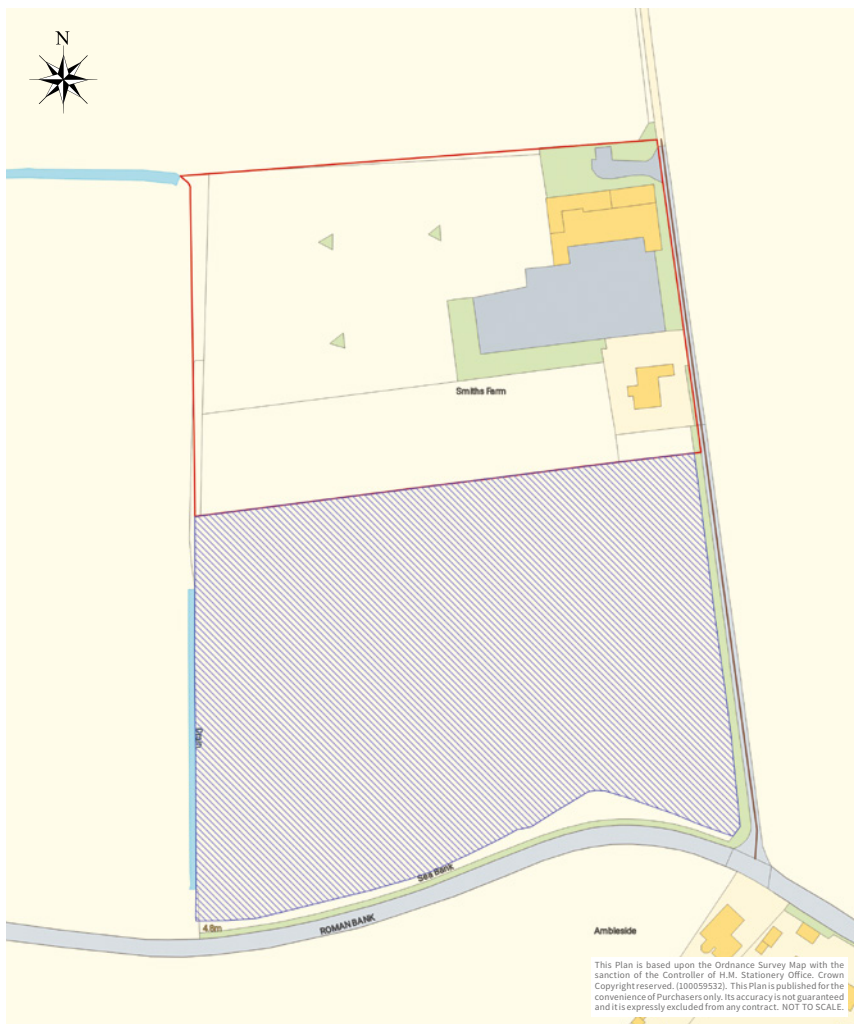


SMITHS FARM

Approximate Area = 2200 sq ft / 204.3 sq m

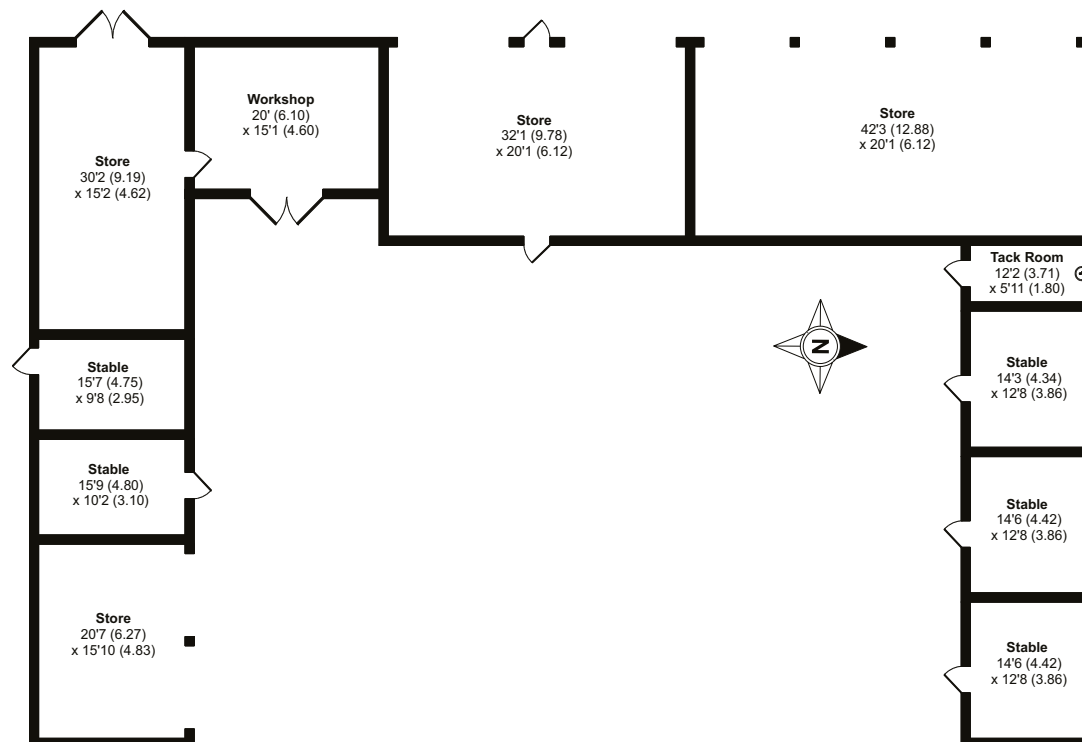






OUTBUILDING

Approximate Area = 3691 sq ft / 342.9 sq m



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Brown&Co King's Lynn

Market Chambers | 25-26 Tuesday Market Place | King's Lynn | PE30 1JJ

T 01553 770771

E kingslynn@brown-co.com

BROWN & CO

Property and Business Consultants

brown-co.com