



BRIDGE FARM

Fen Lane, Toynton All Saints, Spilsby, Lincolnshire PE23 5DQ

- Spacious Detached Family Home with Attached Two Bedroom Annexe
 - Set in Just Over 11 Acres of Gardens and Grazing Land
- Substantial Range of Outbuildings • Licensed Kennels and Cattery
- Equestrian Facilities inc 60m x 40m Manège • Stocked Carp Lake
 - Rural Location Within Easy Access of Spilsby

REF AR/PI/6531

**RURAL
SCENE**

Equestrian | Smallholdings
Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Spilsby 4 miles • Boston 14 miles

Skegness 15 miles • Louth 20 miles • Lincoln 34 miles

Close proximity to the A16

A detached family home with attached annexe, licensed kennels and cattery and grooming parlour, lake and equestrian facilities including barn, manège and grazing, set in just over 11 acres in an accessible rural location

A fantastic modern detached three double bedroom house, with an attached two bedroom annexe that would accommodate dual family living. There are a number of outbuildings including a steel frame portal barn, a manège, grazing paddock land and a well stocked carp lake, as well as ample parking and lovely gardens.

Currently being run as a successful kennels and cattery business licensed for 40 dogs and 10 cats, there are very good facilities including an office, kitchen, reception area, individual runs and a grooming parlour.

For the equestrian enthusiast there is paddock grazing and a manège. The main barn would be suitable for the inclusion of stabling if required.

In the Agent's opinion there is huge potential for a range of different business uses at the property, subject to gaining any necessary consents.

The village of Toynton All Saints is located to the south of the Market Town of Spilsby, which has a range of local amenities including shops, schooling, pubs etc.

From Spilsby there is access to the main north/south commuter routes via the A16.

The coastal resort of Skegness is also within easy reach, as are, to the north and west, the Lincolnshire Wolds, much of which are designated as an area of outstanding natural beauty (AONB)

THE RESIDENCE

A three bedroom house with two bedroom annexe, benefitting from oil-fired central heating and double glazing, there is the following accommodation, please refer to floor plan for approx. room sizes

MAIN HOUSE

Ground Floor

Entrance Hall tiled flooring, radiator, coving, stairs to first floor

Lounge / Dining Room laminate flooring, coving, two radiators, windows to two aspects, double doors to:

Conservatory laminate flooring, double doors to garden

L-Shaped Kitchen with a range of fitted units with wooden worktops, 1½ bowl sink with mixer tap, tiled splashback, integrated electric oven and grill, electric hob, tiled flooring, coving, two windows, radiator

Utility tiled flooring, fitted units with worktop, plumbing for washing machine and dishwasher, radiator, coving

Rear Entrance door to outside, tiled floor

Shower Room wash hand basin, WC, shower cubicle, tiled floor, window, radiator

Boiler Cupboard

First Floor

Bedroom One windows to two aspects, radiator, fitted cupboard/wardrobe

Bedroom Two windows to two aspects, radiator, coving, fitted cupboard/wardrobe

Bedroom Three window, radiator, coving

Landing access to loft space, window

Family Bathroom bath with electric shower over and screen, WC, wash hand basin, tiled splashback, heated towel rail

ATTACHED ANNEXE

Ground Floor

Entrance / Boot Room window to side, tile effect flooring, radiator

Attached Double Garage wash hand basin, WC, radiator, double glazed doors to outside, garage door to front, tile effect flooring

Kitchen/Dining Room with a range of fitted units and wooden worksurfaces, central island/breakfast bar, integrated appliances comprising; dishwasher, fridge freezer, washing machine, electric hob, electric double oven and grill, butler sink with mixer tap, tile effect flooring, radiator, three windows to two aspects. Open-plan to:

Lounge solid fuel burner in a brick fireplace with slate hearth, window, radiator, door to:

Rear Hallway door to outside, window, stairs to first floor, radiator

First Floor

Bedroom One windows to two aspects, radiator

Walk-in Wardrobe/Dressing Room

En suite Bathroom corner shower cubicle, WC, bidet, wash hand basin, bath, window, heated towel rail

Bedroom Two window, radiator

Landing window, access to loft, radiator



OUTSIDE, OUTBUILDINGS & LAND

The property is approached from the country lane via double gates into a generous gravelled parking area.

There are formal gardens to the front, rear and one side of the house which are mainly laid to lawn with a variety of trees and shrubs. To the rear there is a pleasant **Decked Patio Area** and a **Further Covered Patio Area**, ideal for entertaining. A gate leads out to the grazing land.

Manège c. 60m x 40m sand and rubber surface

There are the following outbuildings, see floorplan for approx. sizes:

Steel Framed Portal Barn with integral kennelling and external runs (used for vendors own dogs), water and power supplies. This building may be suitable for the construction of internal stabling, if required.

Derelict Building

The Land comprises approximately 10 acres of dedicated pasture divided into **Three Main Paddocks**, one of which contains an attractive and **Substantial Lake**, which the vendors inform us is stocked with carp and has an abundance of wildlife and fabulous wild flowers. It is a really peaceful part of the property to enjoy nature. There is also a **Timber Summerhouse**.

IN ALL JUST OVER 11 ACRES
(About 5 Hectares)

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited **Bridge Farm** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

KENNELS/CATTERY FACILITIES

Kennel / Cattery Building with power and water supplies

Ground Floor

Entrance plumbing for washing machine, stairs to first floor, grooming parlour, electric shower, window

Three Double & Two Single Cattery Pens

Two Internal Kennels/Isolation Pens

Kitchen/Prep Room window, plumbing for washing machine, fitted units with worksurfaces, 1½ bowl sink with mixer tap

Barn with **Thirteen Internal Kennels** with **External Runs**, some double and some family sized

Reception Entrance windows to front and side, double doors to front car park area, kitchen area to one end.

First Floor Room currently utilised for storage, windows to three sides. Nb there are some sloping ceilings. This room could be suitable for a variety of uses subject to gaining the necessary consents.

Nb. The property is not being sold with the business included as a going concern, however the vendor would be prepared to consider this, by separate negotiation.

LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL
Council Tax Band C

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)
Energy Rating **D**

DIRECTIONS

From Sibsby Road (A16) turn right onto Fen Road and continue for one mile. Take a left turn onto Fen Lane. The property will be found after about ½ a mile, on the right hand side. There is No For Sale Board.

what3words **/// putter.smirking.vehicle**

VIEWING

Strictly by appointment only with the Agents
RURAL SCENE - TEL 01264 850700

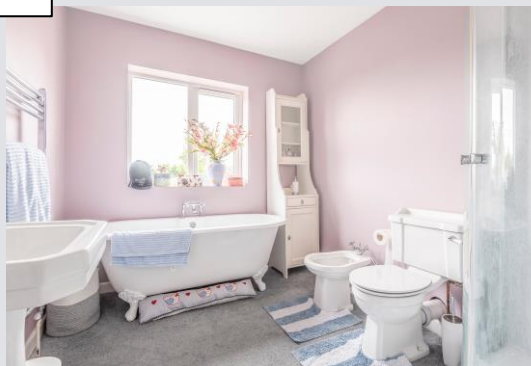
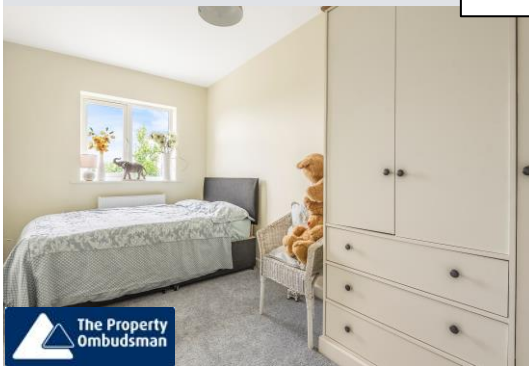
PRICE GUIDE

£ 895,000

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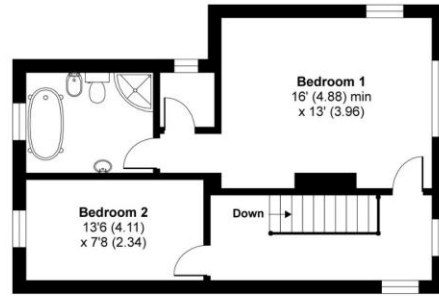
Annexe



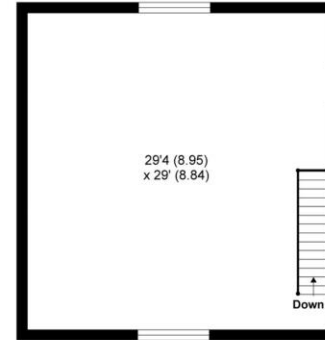
Bridge Farm, Fen Lane, Toynton All Saints, Spilsby, PE23

Approximate Area = 2952 sq ft / 274.2 sq m (Includes Annexe)

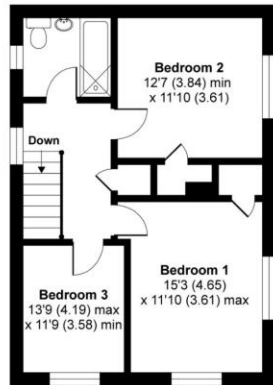
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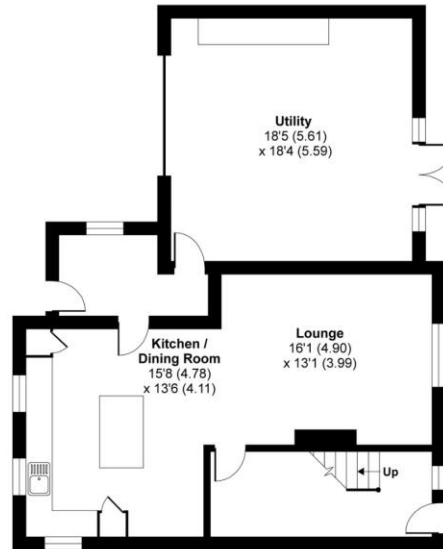
ANNEXE FIRST FLOOR



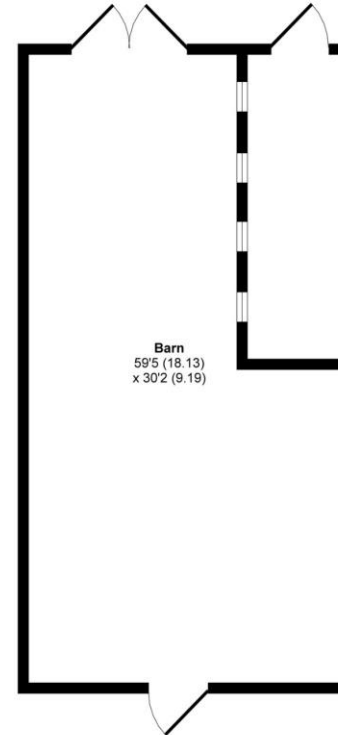
OUTBUILDING FIRST FLOOR



FIRST FLOOR

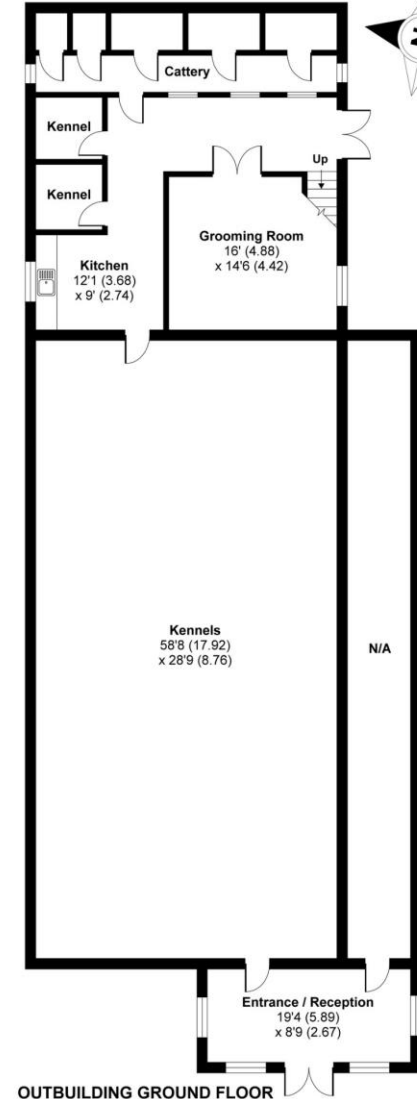
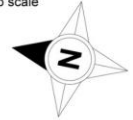


ANNEXE GROUND FLOOR

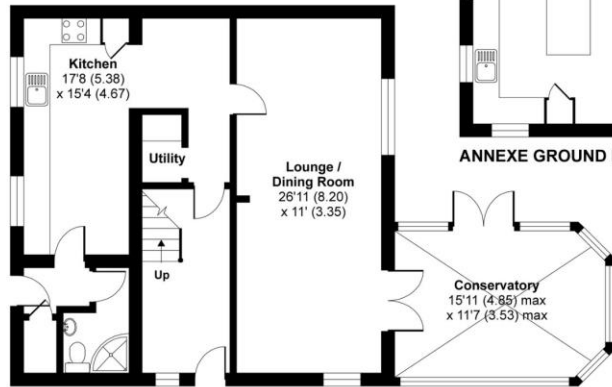


Approximate Area = 5372 sq ft / 499 sq m

For identification only - Not to scale



OUTBUILDING GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Rural Scene. REF: 720432

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