

ROOKERY BOARDING KENNELS Rookery Lane, Thornton Le Fen, Lincolnshire LN4 4YN Offers Over £700,000



- Detached Three Storey, Four / Five Bedroom House
 - Set In Approx. One Acre
- Currently Run As Boarding Kennels and Licensed For 53 Dogs
 - Large Barn and Kenneling
 - Rurally Situated Yet Close to Amenities

REF: AR7411

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Village of Gipse Bridge 1 mile • Coningsby 5miles • Boston 7 miles • Skegness 25 miles

A detached four / five bedroom family home laid out over three storeys, currently utilised as boarding kennels with a large barn and various kennel buildings with approx. one acre in a rural location

The property is set in a pleasant rural location surrounded by fenland and with no immediate neighbours. The current vendors use the property for boarding kennels and doggy day care. Accounts for the kennels business are available on request with permission of the vendor.

The village of Gipse Bridge has a general stores, junior school and church. The larger village of Coningsby is to the north and a wider range of shops, amenities and services can be found in Boston.

THE RESIDENCE

A detached house benefitting from oil fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The Main Entrance to the front of the residence has a door leading into the **Entrance Porch** with windows and doors to:

Reception Room with stairs to first floor, quarry tiled floor, two windows, coving to ceiling, door to:

Family Room with multifuel burner set in stone fireplace with tiled hearth, ceiling beams, window and door to:

Dining Room with window to side, laminate flooring, spotlighting, cupboard housing boiler, with glass cabinet above, door to:

Study with window and tiled flooring, door to front porch

From the dining room a door leads to the **Kitchen / Breakfast Room** fitted with a range of wall mounted and base units with wooden edge worksurfaces, space and plumbing for American style fridge/freezer, plumbing for dishwasher, integral electric oven and grill with electric hob and extractor over, tiled flooring and tiled splashbacks, spotlighting, windows to either side. A step from the kitchen leads to the **Rear Hallway** with door leading to: **Utility Room / Guest WC** with window, plumbing for washing machine, space for tumble dryer, WC and wash hand basin, tiled flooring and tiled walls, wall mounted units, rolled edge worksurfaces, space for white goods.

Rear Porch with window, door to outside, tiled flooring and tiled walls.

First Floor

Landing with window, access to loft space and stairs to second floor.

Bedroom One with windows to side and rear, door to **En Suite Shower Room** with electric shower in cubicle, wash hand basin and WC, feature floor covering.

Bedroom Three window to front with views to the open countryside.

Bedroom Four with window to front.

Dressing Room (Original Bedroom Five) with window to rear and radiator.

Family Bathroom window, bath with mixer tap and shower attachment, wash hand basin and WC.

Second Floor / Bedroom Two with window to rear, sloping ceilings, radiator and built-in storage cupboard.



OUTSIDE, OUTBUILDINGS & LAND

To the front of the property there is a driveway for vehicle parking and a mature garden, mainly laid to lawn with a variety of mature trees and shrubs. To the side of the residence there is a further garden comprising decked patio and lawned area and to the rear there are **Two Isolation Kennels** as well as **Two Timber Sheds** with useful **Log Store** behind., a further lawned area and a variety of trees and shrubs.

A gate at the side of the residence leads to the **Kennel Facilities** comprising:

Ten Kennels with runs.

Seven Dog Exercise Paddocks / External Runs.

A pedestrian gate leads to a further **Seven Kennels**, three of which are **Family Pens** with pebble frontage.

Large Kennel Building with kitchen area fitted with a range of wall mounted and base units with rolled edge worksurfaces, double sink with mixer taps, tiled flooring, space for washer / tumble dryer, windows to side and front, archway leading to internal **Fourteen Individual Dog Sleeping Quarters** with tiled flooring, (two small dog and 12 medium / large dog). All of these kennels are heated.

Three External Kennels with enclosed concrete yard to front utilised for doggy day care, changeover day / isolation kennels.

Reception Building (the current owners have an external feed sales shop), door and two windows to front, window to side, door to side leading to **Five Kennels** with internal pens and outside runs, enclosed lawn and yard to front.

The access lane is currently unadopted, the vendor helps maintain this lane and has done for the 17 years in residency. An Indemnity Insurance maybe recommended as no-one owns this lane.

There is additional parking / customer parking in front of the reception building.

There is a useful plot of the land to the left hand side of the house and kennels. Where there are:

Various Storage Containers and a **Useful Timber Barn** c. 66'9 x 23'3 (about 21.2m x 7m) with mostly concrete base and electricity, double doors to the front, with light and power.

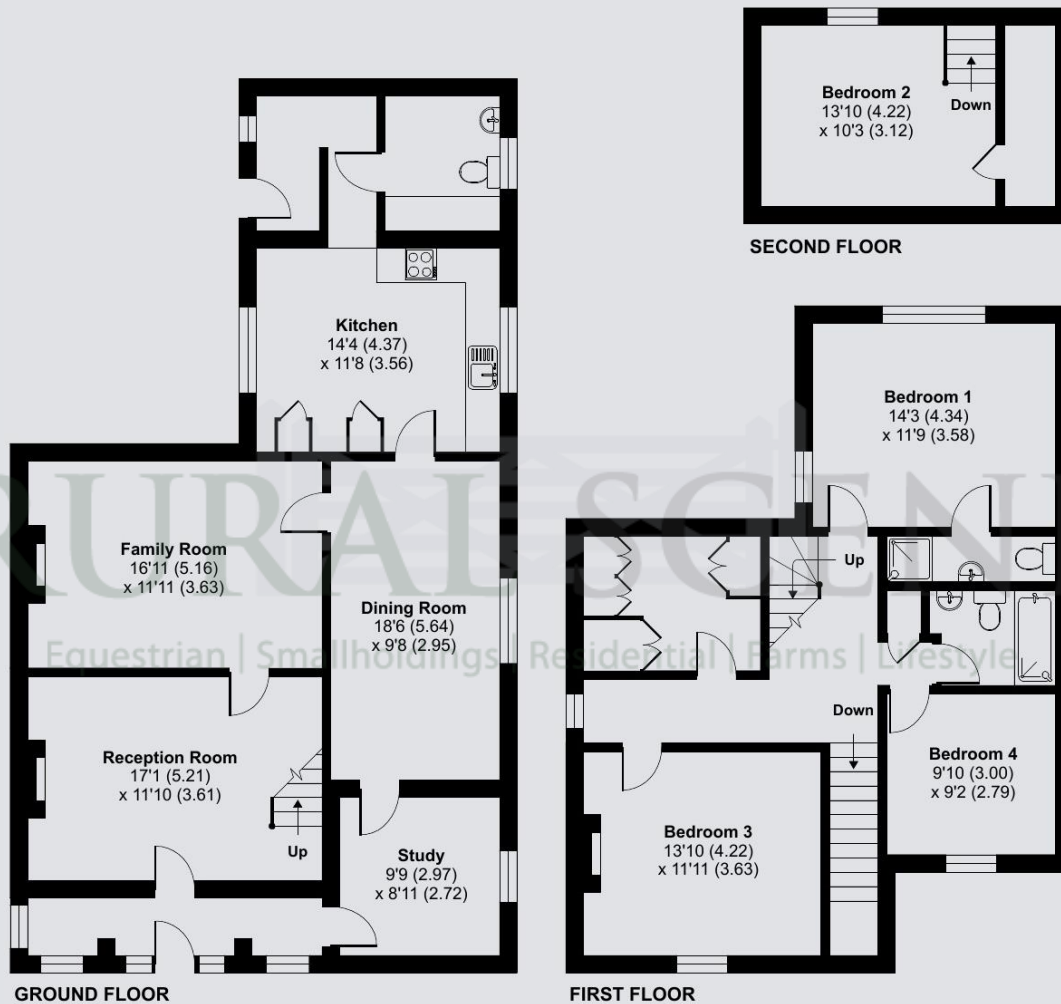
Adjoining Timber Shed / Store c. 23'3 x 12'9 (about 7m x 3.8m).

**IN ALL APPROX. 1 ACRE
(About 0.4 Hectares)**

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL

SERVICES

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

TENURE Freehold **ENERGY RATING** E **COUNCIL TAX** C

DIRECTIONS

From Boston, take the B1183 north to Frithville and turn left onto the B1184. Continue to Gipsey Bridge, turn right and after approx. 1 mile turn left into Rookery Lane. The property will be found on the right hand side identified by the Rookery Boarding Kennels sign.

what3words ///keen.streaks.fewer



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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 Rookery Boarding Kennels 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.

