

45 ASQUITH AVENUE Ealand, Scunthorpe, North Lincolnshire DN17 4JH

Offers in the region of £350,000



- Three Bedroom Semi-Detached House
- Approx. 4 Acres of Off-Lying Grazing Land with Six Stables, Hay Stores & Field Shelters
- Ample Parking with Space for a Horse Trailer
- Accessible Location ● Good Outriding

REF AR7709

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Crowle 2 miles • Scunthorpe 8 miles • Doncaster 16 miles • Sheffield 40 miles
Easy Access M180 J2

A three bedroom semi-detached home with approx. four acres of off-lying land with equestrian facilities including six stables, hay stores and field shelters, in an accessible location with good outriding

Ideal for equestrian enthusiasts with a good set of facilities located close to the property, it is now offered for sale due to a downsize.

Ealand is a small village situated within the Isle of Axholme. It has excellent accessibility to the wider roads network, being within approx. half a mile of the junction of the A161 and A18, as well as good rail links, with London being approx. 1.5 hrs by train from Doncaster railway station. It is also centrally located for the Equestrian Centres at Crowle, Misterton and Epworth to name but a few.

Crowle has a good community feel and local amenities that include two primary schools, secondary school, leisure centre, supermarkets and railway station.



THE RESIDENCE

A three bedroom semi-detached house with double-glazing and gas central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A **Front Door** leads into an **Entrance Hallway** with stairs rising to the **First Floor**. To the left a **Reception Room** has a bay window, wooden flooring and coal effect gas fire. A door leads through to the **Dining Room / Snug** which has part tiled/part carpeted flooring, a door to the **Downstairs Bathroom**, and is open-plan to the **Kitchen**.

The **Kitchen** is fitted with a range of wall and base units with rolled edge worksurfaces, with a 1½ bowl sink with mixer tap, integrated gas hob with extractor over, electric oven, tiled flooring and a door to outside.

The **Downstairs Bathroom** is fitted with a bath, wash hand basin, WC, electric shower in cubicle, heated towel rail, with tiled walls and floor.

To the **First Floor** a **Landing** gives access to **Three Bedrooms**. **Bedroom One** has a storage cupboard that houses the gas boiler, whilst **Bedroom Two** has fitted wardrobes.



OUTSIDE

To the front of the property there is a driveway with space for multiple vehicle parking including space for a horse trailer. A pathway around the side of the house gives access to the enclosed rear **Garden**, which has a **Concrete Yard Area** with **Two Timber Sheds** and a **Lawn** with a variety of tree and shrub borders.

OFF-LYING LAND & EQUESTRIAN FACILITIES

Located within a very short walk of the house and within sight of the property, the land is accessed via a galvanised gate from the road, with a track leading to the **Outbuildings**.

The stabling consists of **Three Separate Blocks** as follows:

Outbuilding One L-Shaped, timber built on a concrete yard, comprising **Three Stables**, two with rubber matting, and a **Hay Store**, with **Turnout Area**

Outbuilding Two timber built, comprising **Two Stables** with enclosed **Turnout Area** to the front.

Outbuilding Three timber built, comprising **One Stable** with enclosed **Turnout Area** to the front.

There are number of **Further Timber Outbuildings/Hay Stores/Field Shelters**.

The Land is fairly flat/gently sloping and subdivided with post and rail or electric tape fencing, into a number of manageable grazing paddocks.

Nb The Vendor informs us that there is currently one livery in situ at the yard, generating c. £1,000 per annum, for the use of one $\frac{3}{4}$ acre paddock and field shelter. This arrangement could continue if the new owner so wished.

There are no mains services to the land. Rainwater collection tanks are located on some of the outbuildings.

There is also a **Large Poultry Enclosure**.

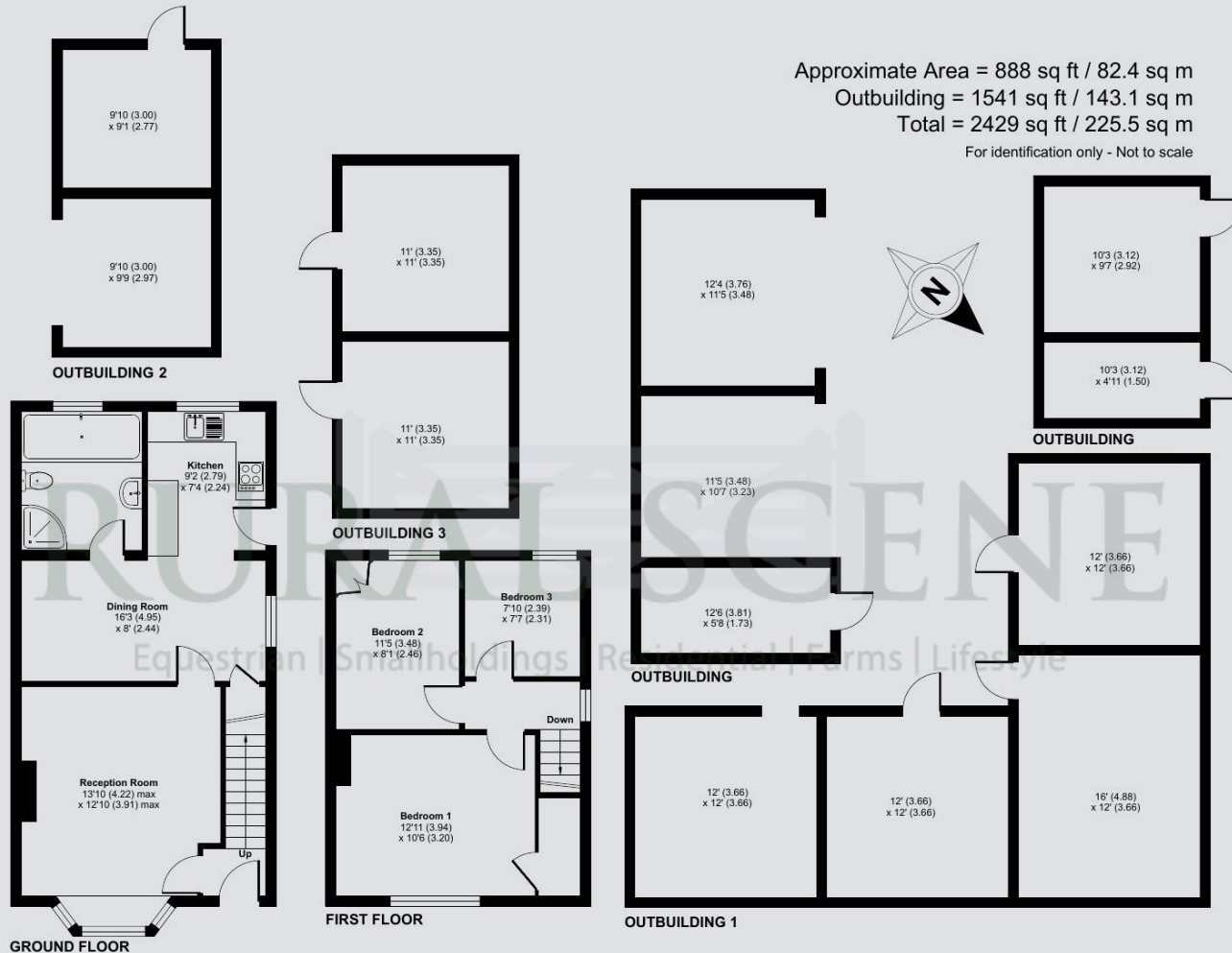
IN ALL APPROX. 4 ACRES
(About 1.6 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

NORTH LINCOLNSHIRE COUNCIL

SERVICES

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

TENURE Freehold ENERGY RATING D COUNCIL TAX A

DIRECTIONS

From the M180 J2 follow the A161 for approx. 1.5 miles, the turn right onto New Trent Street. Turn right onto Bonny Hall Road and the property will be found on the right-hand side. There is no For Sale board. The off-lying land is slightly further on, on the left-hand side.

what3words /// certified.micro.bagels

Nb. The vendors would be prepared to sell the land and equestrian facilities separately at offers in the region of £165,000. Further details available on request.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Rural Scene. REF: 1096894



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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 45 ASQUITH AVENUE 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.

