



- Spacious Detached Three Bedroom House
 - Ideal for Private Equestrian Use
- Two Loose Boxes and Hay/Feed Stores (on skids)
- Popular Village Location ● Ample Off-Road Parking
 - Set In Just Under 1.4 Acres

GENERAL AND SITUATION

Approximate Distances:

Louth 3 miles • Cleethorpes 12 miles • Grimsby 13 miles • Market Rasen 15 miles
Lincoln 30 miles

A spacious detached three bedroom home, set in just under 1.4 acres with two stables and paddock grazing, in a popular village location.

The property is ideally suited to private equestrian use, with fenced paddock grazing and two stables on skids. There is ample parking with space for a horsebox/trailer if required and pleasant gardens. The property has been utilised by the current vendors to keep their two ponies and is now offered for sale due to a downsize. The vendor informs us there is access to good bridleway hacking within a short distance of the house.

Located in the popular and accessible village of Fotherby, the property is within easy access of the A16 giving good access to the wider road network. The nearby town of Louth offers a good range of facilities including health services, retail outlets, banking and a range of schooling, including a popular grammar school, as well as numerous leisure and recreational venues

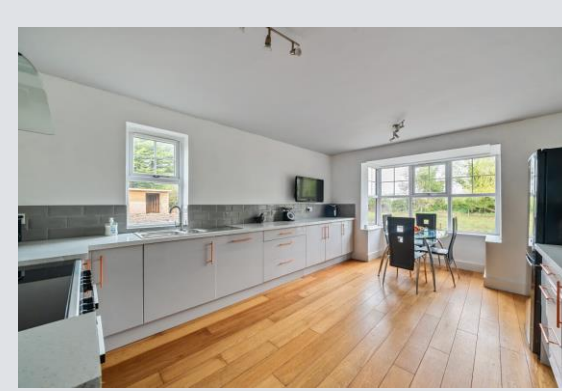
THE RESIDENCE

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

A **Front Door** to the front of the property leads into an **Entrance Hallway**, which has stairs rising to the **First Floor** with understairs storage cupboard and wooden flooring. To the left-hand side there is a comfortable **Lounge** with a continuation of the wooden flooring, a bay window and double patio doors to the side garden decking area. The focal fireplace has a multi-fuel burner set in a brick fireplace.

To the right of the **Entrance Hall** is the **Kitchen Diner**, again with wooden flooring, which has recently been fitted with a range of contemporary units with worksurfaces. There is space for a free-standing fridge freezer. There is a Beko electric range cooker with extractor over, integrated dishwasher and 1½ bowl sink with mixer tap and splashback. This room leads onto a **Pantry** with fitted shelving, that gives access to a **Utility Room** with a further door back to the **Hallway**. This room houses the oil-fired boiler and has a sink with mixer tap, plumbing for a washing machine and a door to a **Rear Porch** which has a door to outside, and a door to the **Downstairs Shower Room** which is fitted with a wash hand basin, WC and electric shower in cubicle.

To the **First Floor**, off the **Landing** there are **Three Bedrooms**, one of which has fitted wardrobes to one wall, a **Bathroom** fitted with a bath with shower over and shower screen, WC, wash hand basin and heated towel rail. Also on the first floor is a **Separate WC** with a wash hand basin.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached from the main road via a shared driveway over which there is a right of access. The driveway leads around to the rear of the house where a five-bar gate leads to a rear **Parking Area**.

Formal Gardens are set to the front and side of the house and are mainly laid to lawn. To the side of the house there is a pleasant **Decked Seating Area**.

To the rear of the house there is a **Double Field Shelter** (on skids) currently utilised as a hay and feed store. Across to the right of the house there are **Two Timber Stables** (on skids) with an adjoining **Hay Store**.

To one side and the front of the house the **Paddock Grazing** is partly post and rail fenced to the boundaries and is generally flat. There is an **Outside Tap**.

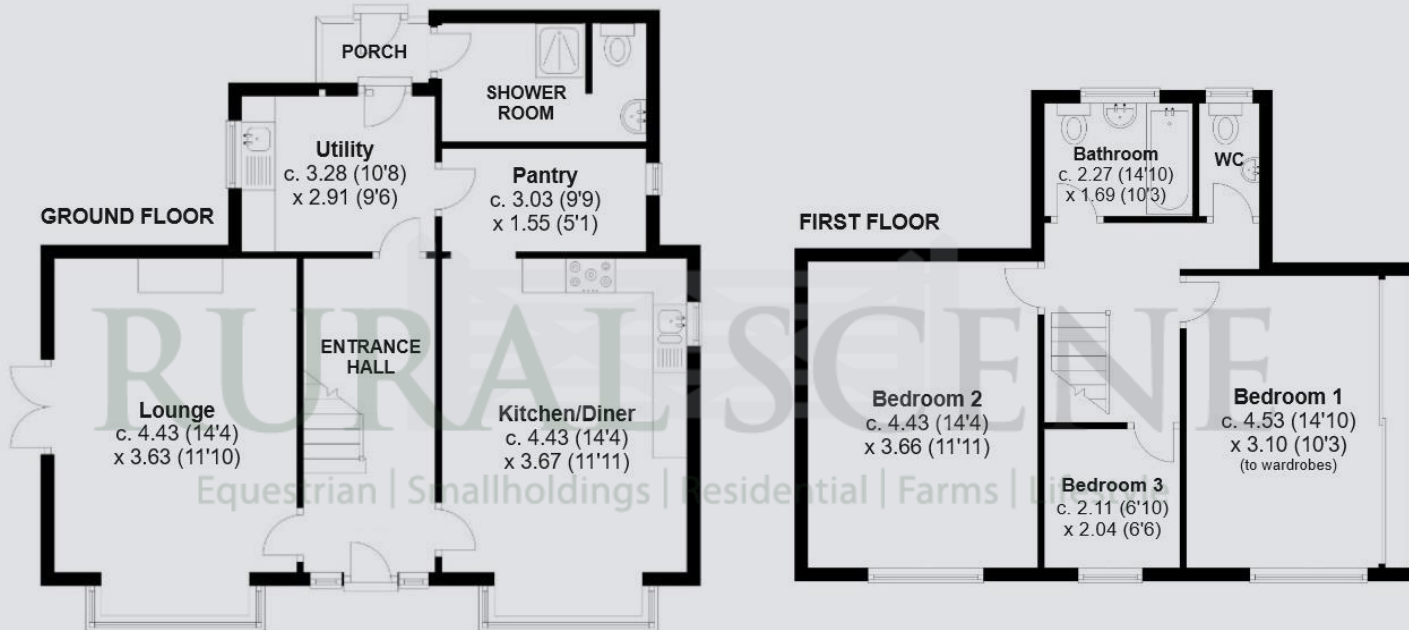
IN ALL JUST UNDER 1.4 ACRES
(About 0.56 Hectare)

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS 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 Grimsby Road / A16 turn right onto Louth Road and continue along until you see the signage for 'Style Furniture' on the left-hand side. Turn left into this driveway and follow it around to the right, where you will reach the five-bar gate at the entrance to Mayfield. There is No For Sale board.

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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 MAYFIELD 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.

