

# THE PADDOCKS South Drove, Quadring Fen, Spalding, Lincolnshire PE11 4QX Price Guide £695,000



- A Detached Four Bedroom Family Home
  - Stabling and Barns
  - Ideal for Private Equestrian Use
- Scope for Further Development (Subject to the Necessary Planning Permissions)
- Set In Approx. 11 Acres

REF AR5503

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle



## GENERAL AND SITUATION

Approximate Distances:

Pinchbeck 6 miles • Spalding 8 miles • Boston 12 miles • Bourne 14 miles  
• Grantham 22 miles • Peterborough 28 miles  
Easy access to A52, A15 and A17

A four bedroom detached family home with a range of stabling, barns and paddocks set in approx. eleven acres

The property is set in approx. 11 acres with grazing split into manageable paddocks, and offers a range of stabling for ten horses, space for a manege (STPC) plus two storage barns. There are formal gardens and multiple vehicle parking including suitable access for a horsebox.

The vendors currently utilise the property for their own horses and dogs and have in the past, offered livery.

The property is situated in an accessible, rural location, yet is only eight miles from the market town of Spalding which has a vibrant and busy town centre, including a number of independent and unique shops, as well as many well known High Street retailers.

## THE RESIDENCE

A detached house mainly double glazed and with oil-fired central heating.

There is the following accommodation, please refer to the attached floor plan for approx. room sizes:

### Ground Floor

**Entrance Porch** door to front, two windows to front, double doors leading to:

**Inner Hall** radiator, coving to ceiling, fitted cloak cupboard, stairs rising to first floor, under stairs storage cupboard.

**Family Room / Office** window to rear, radiator.

**Reception Room** windows to front and side, sliding doors to rear, fireplace with electric fire (may be available by separate negotiation), two radiators.

**Kitchen / Dining Room** window to rear, a range of wall and base units with rolled edge work surfaces, 1½ bowl stainless steel sink with mixer tap, tiled splashbacks, integrated electric cooker with extractor over, space for fridge freezer, plumbing for dishwasher, radiator.

**Side Entrance** door to outside.

**Cloakroom** window to rear, wash hand basin, WC, radiator.

**Utility Room** window to front, range of wall and base units, rolled edge worksurfaces, space for tumble dryer, plumbing for washing machine, single drainer stainless steel sink unit, radiator.

### First Floor

**Landing** access to loft space above.

**Bedroom One** window to front, fitted mirrored wardrobes, radiator. **En Suite** window to rear, wash hand basin, bath with electric shower over, WC, extractor and radiator.







**Bedroom Two** window to front, radiator.

**Bedroom Three** window to rear, radiator.

**Bedroom Four** window to front, radiator.

**Family Bathroom** window to rear, bath, shower in cubicle, wash hand basin, WC, tank in airing cupboard, tiled walls and tiled floor, extractor.

### OUTSIDE, OUTBUILDINGS & LAND

To the front of the property there is an 'in and out' driveway which is gated to either side providing multiple vehicle parking. There are formal gardens to the front, rear and side of the property. The front gardens are mainly laid to lawn with a variety of mature trees and shrubs. A pedestrian gate gives access to the rear of the property, where there is a further large lawned garden area, a **Decked Patio Area** and a:

**Hobby Room / Dog Grooming Parlour / Home Office / Gym** with a window to side, double glazed sliding doors to front, electric dog shower with tiled splashbacks.

**Pool** (available by separate negotiation) electric heat pump.

Double gates from the garden at the side, lead to the Equestrian Facilities, which also have a second gated access directly from the road.

There are the following outbuildings with approx. sizes:

**Outbuilding One** benefitting from power and light incorporating **Two Tack Rooms , Six Stables and Feed Store.**

**Attached Hay Barn**

There is a fenced off area, formerly with Planning Permission for a manege (work commenced / drains in).

**Outbuilding Two** benefitting from power and light incorporating **Four Stables, Tack Room / Workshop**

Between the two outbuildings is a concrete yard area.

The land is divided into fairly level paddocks with post and rail fencing and a water supply to each.

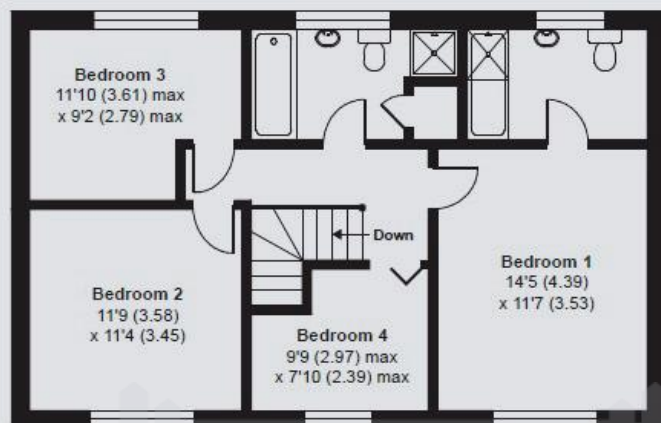
**IN ALL APPROX. 11 ACRES  
(About 4.4 Hectares)**

NB. The vendors inform us that there is a wayleave for Western Power, further details are available from the vendors solicitors.

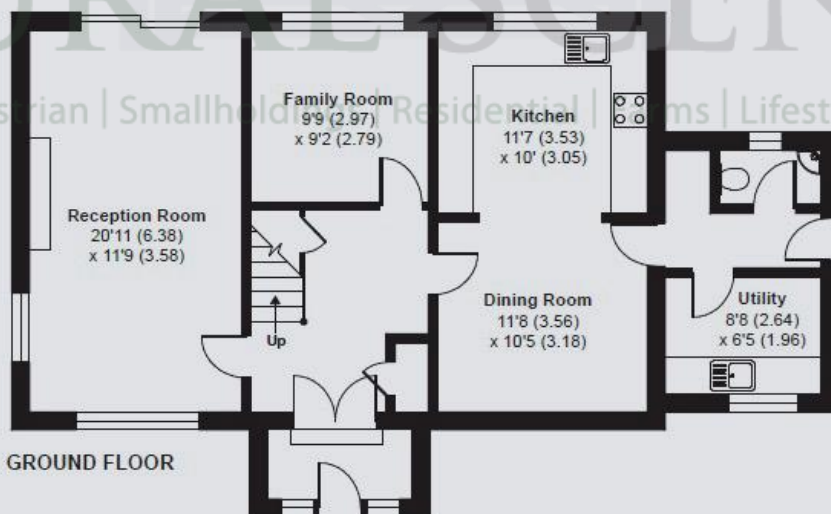
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FIRST FLOOR



GROUND FLOOR

## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

SOUTH HOLLAND 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 D COUNCIL TAX C

## DIRECTIONS

From the A52 at Donington, take the third exit off of the roundabout onto the A152 Station Road. Take a third right turn, onto Malting Lane and follow this road, which becomes Ingrove. Ingrove turns to the left and becomes Bulls Bank, from here take a slight right turn onto Quadring Bank and then right onto South Drove. Continue on, over the crossroads with Beck Bank, passing a white house on the right hand side, followed by a red brick house. The Paddocks is the next house on this right hand side, identified by a house sign.

what3words ///juggles.lamppost.whirlpool

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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 **The Paddocks** 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.