

DUCKTHORPE GRANGE West End Lane, Marsh Chapel, Grimsby DN36 5TN Price Guide £649,500



- Charming Detached Four Bedroom Barn Conversion
 - Ideally Suited to Equestrian Enthusiasts
- Barns, Stables, Tack / Feed Room and Paddock Grazing
- Approx. 5 Acres In All
- Formal Front and Rear Gardens
- Ample Parking with Space For Horse Box / Trailer
- No Upward Chain

REF: AR7983

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Marsh Chapel under 1 mile • Grainthorpe 2 miles • Louth 11 miles • Cleethorpes 11 miles

A charming detached four bedroom barn conversion with barns, stabling, tack / feed room and paddock grazing land set in approx. 5 acres, offered for sale with no upward chain.

The property would be ideal as a private equestrian home although it has previously been used for bed and breakfast enterprise.

The property is in a rural location with few near neighbours and has views over the surrounding farmland. The village of Marsh Chapel benefits from a primary school, village shop, Post Office and village hall. There are many country walks and excellent local hacking. The Donna Nook Seal Colony is in close proximity and the nearest town of Louth offers a full range of services and amenities.

THE RESIDENCE

A four bedroom detached barn conversion filled with original features and character throughout, finished to a high standard with the benefit of double glazing and oil fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

Ground Floor

An oak front door leads into the **Entrance Hallway** with oak flooring, hand crafted staircase, exposed brick walls and archways, door to:

Reception Room offering a spacious lounge and dining area. The dining area has oak flooring, partially exposed brick walls, window to front and exposed ceiling beams. The lounge area is carpeted and has an open fireplace with composite steel surround, mantle and slate hearth, oak shelving to one side within the chimney recess. Double doors lead to:

Garden Room with doors and windows overlooking the rear courtyard, exposed ceiling beam and exposed brickwork. Oak flooring and door to kitchen.

Snug a cosy room with windows to front and side, log burner with brick surround, mantle and stone hearth and backing, exposed beams to ceiling, door to:

Farmhouse Style Kitchen with a range of wall and base units with worksurfaces, integrated appliances including fridge, separate freezer, dishwasher, Rangemaster cooker with LPG hob and electric ovens below and extractor, double bowl sink with mixer tap and tiled splashbacks, tiled flooring, door to:

Utility Room with a range of wall and base units with rolled edge worksurfaces, part tiled walls / splashbacks, useful built-in shoe cupboard, double bowl sink with mixer tap, oil fired boiler, plumbing for washing machine, space for tumble dryer, stable door to rear courtyard.

From the garden room there is an **Inner Hallway** giving access to:

Bedroom Four with fitted wardrobes and walk in storage cupboard.

Bathroom with three piece suite including bath with electric shower over, wash hand basin and WC, laminate flooring and part tiled walls.





There is a fantastic versatile light and airy **Games Room** (former wagon shed) now an additional room within the main residence with two sets of double doors to the rear courtyard, laminate flooring and window to front.

First Floor

Landing galleried style with windows to front and rear, farmhouse style built-in cupboards offering ample storage, (one cupboard housing the hot water tank)

Three Double Bedrooms all with Ensuite **Shower Rooms**. Bedrooms One and Two with windows to side and front, Bedroom Three overlooks the rear of the property



OUTSIDE, OUTBUILDINGS & LAND

The property is approached off West End Lane via a gravelled driveway which gives access to the front, side and rear of the property and offers ample off street parking. To the front of the property the formal gardens are laid to lawn with shrub borders. To the rear there is a block paved courtyard with double gates leading to the side driveway. There is a further garden area at the rear with an orchard planted with apple and plum trees, lawned area with trees and shrubs, vegetable patch and fruit cage.



NB: The neighbouring farmer has access over the driveway to access his barn and field to the left of the driveway.

The **Outbuildings** within the courtyard include:

An **Attached Feed / Tack Room** with power and lighting.

Barn incorporating **Two Stables** with power and lighting.

Barn / Workshop with power and lighting, sliding door, space for 3½ ton horse box, door to integral workshop with WC, and shower room (shower not currently connected).



The **Land** lies beyond the formal gardens at the rear and is generally level pastureland and includes **Paddock One** with water supply, enclosed by hedging with a gate leading to **Paddock Two** with hedged boundary and five bar timber gate leading to **Additional Grazing Land** which is currently sub divided by post and electric taping into three manageable sized paddocks with a ring fenced boundary. The vendors intention was to place an arena in the lower field and this still could be an option subject to planning permissions and consents.



**IN ALL APPROX. 5 ACRES
(About 2 Hectares)**

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST LYNDSEY DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, LPG GAS (for range cooker), SOLAR PANELS (owned by the property), TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX C

DIRECTIONS

From Ludborough bypass (A16) head south on Pear Tree Lane and after approx. 2 1/2 miles continue onto Bull Bank and after approx. 4 miles turn left onto Church Lane. Continue for about a mile and turn left onto West End Lane and Duckthorpe Grange is the property the first property on the left hand side.

what3words ///handfuls.nuggets.requested

Approximate Area = 2830 sq ft / 263 sq m
 Outbuilding = 2771 sq ft / 257 sq m
 Total = 5601sq ft / 520 sq m
 For identification only - Not to scale



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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 Duckthorpe Grange 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.