



- Spacious Detached Four Bed Former Farmhouse • Set in Approx. 20 Acres
 - Excellent Range of Outbuildings with Scope for Conversion (STPC)
 - Currently Utilised for Equestrian and Canine Purposes (Dog Rescue)
- Stabling, Barns, Tack Room, Office, Mobile Home, Manège & Paddock Grazing,
- Lovely Formal Gardens • Ample Off-Road Parking inc. Space for Horse Box, Boat, Trailer etc.
 - Potential for a Wide Variety of Uses



GENERAL AND SITUATION

Approximate Distances:

Collingham 1.5 miles • Newark 8.5 miles • Lincoln 14 miles • Nottingham 30 miles

Close proximity of A1 and A46 road links

A spacious, detached, four bedroom former farmhouse, set in approx. 20 acres, in a beautiful rural location, with good equestrian facilities, formal gardens, a fantastic range of outbuildings with scope to develop further (stpc) and ample vehicle parking.

A fabulous opportunity to acquire this spacious, detached former farmhouse, currently utilised as a family home and dog rescue charity, that also offers a range of equestrian facilities including stables, manège and paddock grazing. There are spectacular views from the property, including a splendid view of Lincoln Cathedral. This lovely property is now offered for sale as the current vendors are wishing to downsize.

Collingham is a village on the River Trent and the A1133 road, just off the A46. It provides a good range of local services which include a Co-op Supermarket, coffee shop, pub, various take aways, doctors' surgery, butchers and Post Office. There is a railway station with services to Newark, Nottingham, Lincoln and London Kings Cross. The larger nearby town of Newark and the City of Lincoln offer a full range of services and amenities.

The property is centrally located for a number of major show centres including Arena UK and Newbold Verdon, to name but a few.



THE RESIDENCE

A four bedroom detached 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.

Ground Floor

An **Entrance Porch** leads on into the **Hallway**, which has stairs leading to the first floor and a useful understairs cupboard.

A door to the left leads into a spacious **Kitchen/Dining Room** which is the real hub of the property, with windows to three elevations, a range of white wall and base units with rolled edge work surfaces, 1½ bowl sink with mixer tap and tiled splashbacks and tiled flooring, integrated electric oven, grill, and hob, oil-fired Aga, space and plumbing for washing machine, beams to ceiling, and double doors to outside.



A door to the right from the **Hallway** leads to the **Reception/Dining Room** which has windows to two elevations, wood effect laminate flooring, an open fireplace (currently not in use) with exposed brick surround and part brick chimney breast, and a door leading to the **Living Room**.

The **Living Room** has a bay window allowing lots of natural light into the room. There are exposed ceiling beams and wooden effect flooring. The focal point of this room is the open fireplace with cast iron grate, tiled insert and ornate wooden surround with marble style hearth.

From the **Reception Room** a door leads to the **Utility Room** with butler sink, oil-fired boiler, space and plumbing for washing machine, a door to outside and a door to a **Snug** which is a versatile space, with two windows and exposed ceiling beams.





There is an **Inner Hallway** leading on to a **Shower Room** with window to side, fitted three-piece suite comprising shower cubicle, wash hand basin and WC, tiled flooring, tiled walls, heated towel rail and ceiling beams, and a **Study/Office** with two windows.

First Floor

The **Landing** has a **Walk-In Laundry/Airing Cupboard** and access to the loft space. There are doors to:

Principle Bedroom One with window to front, **Walk-In Wardrobe** and **Ensuite Bathroom** fitted with three-piece suite comprising freestanding, rolled edge claw foot bath, wash hand basin and WC, tiled walls, tiled flooring and extractor fan.

Bedroom Two with dual aspect windows and open archway leading into **Dressing Area**.

Bedroom Three with window and exposed ceiling beams.

Bedroom Four with window and some sloping ceilings.

A **Shower Room** comprising three-piece suite including shower cubicle, wash hand basin and WC, spot lighting to ceiling, tiled walls, tiled flooring and heated towel rail.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached initially via a driveway from the road which whilst owned by the property, also gives vehicular access for neighbouring High Park Lodge. This in turn leads into a private section of driveway, which is also a public bridleway, and then turns to the left, through double wrought iron gates and on to the residence and outbuildings.

There are formal gardens located to three sides of the house which are mainly laid to lawn with a **Wooded Area** comprising a variety of mature tree and shrubs and a **Pond**. The gardens offer a high degree of privacy.



There are the following outbuildings and equestrian facilities, please refer to the floorplan for layout and approx. sizes.

Manège c. 40 x 20m with sand and rubber surface, post and rail fencing and solar lighting.

Crew Yard and Barn Stabling (Outbuilding Two) with covered space to park a 7.5 tonne horse box, **Seven IAE Internal Stables** and a **Foaling Stable**, **Tack Room** with wood burner, cold water supply and a door to the front driveway.



From the crew yard, a large door leads into a **Brick and Pantile Building** with original flagstone flooring. In the Agent's opinion this could offer scope for further residential accommodation, subject to gaining the necessary planning permissions and consents. The vendor informs us this building has been re-roofed.



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Lorry Barn useful lorry store and workshop with inspection pit.

A door leads to a **Dog Grooming Room** with specialist **Dog Hydrotherapy Pool** part of the dog rescue charity.

There is also a **Feedstore** with an archway to an **Office Area** with a window and brick flooring. A **WC** with wash hand basin and stairs to a versatile **First Floor Office/Teaching Room**, with dual aspect windows, electric heaters and a high ceiling with beams.

NB There is 3 phase electricity connected to the above outbuildings. In the agent's opinion there is scope for conversion into guest accommodation e.g. Air BnB (subject to any necessary consents etc).



Open Bay Cart Shed brick built

Barn (Outbuilding One) with **Mezzanine Storage Area** currently used for the dog rescue, with various rooms including former grooming room, office, shop, prep kitchen, stores and isolation kennel. This barn offers scope/space for more internal stables, if required.

There are **Various Kennels** and **Outside Runs** located on the site (see floorplan)

Secure Dog Exercise Paddock

Two Bedroom Mobile Home in situ, benefiting from water and LPG supply. Ideal for groom/staff accommodation. Nb this is not linked into the septic tank.



The majority of the **Paddock Grazing** is located on the same site as the house and is mainly level pastureland with a timber **Field Shelter**.

There is some additional grazing land located across the driveway/bridleway, which has post and rail fenced boundaries plus a **Round Pen** and various **Field Shelters**. There is also a further **Secure Dog Paddock**.

IN ALL APPROX. 20 ACRES
(About 8.1 Hectares)



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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

NEWARK AND SHERWARD DISTRICT COUNCIL

SERVICES

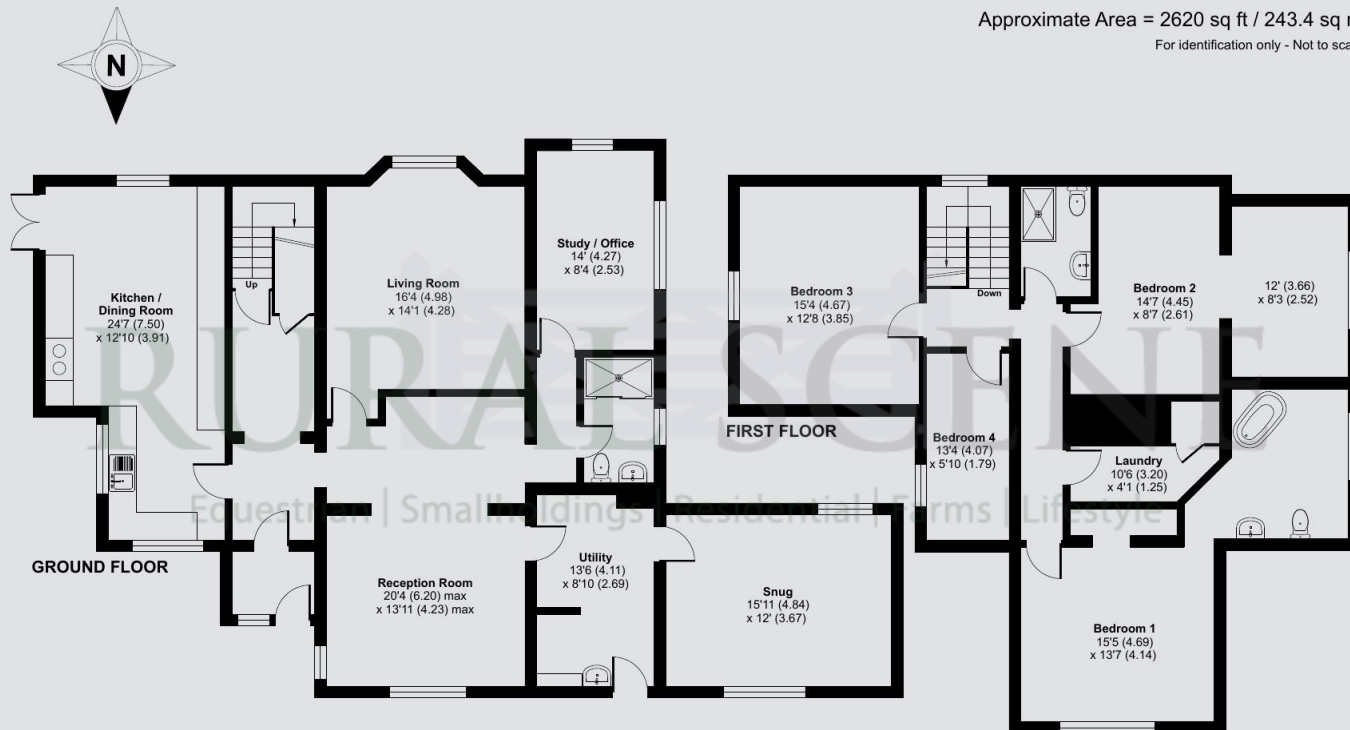
MAINS ELECTRICITY (with 3 phase supply to some outbuildings), PRIVATE WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, BROADBAND (connected and available subject to normal transfer regulations)

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

DIRECTIONS

From the A46 Hykeham roundabout, continue on the A46 for approx. 2 miles. After the Halfway House roundabout take the 2nd exit and stay on the A46. After approx. 0.5 miles take a right turn onto Newark Road and after approx. 1 mile turn left onto Collingham Road. Collingham Road becomes Swinderby Road and the driveway to the property is located on the left-hand side. There is no For Sale board, but the property has its own signage.

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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 **High Park Farm** 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.



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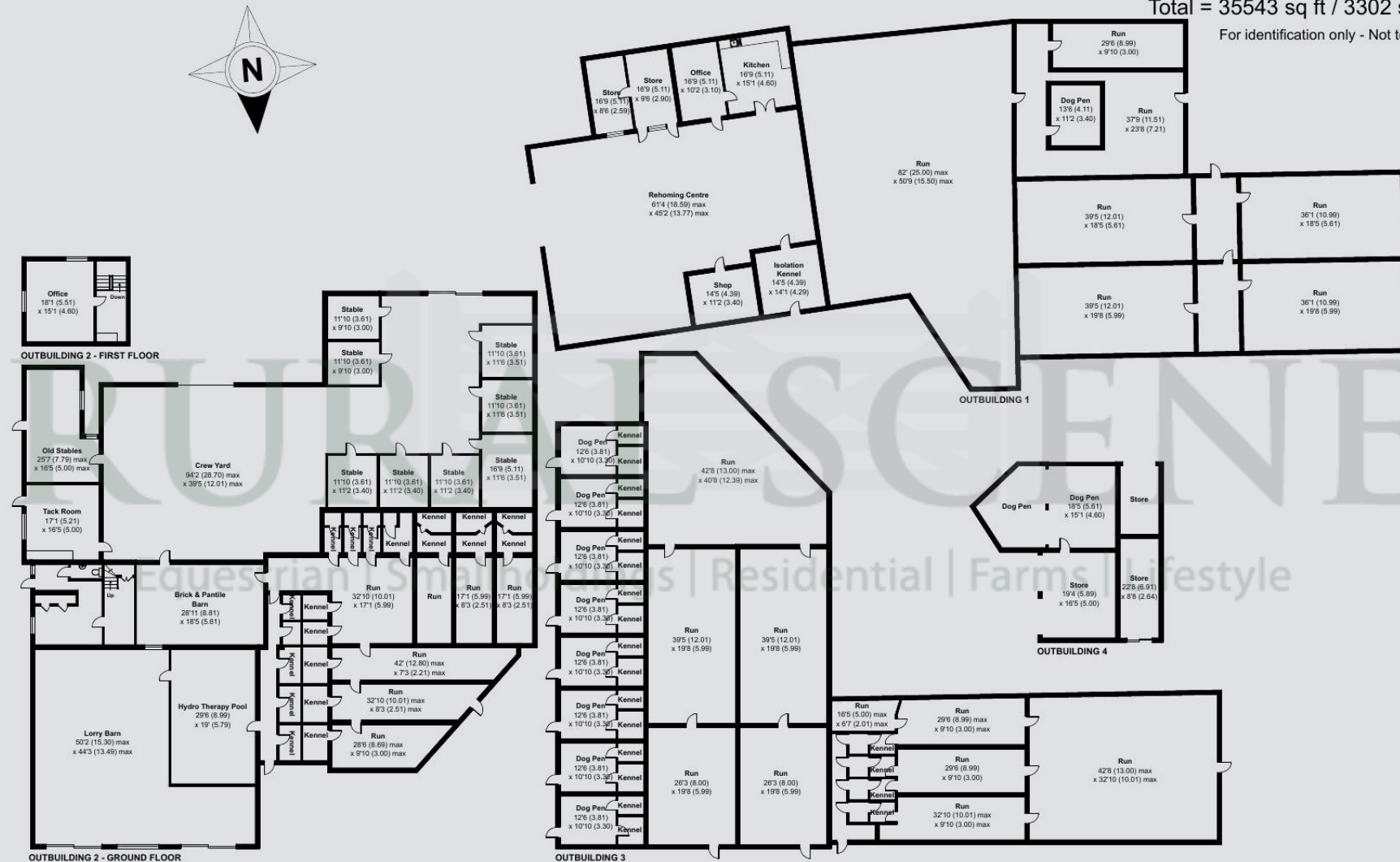
HIGH PARK FARM Swinderby Road, Collingham, Newark, Nottinghamshire NG23 7NZ FLOORPLAN - Ref AR8209

Approximate Area = 2620 sq ft / 243.4 sq m

Outbuilding(s) = 32923 sq ft / 3058.6 sq m

Total = 35543 sq ft / 3302 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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