



- Substantial Seven Bedroom Detached House (Currently Utilised as Two Properties)
 - Extended, Reconfigured and Upgraded by the Current Owner
- Ideal For Private Equestrian Use ● Barn, Stables, Manège and Paddock Grazing
 - Ample Parking inc. Space for Horse Lorry / Trailer
 - Open Countryside Views ● Just Over 5 Acres in All



GENERAL AND SITUATION

Approximate Distances:

North Kyme and Billinghay 2 miles • Sleaford 10 miles • Horncastle 15 miles • Boston 18 miles
Lincoln 20 miles • Grantham 24 miles • Easy Access to A17

A substantial seven bedroom house, currently configured for multi-generational living, set in approx. 5 acres with a good range of equestrian facilities and ample parking, in lovely rural location.

The house, which has been extended and undergone significant upgrading and reconfiguration by the current owner, is currently divided into two separate dwellings to accommodate two families and their dogs, cats and horses. The property has a range of private equestrian facilities to the rear comprising stables, tack/feed room, barn, manège, paddocks and field shelter. There are formal gardens to the front, side and rear and ample parking including space for a horse lorry/trailer.

This property certainly offers potential for a great deal of flexibility and diversity of use (subject to any necessary permissions/ consents).

Located in a rural position with open views and only a few near neighbours, there is a nearby shop, pub and takeaway. Billinghay is the nearest village with local amenities including a school and doctors' surgery. We are also informed that there are quiet country lanes for good outriding. Sleaford is the nearest market town and provides a good range of facilities and amenities.



THE RESIDENCES

A beautifully presented, neutral and fully modernised large family home, benefitting from oil-fired central heating (oil tank replaced July 2025), double glazing and solar panels. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

RESIDENCE ONE

The front door leads into the **Entrance Porch** which has tiled flooring and leads through to the **Hallway**, which has stairs rising off to the **First Floor**. To the left there is a **Reception Room** which is ideal for use as a **Snug/ Further Sitting Room**.

A door leads into another spacious **Reception Room** with dual aspect windows and focal fireplace with log burner and tiled hearth. Double doors leads into a small **Conservatory** with tile effect floor covering and a door leading out to the gardens.

Straight on from the **Hallway** is an I-shaped **Inner Hallway** leading to a **Utility Room**, newly fitted with a range of wall and base mounted units with rolled edge work surfaces, tile effect floor covering, space for a tall fridge freezer, plumbing for a washing machine and space for a tumble drier. Off the **Utility** is a **Guest WC** with a continuation of the flooring from the utility room, wash hand basin in vanity unit and WC. There is also a storage cupboard with shelving.





From the **Rear Hallway** a door leads through to the new extension, which is utilised as a fabulous **Kitchen Dining Room**, a real hub of this home. It is fitted with a range of contemporary wall and base units with rolled edge work surfaces and has a 1½ bowl sink with mixer tap, electric Rangemaster cooker (which may be available by separate negotiation) with extractor hood over, integrated appliances comprising dishwasher, microwave and fridge. There is a **Walk-in Pantry** Cupboard with shelving, a continuation of the tile effect flooring, windows to two aspects, a skylight, and bi-folding doors overlooking and leading out to, the rear garden and patio.

The **Rear Entrance Porch** has a storage cupboard, skylight and continuation of the tiled effect flooring.



To the **First Floor**, the **Landing** gives access to loft space above, has a tank cupboard and leads to **Four Bedrooms**. **Bedroom One** is to the front of the house and has an **Ensuite** comprising wash hand basin in vanity unit and WC, heated towel rail and double storage cupboard with shelves. **Bedroom Two** is also front facing with fitted wardrobes to one wall, whilst **Bedrooms Three** and **Four** are at the rear of the house.

The **Family Bathroom** has been recently refitted with a bath with shower off taps, separate shower with seat, WC, wash hand basin in vanity unit, wood effect vinyl flooring and extractor fan.



RESIDENCE TWO



An entrance to the rear of the house leads into a **Utility/Boot Room** which has plumbing for a washing machine, space for a tumble drier, a range of wall and base units with rolled edge work surfaces, sink unit with mixer tap, space for fridge freezer and laminate flooring.

The **Kitchen** has been recently refitted with a range of wall and base units with rolled edge work surfaces, 1½ bowl sink with mixer tap and further boiling water tap. There are integrated appliances comprising oven and grill, electric hob, Lamona microwave and fridge.

An open-plan **Reception Room** is currently utilised as a spacious **Lounge Diner** and has three front windows which let in a superb amount of natural light. This room leads into an **Inner Hallway**, which has a useful storage cupboard, stairs rising off to the first floor, door leading outside to the side elevation and door to a **Guest WC** with a wash hand basin and WC, tiled splash backs and tile effect flooring covering.

To the **First Floor** there are **Three Generous Bedrooms**, two of which have fitted wardrobes, the other being utilised as an **Office**.

The **Family Bathroom** has a bath with shower over and shower screen, as well as a separate shower cubicle, wash hand basin in vanity unit with mirror above and speakers and a WC. There is tiling to the walls, wood effect vinyl flooring, a heated towel rail and an extractor fan.



OUTSIDE, OUTBUILDINGS & LAND

To the front of the property there is off road parking for multiple cars, and a driveway to the right-hand side of the house with additional parking. To either side of the property there is a gated pedestrian access to the rear gardens.

To the rear of the house there is a newly erected **Greenhouse, Workshop and Garden Shed**, and there is an extensive **Patio**, ideal for entertaining, with the gardens continuing out beyond and mainly laid to lawn with some **Raised Vegetable Beds**.

The **Equestrian Facilities** lie beyond the rear garden and comprise:

Barn with lighting, water and electricity supplies, with a large door to the front.

L-Shaped Timber Stable Yard with **Four Stables** plus a middle/corner **Stable**, currently fitted out as a **Tack/Feed Room**. The yard benefits from water, power and LED lighting and has a concrete base and further stoned **Parking Area**.

Manège c. 40m x 20m with a recently added rubber surface.

Mobile Field Shelter on a concrete base (divided into 2 sections) which could be utilised as **Two Further Stables** if required. There is a **Second Field Shelter** which is available by separate negotiation.

The **Land** is divided into **Two Level Paddocks** with post and rail fencing and could be easily subdivided further.

There is an additional gate at the front of the land which provides tractor/ horse box access.

* The vendors inform us that the stable block and double field shelter had new roofs in October 2024.

IN ALL APPROX. 5.1 ACRES
(About 2 Hectares)

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

NORTH KESTIVEN DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, SOLAR PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

COUNCIL TAX G

ENERGY RATING BOTH PROPERTIES RATED D

DIRECTIONS

From Sleaford take the A153 and proceed through the villages of Anwick and North Kyme. Travel towards Billinghay and then turn right, signposted North Kyme Fen. Continue along Twelve Foot Bank. The property will then be found on the left-hand side.
There is no for sale board.

what3words /// soup.sprouts.refrained

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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 **POPLAR 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.



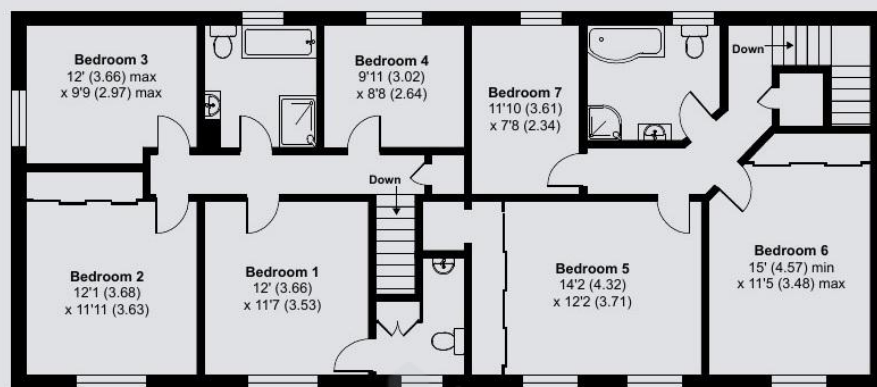
RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

Approximate Area = 3438 sq ft / 319.3 sq m

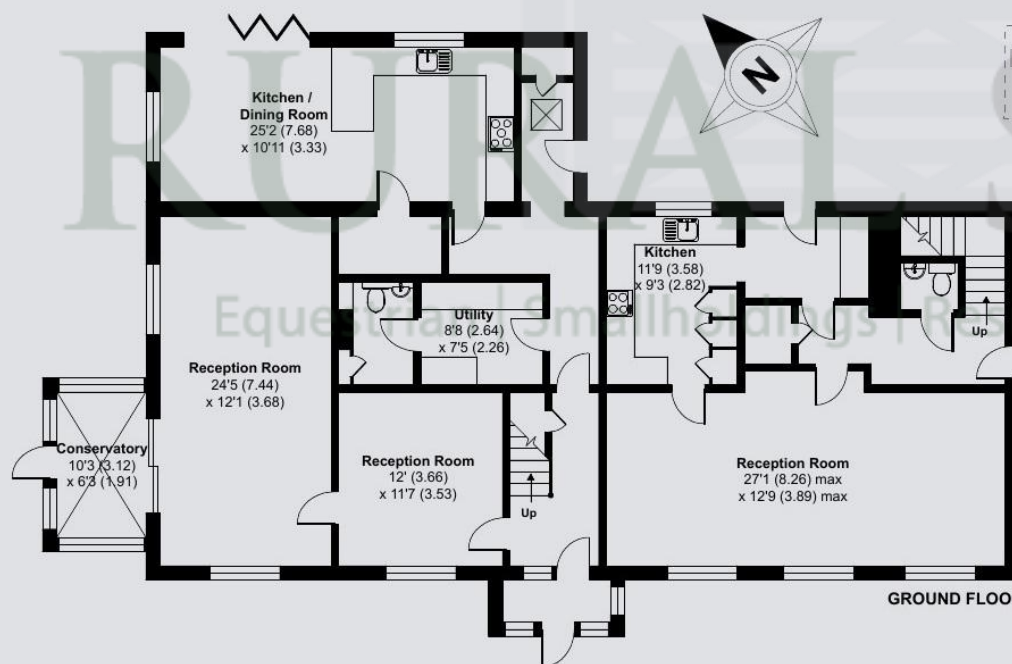
Outbuilding = 1975 sq ft / 183.4 sq m

Total = 5413 sq ft / 502.8 sq m

For identification only - Not to scale

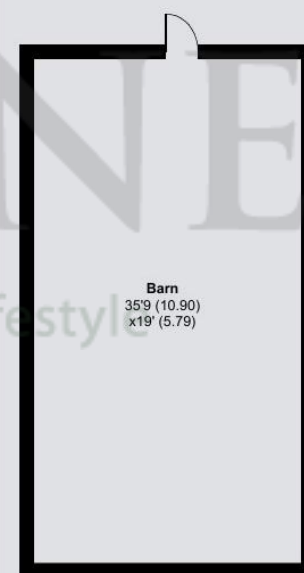
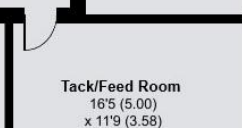
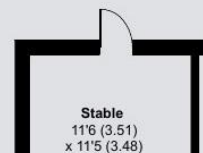
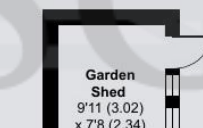
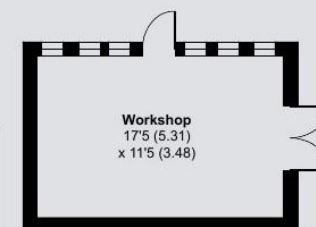
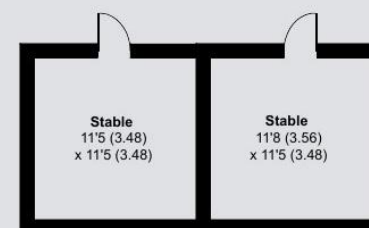


FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Rural Scene. REF: 1293694

RURAL SCENE

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