

MUSK Station Road, Old Leake, Boston, Lincolnshire PE22 9QQ

Price Guide £575,000



- A Three Bedroomed Detached Bungalow Set In Just Under 4.5 Acres
- Ideal Private Equestrian Home Having Stables, Barn, Workshop, Small Manège and Winter Turnout
 - Post and Rail Paddock Grazing
 - Two Bedroom Static Caravan
 - Formal Gardens and Driveway for Vehicle Parking

REF AR7262

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Old Leake 2 miles • Spilsby 10 miles • Skegness (coast) 15 miles

A spacious three bedroom detached bungalow set in just under 4.5 acres of gardens and grazing land, ideally suited for use as a private equestrian home, having a range of stabling, barn, workshop, small manège, winter turnout and post and railed paddock grazing.

The property is situated on the outskirts of Old Leake, a small rural community with a village inn, junior and senior schooling, village stores, post office, church, doctors' surgery and community centre. A wider range of amenities and services will be found in Boston, whilst the property is within easy access of the popular coastal resort of Skegness to the north. There is a regular bus service into Boston and Skegness.

There is good hacking along the local lanes and farm tracks with access to bridleways. For affiliated competitions Sheepgate Equestrian Centre is easily accessible, with Laughton Manor (BHT,BD,BSJA & Unaff.) approx. 31 miles, and both Arena UK (BSJA & Unaff.) and Sissons Farm (BD & Unaff. SJ/Dressage) just over 39 miles away.

The property is utilised as a family home and the vendors have kept horses over their years of ownership. The property is now for sale due to a downsize.

THE RESIDENCE

A spacious three bedroom detached bungalow benefiting from double glazing and oil-fired central heating. The vendors advise that a new boiler unit was fitted in 2023. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A recessed **Porch Area** with half glazed external door leads into a central hallway.

The bedrooms are situated to the front of the house. **Bedroom One** has a bay window to front aspect and folding doors to walk in wardrobe/dressing area, with clothes rail to one wall and open shelving and an **Ensuite** with panelled jacuzzi bath, wash hand basin, WC, spot lighting to ceiling, tiled walls and tiled flooring.

Bedroom Two has a front aspect bay window, **Bedroom Three** has a side aspect window and is currently utilised as **Office**.

The **Shower Room** comprises a spacious rectangular shower cube with glass sliding door and glass sides, wash hand basin and WC, with tile effect vinyl flooring and extractor fan.

The Hallway leads into a **Formal Dining Room**, which could equally be used as snug or office and has a door to the **Utility Room**, and access to the **Loft Space** via a drop down ladder which is part boarded and has a window. This could offer scope for an additional room subject to PP and regulations.

Double doors from the **Dining Room** lead into the generous **Lounge** which has patio doors leading out to the rear patio and garden, and double doors into the **Kitchen**.





The open plan **Kitchen/Dining Room** has a kitchen area comprising a range of fitted wooden wall and base units and breakfast bar with dark granite effect worksurfaces, one and a half bowl stainless steel sink with splashback, a Calor Gas Rangemaster oven with extractor hood, space for a fridge freezer and plumbing for a dishwasher. The dining area has a bay window and doors to the rear overlooking the gardens, stables, paddocks, and views to the Wolds beyond.

The **Utility Room** has a spacious fitted cupboard, space for chest freezer, dark granite effect laminate splashback and work surface with plumbing for washing machine and tumble drier and a glazed external door to outside and side aspect window. Archway to Kitchen and door to dining room.



OUTSIDE, OUTBUILDINGS & LAND

The property has two access driveways from the road. The main drive passes to the left side of the bungalow, on past the rear gardens to the stables and paddocks, and swings to the left, past a **Glazed Shed** (used as a **Hay Store**). A second entrance drive leads up the side of neighbouring property directly to the paddocks and links up with the main access.

The front garden is laid to lawn with some mature shrubs and flowerbeds. To the rear there is a concrete **Patio** with brick edging with a perimeter fence, and a **Greenhouse**. There is also an area of lawn with a small fishpond.



The **Stable Yard** is timber built with a corrugated roof (which the vendor informs us was replaced in 2024), supplied and erected by Withington Hill. There are **Two Stables**, measuring c.4.8m x 3.5m (15'9 x 11'6) and c.4.7m x 3.5m (15'5 x 11'6)

To the rear of the stable yard there is a **Winter Turnout Area**, and **Two Storage Barns/Tack Feed Room/Workshops**, in total c.9.9 m x 3.6m (32'6 x 11'10)

There is a **Covered/Wash Down Area** c.3.6m x 2.3m (11'10 x 7'7) with power and water connected, that could also be used as a small stable if required, which leads out to the paddocks.

Manège c. 30m x 15m with post and four rail fenced perimeter, grass surface, large metal paddock gate and floodlighting.



Also on site is a **Europa Cypress Two Bedroom Static Caravan** c. 9.8m x 3.0m (32' x 10') with Calor Gas central heating, electricity, water and klyargestor connected. The caravan is set on a concrete foundation with a path and composite balcony, balustrades and skirting

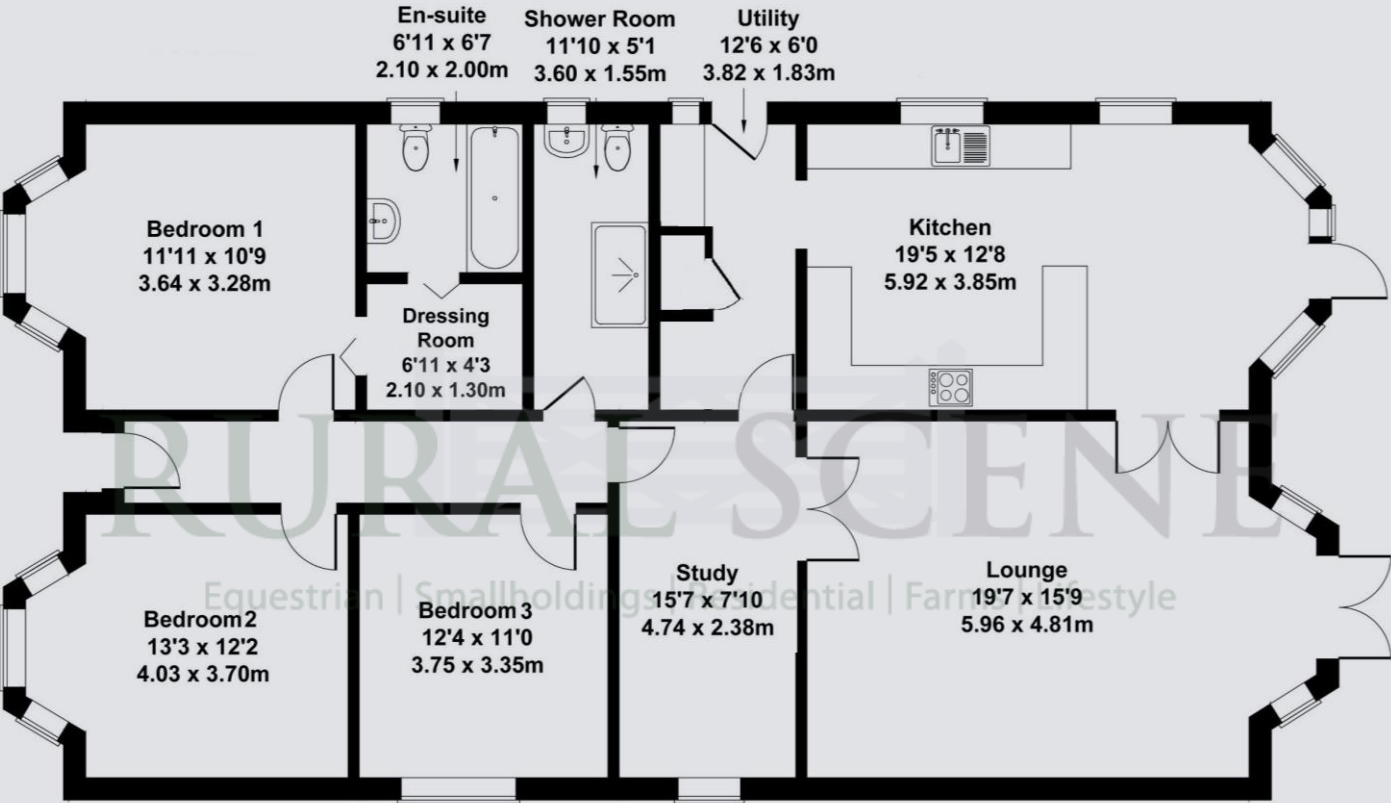
There are **Two Paddocks** that wrap around the stables and a further **Four Paddocks** form an L-shape beyond. All the paddocks have large metal paddock gates, perimeter, dividing post and rail fencing and electric rope.



IN ALL APPROX. 4.3 ACRES
(About 1.7 Hectares)

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Approximate Gross Internal Area
1561 sq ft - 145 sq m

Not to Scale. Produced by The Plan Portal 2025
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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

BOSTON BOROUGH COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, OIL-FIRED
CENTRAL HEATING with pressurised hot water system,
BROADBAND (connected and available subject to normal
transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX D

DIRECTIONS

Follow the A16 onto Sibsey Road and continue for approx. 3.5
miles. Take a right turn onto Station Road, signposted B1184.
After approx. 1 mile turn left onto Hobhole Bank, continue for
about a mile, then turn right onto Forty Foot Lane. After approx.
half a mile continue along Pain Lane and turn left onto Sandiford
Lane. Take a right turn onto Station Road and the property is
located on the left-hand side, there is no For Sale board.

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