

2 WHEATMERE DROVE Low Fulney, Spalding, Lincolnshire PE12 6NA

Offers in the Region of £500,000



- A Three Bedroomed Semi -Detached House Set In Just Under 5.5 Acres
 - Ideal for Equestrian Use or Smallholding Use
- Outbuildings Including Stabling, Feed & Tack Rooms, Hay Barn, Manège, Round Pen & Field Shelter
 - Paddock Grazing Land
 - Barn Used as a Party Room/ Playroom/Office
 - Static Caravan Available By Separate Negotiation

REF AR8570

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:
Spalding 2 miles • Boston 15 miles • Peterborough 17 miles
Easy access to A16 & A17

A three bedroomed semi-detached home set in just under 5.5 acres with extensive equestrian facilities, off-road parking with space for multiple cars including horse box/trailer and formal gardens, in an accessible location.

The property is currently utilised as a family home for the vendor and her wide array of animals and offers equestrian facilities that include loose boxes, feed/tack rooms, hay barn, manège, round pen and paddock grazing land. A static caravan is currently situated on the site which could be available by separate negotiation.

The property is located in Low Fulney, a hamlet located southeast of the market town of Spalding, which offers extensive facilities and amenities. The larger towns of Peterborough and Boston are easily accessible, and there are good road links via the A16 & A17.

THE RESIDENCE

A three bedroom semi-detached house benefitting from majority double-glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** leads into an **L-shaped Hallway** which has tiled flooring, an understairs storage cupboard and stairs leads off to the **First Floor**. To the right, a **Utility Room** has a range of fitted wall and base units with rolled edge work surfaces, a one and a half bowl sink with mixer tap and tiled splash backs, tiled flooring and a window.

To the left off the **Hallway**, the **Bathroom** comprises a jacuzzi style bath with shower unit over, wash hand basin in vanity unit and WC. The walls and floor are tiled and there are two heated towel rails and a window.

The **Lounge** has a front facing window, laminate flooring and a fireplace recess (no fire) with decorative fire surround.

The **Breakfast/Kitchen Room** has a range of fitted wall and base units with wooden work surfaces, fitted breakfast bar, tiled splash backs, a sink unit with mixer tap, Beko range style cooker, with gas hob and electric oven below and Neff extractor above, space for a free-standing fridge freezer and tiled flooring. A door leads through into the **Conservatory** which has double doors to outside and windows to three sides. The oil-fired boiler is located here.

To the **First Floor** the **Landing** has a window and loft access. Doors lead off to the **Three Well-proportioned Bedrooms**. **Bedroom One** having a front aspect window, **Bedroom Two** having a rear aspect window, and **Bedroom Three** dual aspect windows to the rear and side elevations.





OUTSIDE

The property is accessed from Kellet Gate via Wheatmere Drove. There is vehicular and pedestrian right of way along the roadway through the property, for the benefit of three neighbouring properties. A public bridleway runs along the same roadway.

Electric gates leads into a gravelled car parking area to the front and side of the property, where there is parking for multiple vehicles, including space for horsebox/trailer, if required.

To the rear of the house there are rear gardens, mainly laid to lawn.

A **Large Barn** is currently utilised as a **Party Room/Playroom/ Office Space** but offers potential for a variety of different uses including conversion to an **Annexe**, subject to gaining any necessary planning permission/consents.

The **Barn** has stone flooring and a **Kitchen Area** to one end comprises a range of wall and base units with rolled edge work surfaces, one and a half bowl sink with mixer tap and tiled splash backs, gas hob, electric oven and grill. Doors lead into an **Office Room**, and a **Shower Room** with electric shower in cubicle, wash hand basin, WC, plumbing for a washing machine with space for a tumble dryer above, tiled flooring and a window. There are **Two Mezzanine Floors**, one accessed via a spiral staircase



OUTBUILDINGS, EQUESTRIAN FACILITIES & LAND

The **Equestrian Facilities** comprise the following:

Yard (outbuilding 1 & 2 on floorplan) Accessed via double five-bar gates, providing a range of **Horse And Pony Timber Stabling** (including mare and foal stables), **Haybarn** and **Tack Room**. A central passage leads to the rear paddock grazing land.

Timber Barn used as a **Dog Wash Room**.

Round Pen c. 15 m diameter

Manège c. 60 x 40 m (slightly irregular shaped) with floodlights.

The **Paddock Grazing Land** is predominantly flat with boundary fencing and is divided into two main enclosures. The paddock to the left-hand side of the access track has a **Field Shelter** (outbuilding 3). The principal area is to the east of the yard and outbuildings.



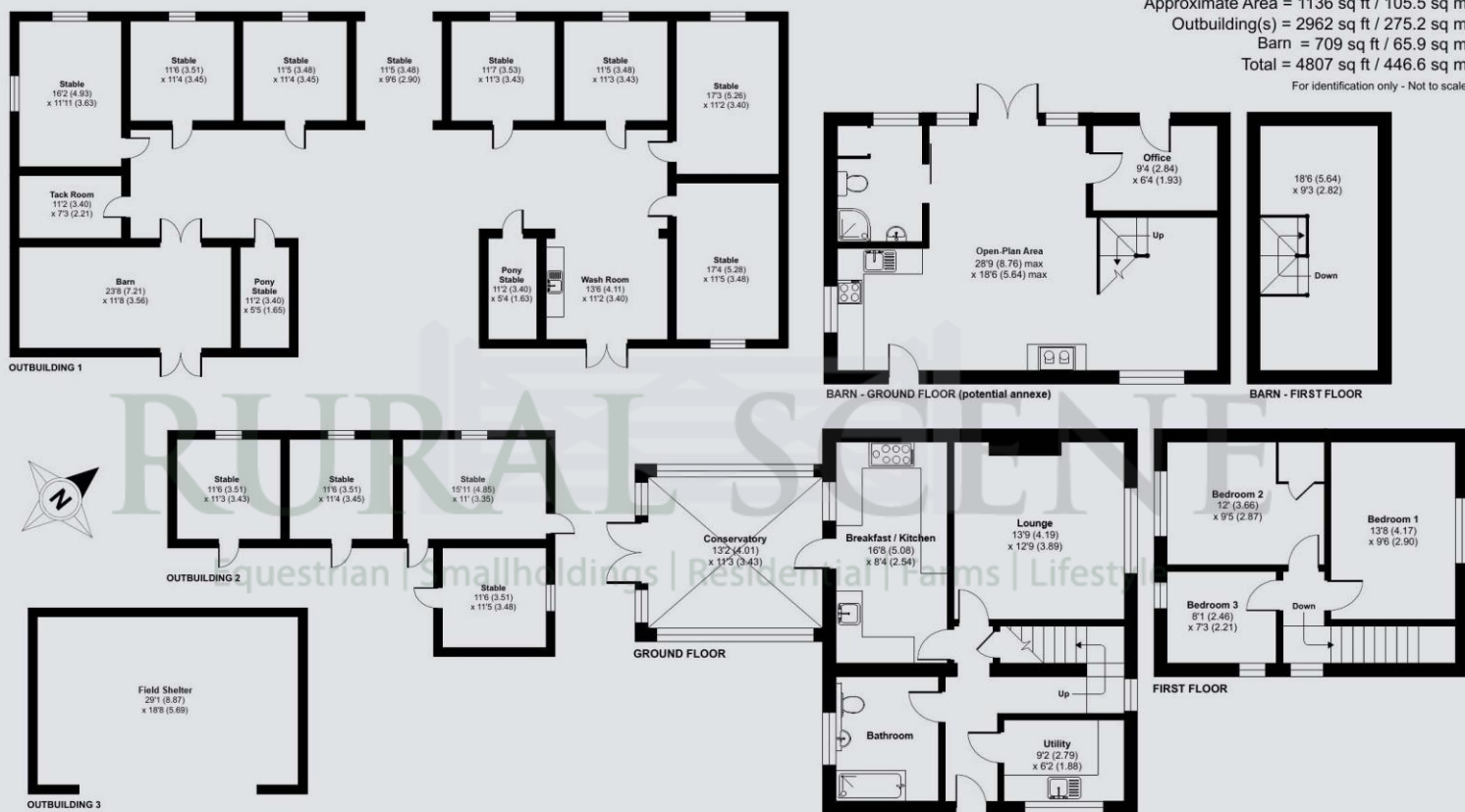
A **Static Caravan** currently in situ is currently contracted to Sykes Cottages, but could be available by separate negotiation.

IN ALL APPROX. 5.5 ACRES
(About 2.2 Hectares)

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01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





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)

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DIRECTIONS

From the A16 Cowbit Road, take a right turn onto Mill Drove North which becomes Fulney Drove. Take a left turn, and then right turn onto Kellet Gate. Turn right off Kellet Gate onto Wheatmere Drove and then continue to the electric gate at the bottom.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Rural Scene. REF: 1374823

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Rural Scene have visited 2 WHEATMERE DROVE 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.

