



- Spacious Detached Five Bedroom Family Home
- Excellent Equestrian Facilities inc. Manège, Stabling, Tack and Feed Rooms
  - Level Grazing Paddocks
- In All Just Over 3 Acres of Gardens and Paddock Land
- Private Yet Accessible Location Close to the Motorway Network





## GENERAL AND SITUATION

Approximate Distances:

Epworth 2.5 miles • Scunthorpe 9.5 miles • Doncaster 17 miles • Rotherham 33 miles  
Easy access to M180, M62 & A1 (M) motorways

A spacious detached five bedroom private equestrian home, set in just over three acres, with an excellent range of equestrian facilities inc. stables, manège and grazing paddocks, in a rural location with excellent access to the roads network.

Rose Cottage is a fantastic and extremely spacious five bedroomed detached private equestrian home. Set in just over three acres of gardens and grounds the property is beautifully presented, with lovely formal gardens to the front and rear and ample vehicle parking, including space for a horse box etc.. The fine array of equestrian facilities includes ten stables, feed room, implement store, tack room and c. 50m x 25m manège. The property has been utilised as a family home by the current vendors, and it has been a base for the daughter's showjumping horses. It is now offered for sale with no upward chain as the owners are moving abroad.

Belton is a popular commuter village lying south of the M180 (J2). It has a good range of amenities including a pre-school nursery, primary school, church, shops, Post Office, food outlets, pubs and community facilities, as well as offering beautiful surrounding countryside for walking and horse riding. For those competition riders who are travelling to the major show centres around the country, the excellent motorway network will be extremely beneficial.



## THE RESIDENCE

A spacious five bedroom family home benefitting from oil-fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The front door leads into an **Entrance Porch** has tiled flooring and a useful cloak/storage cupboard. Double doors lead into the **Entrance Hallway**, which also has tiled flooring and exposed ceiling beams and timbers. Stairs rise to the first floor.

To the left via an archway opening is a cosy **Reception Room** used as a **Snug** which has a window overlooking the driveway and countryside beyond. There are exposed ceiling beams and a focal fireplace with multi-fuel burner on a stone hearth.

To the right of the **Hallway** there is a very spacious and airy **Lounge/Diner** which is a superb entertaining and family space. This room offers an open fireplace with tiled hearth and insert and wooden fire surround, front and side aspect windows, and patio doors leading out to the rear patio area and gardens. The extensive room can accommodate a large dining table, three-piece suite and other large furniture if required.

The **Kitchen/Breakfast Room** is also located to the rear of the cottage and is well appointed with a range of fitted wall and base units and display cabinets, with work surfaces, single drainer sink with mixer tap and integrated electric hob, oven and grill, with extractor over. There is space for other appliances including an American-style fridge freezer (available by separate negotiation) integrated dishwasher and space for a washing machine. There is tiled flooring and a fitted breakfast table with four matching chairs. To the rear a door leads into a **Boiler Room** which houses the oil-fired boiler, with additional storage cupboards and a continuation of the tiled flooring. Off this there is a **Cloakroom** with wash hand basin and WC.







To the first floor there are **Four Double Bedrooms** all with fitted furniture, and a **Single Bedroom**, currently utilised as an **Office**.

The **Principal Bedroom** has a range of matching fitted furniture consisting of dressing table, drawers, wardrobes and bedside tables, and an **Ensuite** comprising wash hand basin, WC and shower cubicle, with tile effect floor covering, spot lighting and an extractor.

**Bedroom Two** is particularly spacious having a separate **Sitting/Dressing Area**.

Completing the **First Floor**, the **Family Bathroom** has a whirlpool bath, wash hand basin, WC and separate shower in cubicle. There are tiled splashbacks, tile effect floor covering, dado rail with wooden panelling below, spot lighting and a useful fitted store cupboard.



## OUTSIDE, OUTBUILDINGS & LAND

To the front of the residence there is a gravelled driveway with parking for multiple vehicles, plus there is a second entrance driveway where the current vendor parks both a 7.5 tonne and 3.5 tonne horsebox.

There are lawned gardens to the front of the house with established trees. To the rear is a further formal garden which is very private and has a patio, gravel borders, a lawn and a variety of mature trees and shrubs.

From the main driveway at the front wooden farm gates lead round to the rear, where there is a **Detached Garage** with an electric roller shutter door and personal door. Within the garage is a **Tack Room** with plumbing and space for an industrial washing machine (available by separate negotiation)



## EQUESTRIAN FACILITIES

Beyond the rear garden are the equestrian facilities, please refer to the floorplan for approx. sizes.

**Purpose-Built Stable Block** with **Twelve Stables** (six to each side of the concrete yard) one of which is currently being used as a **Feed Room**, and another now used as an **Implement Store** but previously a **Wash Box**. Nb some of the stables have rubber matting. The central yard area has a covered cross-tie station with rubber matting and **Solarium** (available by negotiation) .

Behind the stables is a **Hard Standing Area** which has been used as **Winter Turnout Area**.

A five bar gate from the stable yard leads to a **Muck Heap** and on into the **Rear Paddock**.

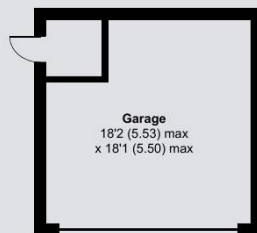
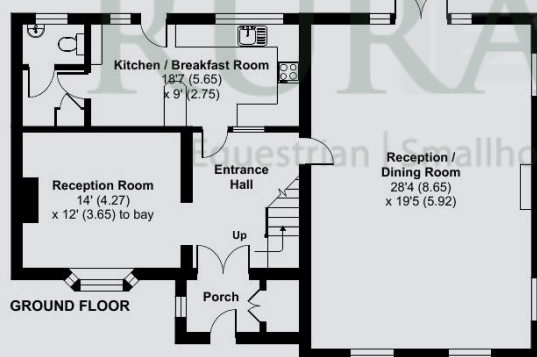
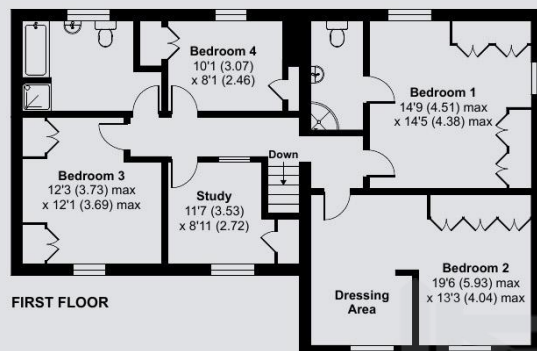
At the front of the stable yard, there are double five bar gates that leading into a **Manège** approx. 50m x 25 m which has a Fibre Lok synthetic surface (Sports Premix), which is a high-grade silica sand blended with Sportsfibre, and post and rail surround.

The **Paddock Grazing** is level pastureland and is mainly located to the side and rear of the manège and is divided into ten manageable grazing paddocks with electric fencing, four of which have automatic water troughs.

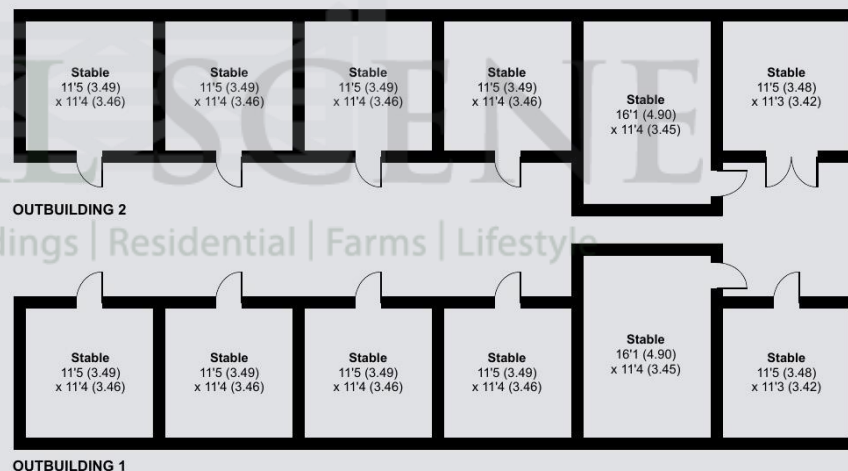


**IN ALL APPROX. 3 ACRES**  
(About 1.2 Hectares)

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Approximate Area = 2281 sq ft / 211.9 sq m  
 Garage = 296 sq ft / 27.4 sq m  
 Outbuildings = 1784 sq ft / 165.7 sq m  
 Total = 4361 sq ft / 405.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Rural Scene. REF: 1271937

## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

NORTH LINCOLNSHIRE COUNCIL

## SERVICES

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

**TENURE** Freehold **ENERGY RATING** D **COUNCIL TAX** F

## DIRECTIONS

Leave the M180 at junction 2 and turn left onto the A161. Turn left again onto a no through road (unnamed) and then take the first right turn. The property is the first one located on the left-hand side. There is a For Sale board on the A161.

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Rural Scene have visited ROSE COTTAGE 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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