



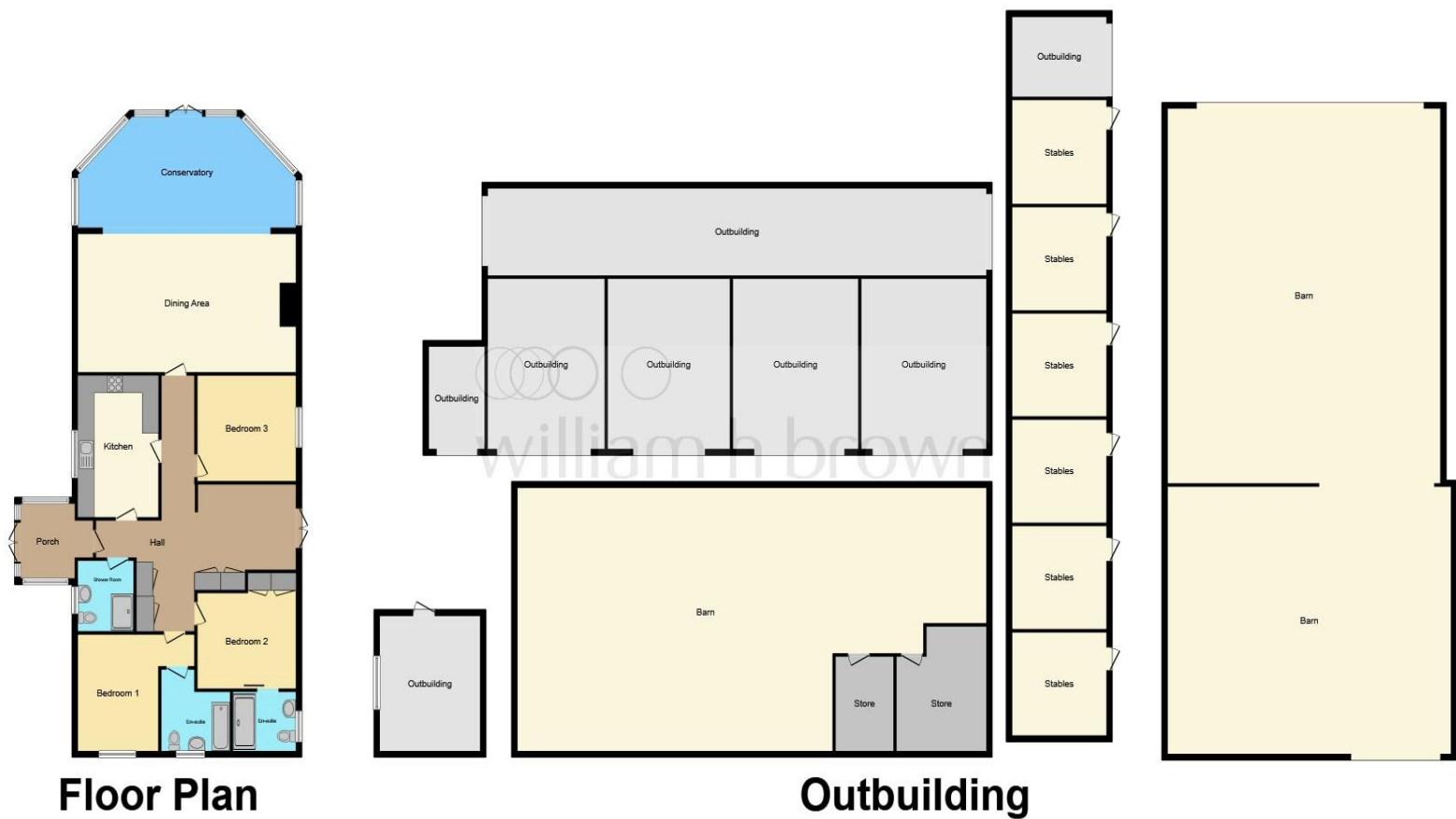
**Brackenside Stables Kirkby Lane, Kirkby-On-Bain Woodhall
Spa LN10 6YY**

welcome to

Brackenside Stables Kirkby Lane, Kirkby-On-Bain Woodhall Spa

A unique opportunity to purchase a truly exceptional property situated on the outskirts of Woodhall Spa, benefitting from a host of equestrian facilities making it the ideal property for an equestrian buyer. The property was formerly ran as a business meaning it has the potential to do so again.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

- Entrance Porch**
10' 2" x 9' 2" (3.10m x 2.79m)
- Kitchen**
15' 7" x 9' 9" (4.75m x 2.97m)
- Living Space/Conservatory**
32' 8" x 26' 2" (9.96m x 7.98m)
- Study**
12' 5" x 9' 1" (3.78m x 2.77m)
- Bedroom One**
14' x 12' 9" (4.27m x 3.89m)
- En-Suite**
- Bedroom Two**
11' 9" x 10' 9" (3.58m x 3.28m)
- En-Suite**
- Berom Three**
11' 10" x 11' 9" (3.61m x 3.58m)
- Bathroom**
- Front Exterior**
- Formal Rear Garden**
- Outbuilding 1**
- Garaging**
- Brick Store**
- Store**
- 5 Individual Paddocks**
- 3 Bay Crewe Yard**
- 50m X 30m Menage**
- 3 Bay Barn**
- Stables**

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Brackenside Stables Kirkby Lane, Kirkby-On-Bain Woodhall Spa

- EXCEPTIONAL OPPORTUNITY TO PURCHASE A MODERNISED THREE BEDROOM DETACHED BUNGALOW SITUATED WITHIN JUST OVER 5 ACRES (STS)
- SUBSTANTIAL EQUESTRIAN FACILITIES COMPRISING 12 STABLES, 30 METRE BY 50 METRE MENAGE, CREWE YARD, BRICK STORE AND MULTIPLE FURTHER OUT-BUILDINGS
- FORMER CAMPING SITE MEANING THE PROPERTY HAS THE POTENTIAL TO BE RAN WITH A BUSINESS ELEMENT
- RECENTLY RE-FURBISHED BUNGALOW BENEFITTING



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR122730



Property Ref:
LCR122730 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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