



Keepers Cottage Howell Fen Drove, Howell Sleaford NG34 9PT

welcome to

Keepers Cottage Howell Fen Drove, Howell Sleaford

This Cottage set on approx 2.2 acres, fantastic equestrian facilities with floodlit menage, stable block, tack room & feed room. Lounge with log burner, kitchen diner & utility, family shower room, cloakroom, ample parking, detached garage, detached double workshop, four paddocks & 50m x 25m menage



Entrance Hall

Having stairs rising to the first floor.

Lounge

12' 1" x 13' (3.68m x 3.96m)

Featuring a brick fireplace with inset multi fuel burner.

Kitchen Diner

7' 10" x 16' 5" (2.39m x 5.00m)

Fitted with wall and base units with work surfacing, single drainer stainless steel sink, integrated electric oven, induction hob, integrated fridge freezer, built in understairs cupboard and tiled flooring.

Utility

4' 8" x 7' 10" (1.42m x 2.39m)

Plumbing for washing machine, freestanding oil burner and quarry tiled flooring.

Cloakroom

2' 7" x 4' 3" (0.79m x 1.30m)

Having a WC and quarry tiled flooring.

Rear Porch

6' x 4' 11" (1.83m x 1.50m)

There is tiled flooring and door to the rear.

First Floor Landing

Having access to the loft with pull down ladder and light.

Bedroom One

12' 8" x 8' 7" max (3.86m x 2.62m max)

Bedroom Two

7' 11" x 9' 11" (2.41m x 3.02m)

Bedroom Three

9' 3" x 7' 5" (2.82m x 2.26m)

Shower Room

4' 1" x 6' (1.24m x 1.83m)

Fitted with a shower cubicle with thermostatic 'Aqualised' shower, pedestal wash hand basin, WC, extractor fan, shaver point, heated towel rail, fully tiled walls and flooring.

Outside

The property is approached by a driveway providing ample parking and leading to both the detached single garage and double workshop. There is another vehicular access from the roadside approximately 50 yards further down with a five-bar gate leading directly into the stable yard. The plot extends to approximately 2.2 acres and is in the majority laid to paddock land and lawn. The equestrian land is separated in to four paddocks with a further paddock kept and used specifically for the winter months. Enclosed and separated by a mixture of post and rail, stock and electric fencing, the facilities are completed by a fully floodlit 50m x 25m all-weather menage.

Detached Single Garage

16' 2" x 9' 3" (4.93m x 2.82m)

Concrete sectional building with up and over door and power.

Detached Double Workshop

18' x 16' 5" (5.49m x 5.00m)

Concrete sectional building with double timber doors and power.

Coal House

2' 9" x 6' 1" (0.84m x 1.85m)

Of brick construction and attached to the main house.

Outside Utility

8' 2" x 8' (2.49m x 2.44m)

Of brick construction and attached to the main house. Having power, lighting and water/tap.

Stable Block

A block of three stables designed for Hunter horses and therefore having a higher ceiling point than normal stables. All of the stables are equipped with water and power and all measure approximately 14' x 14', with a 6 foot canopy to the front.

Tack & Feed Rooms

Situated adjacent to the stable block and equipped with water and power. Also having a 6 foot canopy to the front.

Agents Note

We have been advised by the current owner that they have recently had a new boiler installed.



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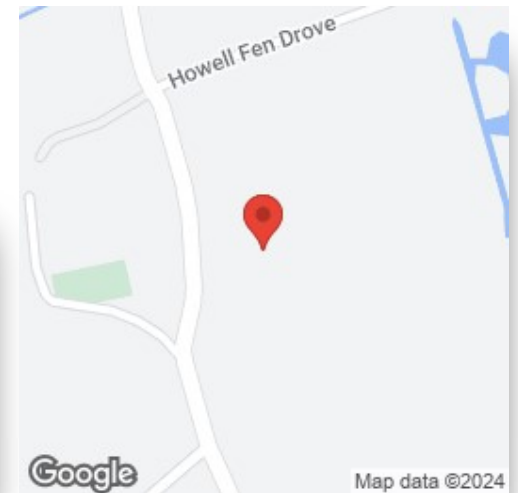
welcome to

Keepers Cottage Howell Fen Drove, Howell Sleaford

- Three bedroom detached cottage in rural location
- Equestrian facilities
- Lounge with log burner
- Off road parking, detached single garage & detached double workshop
- Approximately 2.2 acres, 50m x 25m floodlit menage, 3 stables, tack room & feed room

Tenure: Freehold EPC Rating: E

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH111476 - 0007

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