

THE GROVE

SCAMBLESBY, LINCOLNSHIRE



savills

THE GROVE

SCAMBLESBY, LOUTH, LINCOLNSHIRE, LN11 9XT

A DELIGHTFUL PERIOD FARMHOUSE, LOCATED DOWN A PRIVATE DRIVE WITH GOOD QUALITY EQUESTRIAN FACILITIES

Farmhouse sits in the centre of its own land with far
reaching views across the Lincolnshire Wolds

Workshop offering potential for conversion to further residential accommodation

33 Stables set within a large barn and indoor arena

Pasture land divided with post and rail fencing

About 78.74 acres (31.86 hectares)

Horncastle: 7.5 miles • Louth: 7.5 miles • Lincoln: 20 miles
(All distances are approximate)



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Introduction

The Grove is a late Georgian country house, set within a secluded and private hillside position overlooking its own grounds which extend to approximately 78.74 acres (31.86 hectares). The majority of the land is divided into paddocks with the remainder set to woodland and several delightful small ponds. The property provides excellent equestrian facilities that include a large stable block of over 30 stables, indoor arena, tack room and fodder storage. The vendor currently operates a through bred breeding operation from the site.

Location

Boasting a unique setting in an elevated position on the western slope of an unspoilt valley within the rolling countryside of the Lincolnshire Wolds, a designated 'Area of Outstanding Natural Beauty'. The property faces south west

with exceptional panoramic views and is protected from the east by Scamblesby Grove plantation which rises steeply behind the house.

Grantham and Lincoln offer regular train services to London while the A1 to the west provides good road access to the north and south of the UK. The market towns of Horncastle and Louth are both 7.5 miles away offering a wide variety of amenities, the county capital and cathedral city of Lincoln is 20 miles to the west whilst the unspoilt sandy beaches of the east coast are approximately 16 miles. Humberside airport is 27 miles to the north offering regular flights to the continent.

The property is accessed via a shared private roadway off Bluestone Heath Road, which drops down and connects to its own private treelined drive. There is a sweeping parking area to the front of the house.

The Grove

The house itself is constructed from red brick and clay pan tile roof and is not subject to any listing offering scope for alteration and modernisation. The house extends to four bedrooms, alongside spacious living accommodation, a considerable sitting room with dual (South-West) aspect; stunning showpiece dining room with high ceilings and curve headed windows, home office and breakfast room / kitchen. Complete with utility store, shower room, family bathroom and two en suite bath/shower rooms.

Accommodation

Entered to the front, beneath a pillared storm porch and through a wooden door into the entrance hall with a quarry tiled floor, spindle and balustrade staircase leading up to the first floor via a half landing with feature curve headed window. Wood panelled doors lead through to a large drawing room with timber double glazed sash windows to front and side, enjoying a southerly aspect up the driveway, providing a fine reception space with large open fireplace with stone surround.

Off the hallway is a home office beyond this is the dining room with curve headed timber single glazed sash windows to front and rear, carved architraves to both door and window surrounds.

The breakfast room / kitchen can be accessed through the back door or via the dinning room, the floor is laid to traditional quarry tiled floor and the room benefits from fitted units and oil fired Aga. There is an access hatch to an attic room with potential for development subject to the necessary consents. To the rear of the kitchen is seperate down stairs shower, cloakroom and boiler room.

On the first floor there is a gallery landing leading through to a master bedroom enjoying excellent westerly and southerly views over the paddocks and across the hillside landscape beyond. The room benefits from an en suite bathroom including bath, WC and hand basin.

There are a three further bedrooms with fantastic westerly views across the Lincolnshire Wolds landscape, beyond the Grove's considerable grounds. There is a further ensuite and a family bathroom that is accessed of the landing.

The house benefits from formal lawned gardens with majestic mature trees to the front aspect, gently sloping down to the paddocks and overlooking the valley with unspoilt views across the valley.







Agricultural Land

The land extends to approximately to 78.74 acres (31.86 hectares) and is down to pasture and mature woodland. The land is classified as Grade 2 and 3 on the Provisional Agricultural Land Classification Map. The land is divided by a mixture of hedging and fencing, being post and rail. The paddocks all benefit from water points that are fed from the mains supply and have been well maintained by the vendor.

There are a number of small ponds located across the land increasing the variety of wildlife found across the property. The mature wood to the rear of the house provides shelter to the house and stabling.

Equestrian Facilities

There are 33 Stables set within a large American style barn with tack room and rest facilities for employees. Stables are constructed from concrete block work walling and benefit from individual water drinkers. To the rear of the stables is a

large indoor arena with a sand based surface. Adjoining the barn is an open fronted lean to suitable for storing fodder.

Adjacent to the main stable block/barn is a brick built outbuilding acting as a double garage, open car port/hay store and workshop. This building offers scope for conversion to additional accommodation for either family members or employees, subject to relevant planning permission being obtained.

Method of Sale, Tenure and Possession

The property is available freehold by private treaty. There is a grazing licence across the land with a grazier running sheep across the property at certain times of the year.

Fixtures and Fittings

Unless described in these sales particulars, all fixtures and fittings are specifically excluded from the sale.

Value Added Tax

In the event that any part of the sale is subject to VAT, this will be payable by the purchaser in addition to the purchase price. It is the selling agents understanding that the holding is not opted for VAT.

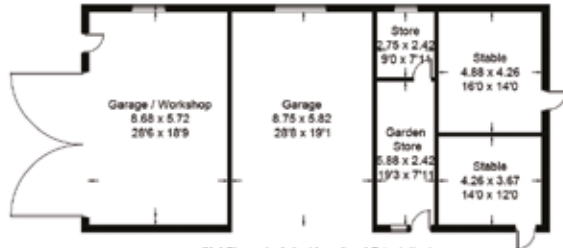
TUPE

Where appropriate, the purchaser(s) will be responsible for complying with the statutory provision of the Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE) in relation to employees on the property. Further details are available from the selling agents.

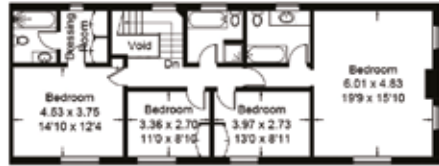
Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all existing Wayleaves, Easements, Rights of Way whether public or private and covenants whether mentioned or not. Local electricity lines do cross the land.





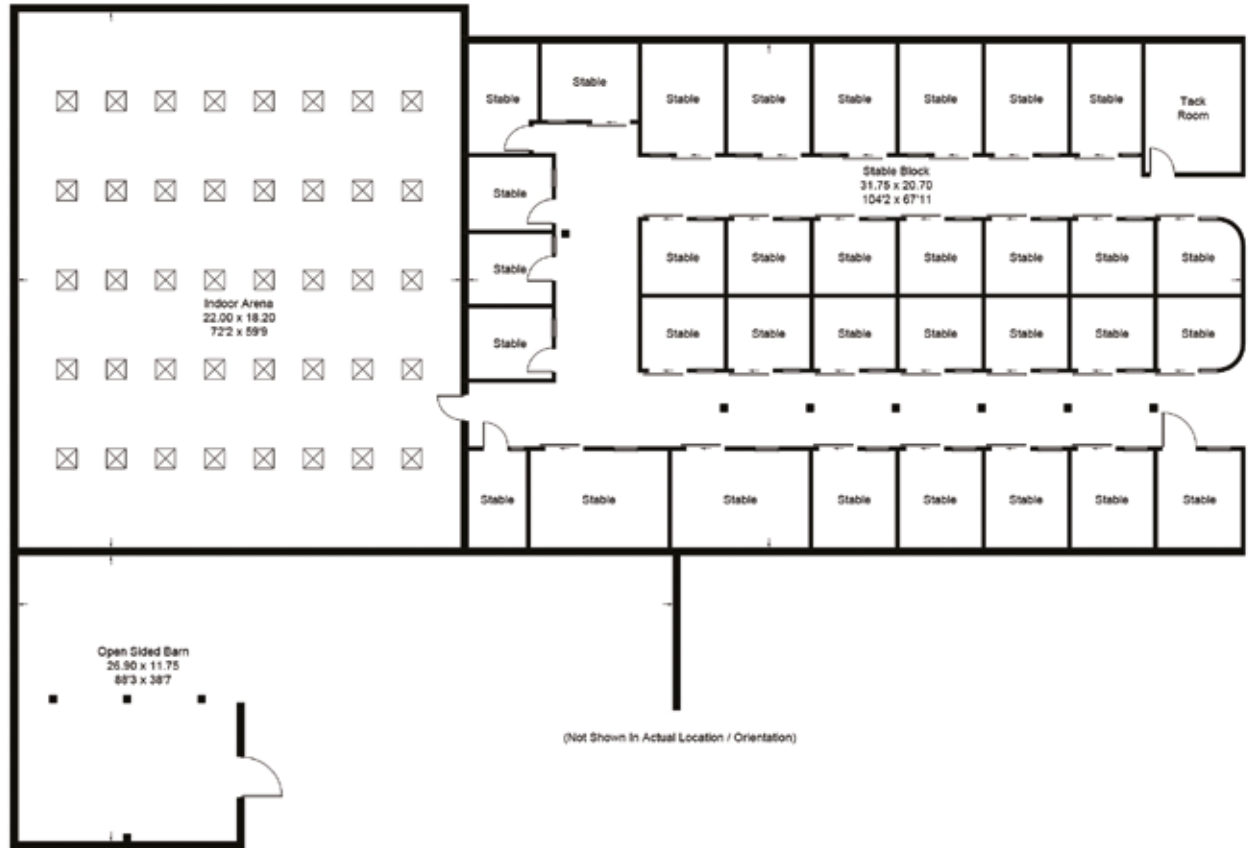
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First Floor

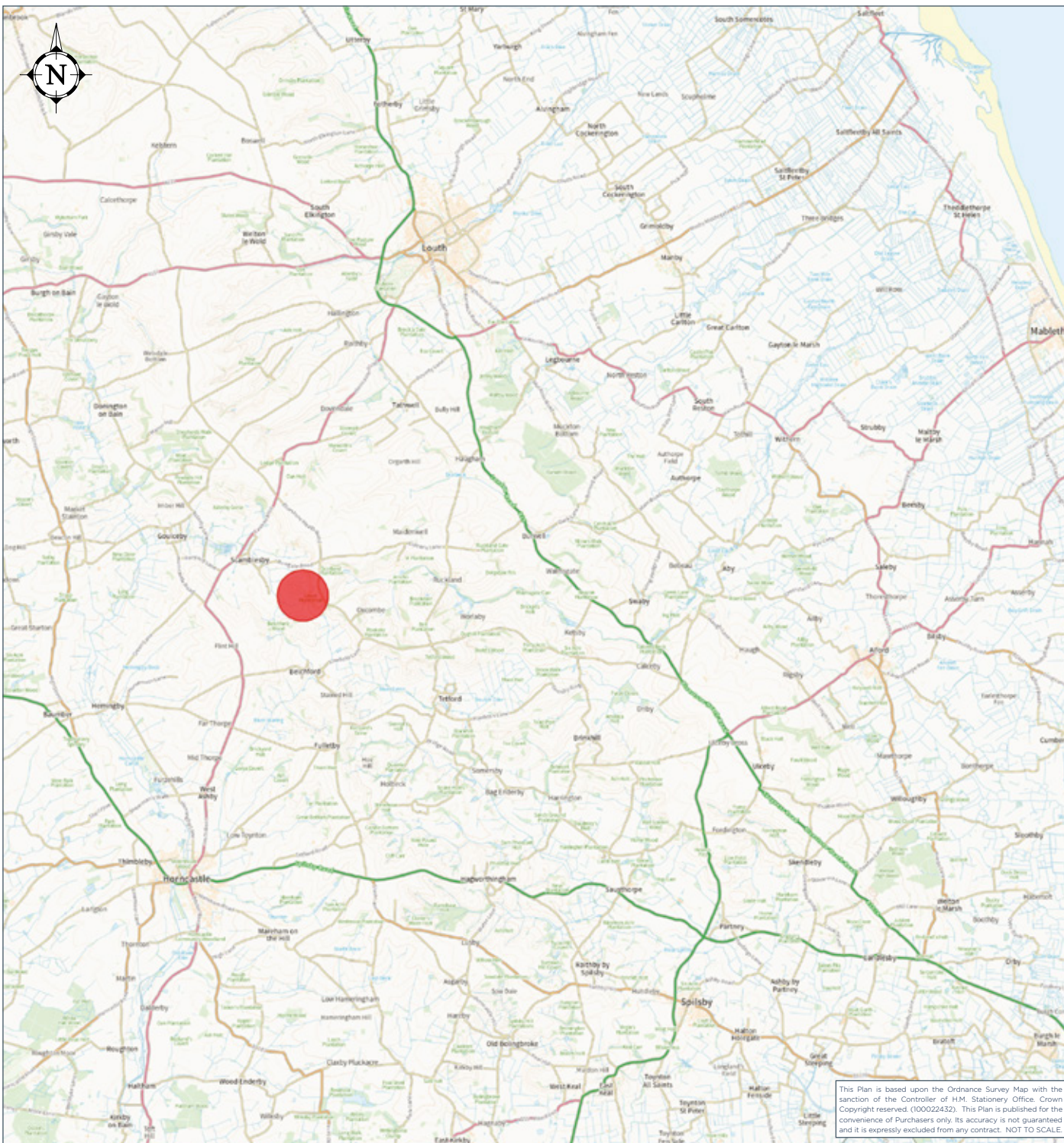


Ground Floor



(Not Shown In Actual Location / Orientation)





Basic Payment Scheme

The farmland is registered with the Rural Payments Agency for the Basic Payment Scheme. The entitlements are not included in the sale.

Boundaries

The vendor and vendor's agents will do their best to specify the ownership of boundaries, hedges, fences and ditches but will not be bound to determine these.

Services

Central Heating is fuelled by an oil fired boiler. Mains water and electricity are connected to the property with the property benefitting from a private drainage supply. The Aga located in the kitchen is connected to oil.

Sporting, Minerals and Timber

Insofar as they are owned, rights of sporting, minerals and timber are included in the sale.

EPC

The Grove = F

Council Tax

Band E

Local Authority

East Lindsey District Council
The Hub
Mareham Road
Horncastle
Lincolnshire
United Kingdom
LN9 6PH

Viewings

Viewing are strictly by appointment through the selling agents. Given the potential hazards of a working equestrian yard and farm, viewers should take extra care and precaution with regards to their personal safety when viewing the property.

Postcode

LN11 9XT

what3words location:

goat.strongly.iterative (road access: driftwood.loopholes.foot)



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