



# Brackenside Stables

Kirkby Lane, Kirkby on Bain, Woodhall Spa. LN10 6YY





## Brackenside Stables, Kirkby on Bain, Woodhall Spa

A four bedroom bungalow standing in grounds of approx. 5 acres with a substantial range of equestrian facilities including stabling, barns, sand school, glamping area, car park area and paddocks.

The current owner has successfully run a riding school, livery business and glamping site from the property. This is an exciting opportunity for a purchaser to create their own equestrian / glamping business in an idyllic Lincolnshire countryside setting. The property is situated next to the well known nature preserve Ostlers Plantation.

### **Planning Permission-**

The property has planning permission to use the land and buildings as a commercial livery yard and also for riding school purposes.

The glamping site has planning permission for up to six glamping tents.

**The Occupancy restriction has now been removed. This property is now offered with full unrestricted planning.**





## LOCATION & SETTING:

Brackenside is located in a wonderfully peaceful setting just outside of the small village of Kirkby on Bain and less than 2 miles from the ever popular Woodhall Spa and its local amenities, which include The Broadway with a range of local shops, restaurants and bars, Jubilee Park outdoor heated swimming pool, the unique Kinema in The Woods and two top quality golf courses.

There are separate vehicular entrances off Kirkby Lane to the stables, car park and bungalow and to the glamping area.

The paddocks extend out to the south of the property with far reaching open countryside views beyond.

## FACILITIES:

### The equestrian facilities comprise:

- Ten 12ft x 12ft timber stables with office, store and feed room
- Timber Pole Barn with three further stalls and adjoining hay store
- Block and Steel Portal Frame Barn (approx. 19.75m x 9m) with four large loose boxes (13ft x 13ft), tie up area, rug and tack rooms
- 50ft x 20ft sand and polyester Arena with floodlights.
- Two large paddocks

### The glamping facilities comprise:

- Glamping area with space for 6 bell tents around a central communal fire pit
- Two portacabins providing breakfast room, shower room, disabled WC and kitchen facilities
- Former timber crew with bbq storage area, guest bothy, three storage bays (approx. 4.25m x 4.45m each) and a large wood store (approx. 18m x 2.85m).

### Additional outbuildings also include:

- Block built store room (approx. 4.2m x 3.3m)
- Further steel portal frame barn (approx. 9.15m x 5.75m)
- Tractor store (approx. 9.25m x 5.25m) with workshop (approx. 5.7m x 3m)



## **BUNGALOW:**

Benefitting from a lawn garden to the front, vegetable garden with timber sleeper beds to the side and a rear patio overlooking the arena and paddocks beyond.

## **ACCOMMODATION**

**Entrance Hall** having wood flooring, built in cloaks cupboard and airing cupboard housing the hot water cylinder.

**Kitchen** (4.78m x 2.99m max dims) overlooking the vegetable garden; having wooden units with sink inset, tiled floor, space and connection for an LPG range cooker and kitchen table.

**Utility** (2.48m x 1.99m) having fitted unit with sink inset, space and connection for washing machine and fridge freezer.

**Lounge Diner** (7.99m x 4.73m) with space for a three piece suite, dining table and chairs, having a log burner and wood flooring. Two sets of south facing patio doors opening out onto the patio garden overlooking the arena and paddocks beyond.

**Four Double Bedrooms**, one with En-suite (plumbed but without fittings) and two with built in double wardrobes.

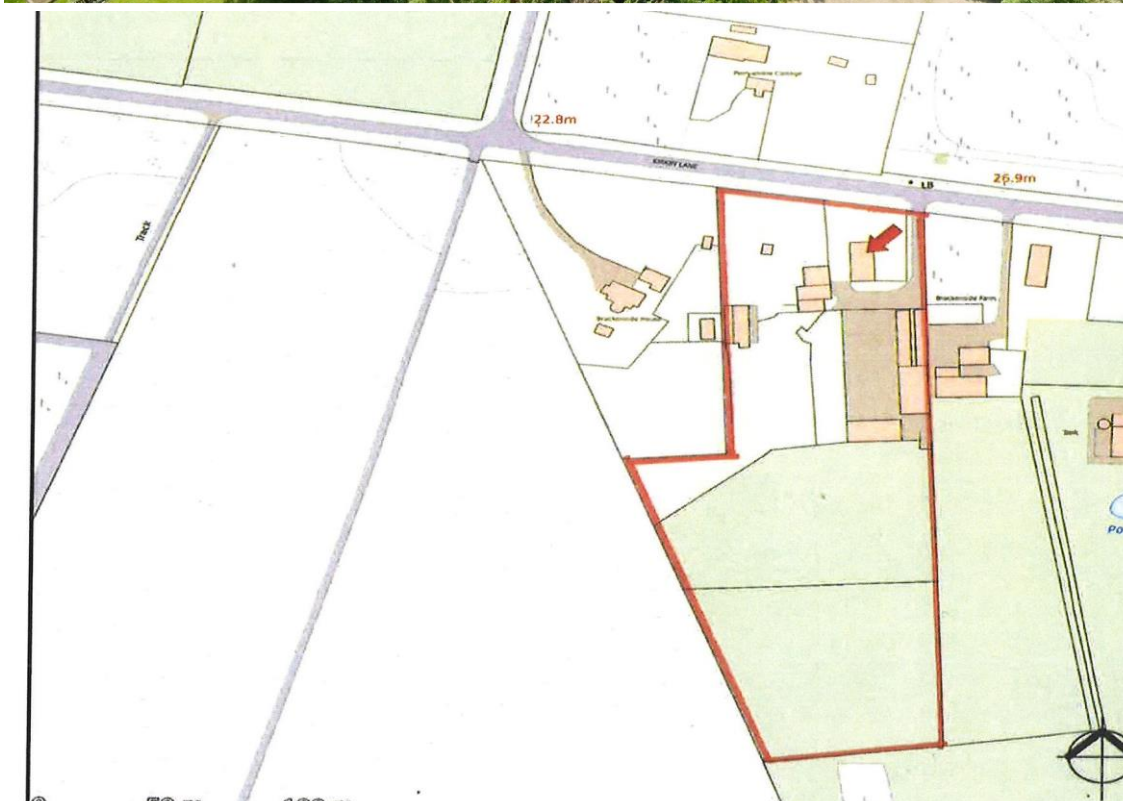
**Family Bathroom** (2.47m x 1.98m) having a three piece suite comprising bath with shower mixer tap, wash hand basin and low level WC.

## **Services:**

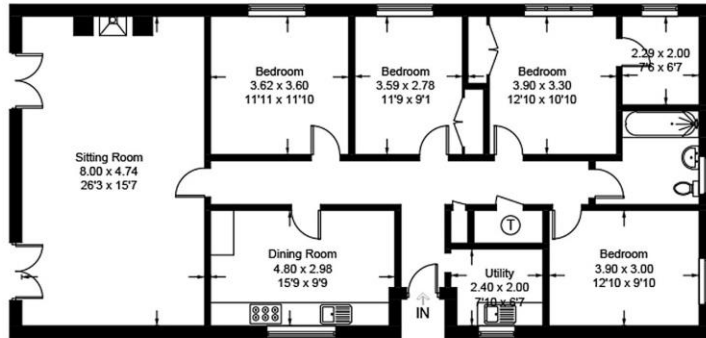
Mains services of water and electricity are connected. Drainage is to a private system (Klargester). Heating to the bungalow is provided by electric wall panel heaters.

**Energy Performance Rating: F**





## Brackenside Stables



**Brackenside Stables House**  
(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

### VIEWING:

By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

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