



**SPALDING ROAD, DEEPING ST JAMES, PE6 8SB**  
**£825,000 FREEHOLD**

A superb EQUESTRIAN property with SIX ACRES OF LAND (STMS). generous accomodation over a single story and offering fantastic facilities including a recent STABLE BLOCK, TACK and FEED ROOM and a 20m x 40m FLOOD LIT MENAGE.

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A superb equestrian property with six acres (STMS). extended and offering fantastic facilities including a recent stable block, tack and feed room and a 20m x 40m flood lit ménage. A very rare opportunity within Deeping St James.

A fantastic location, set on the outskirts of Deeping St James within the South Lincolnshire countryside, set in 6 acres of equestrian paradise, hidden behind a mature tree line.

#### RECEPTION HALL

35'3 x 6'6 (min) a wonderful reception hall, bright and spacious with UPVC window to the front aspect and finished with wood effect flooring

#### SITTING ROOM

24'4 x 13'2 a great space, with dual aspect UPVC windows to the front and side, limestone fireplace with cast wood burner inset and ample space for comfy sofas

#### STUDY/HOME OFFICE

9'11 x 9'9 a superb home office and study with UPVC window to the front aspect

#### KITCHEN/DAY ROOM

29'9 x 15'9 cleverly extended recently to maximise the heart of the home, a perfect room for the family to gather, light and airy with wide UPVC French doors and glazed panels to the rear aspect, further UPVC window to the side and a striking lantern sky light, the kitchen area is well appointed with contemporary cabinets finished with quartz and solid wood counter tops,

integrated appliances and a generous central island unit to gather round

#### UTILITY AREA

A reconfigured area, with plenty of storage and space for appliances

#### CLOAKROOM

Comprising a refitted two piece suite, low level WC and wash hand basin

#### BOOT ROOM

11'7 x 5' a space for the wellies with direct access to the first yard

#### BEDROOM

15'9 x 12'5 a dual aspect room with UPVC window to the rear and side aspects

#### BEDROOM

14'2 x 9'10 a great double bedroom with UPVC window and finished with wood effect flooring

#### BEDROOM

13'7 x 10'5 another double bedroom with UPVC windows to the side and rear aspect and finished with wood effect flooring

#### BATHROOM

13'3 x 10'3 comprising a refitted four piece suite, with walk in wet area with rain shower and glass screen, attractive oversize bath with side taps, wash hand basin vanity unit and low level WC

#### GARDENS AND GROUNDS

Set in 6 Acres (STMS) of equestrian facilities and family gardens, this property has an

abundance of outdoor space.

Flanked to the front of the plot with a mature treeline, the property sits back, approached with a long gravel driveway and turning area, leading to a five bar gate and opening into the yard with ample parking for horseboxes and trailers, with brick and block WORKSHOP/DOUBLE GARAGE 24' x 23'4 (internal measurement) currently used as a store and gym.

The family gardens come with a fantastic entertaining area with ample patio seating areas, a barbeque/bar area and hot tub area with arbour over, there is the copse adjacent with a variety of mature trees, a private mini wood for all to enjoy.

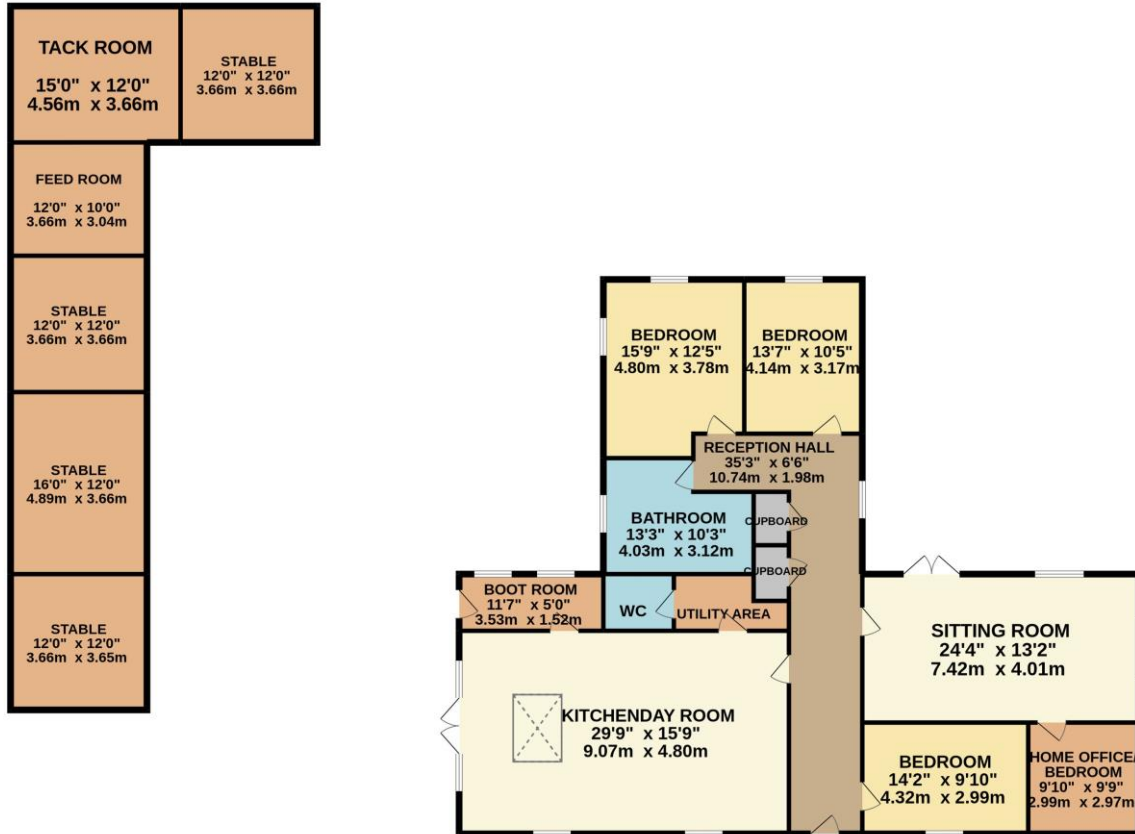
A second gate from the yard leads through to the stable block and hardstanding, with an open fronted STEEL TRACTOR BARN and a recently constructed STABLE BLOCK comprising three 12' x 12' stables a 16' x 12' stable, a feed room and tack room with electric and water connected and ample outside lighting, adjacent to the stable yard is a 20m x 40m flood lit ménage (sand and fibre) enclosed by post and rail fencing.

The majority of the outdoor space has been dedicated to paddocks, enclosed and changeable with post and wire fencing. Toward the west boundary is a corrugated steel BARN 35'1 x 29'3 (internal measurement) insulated and finished with rubber flooring, in a previous life it was used for dog training.





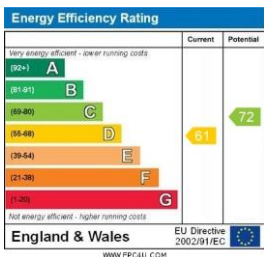
GROUND FLOOR  
2886 sq.ft. (268.1 sq.m.) approx.



TOTAL FLOOR AREA: 2886 sq.ft. (268.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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