



Glebe Farmhouse

Old Woodhall, Horncastle, Lincolnshire LN9 5SA

£925,000
EQUESTRIAN PROPERTY





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Situated to an enchanting rural setting with no near neighbours to grounds of around 11.5 acres (sts) stands Glebe Farmhouse, currently comprising a three bedroom detached house with a remarkable range of outbuildings including recently constructed equestrian facilities and double height implement barn.

The stable block comprises five stables, tack room, feed room, rug room with further storage, double garage, high standard kitchen and two recreation rooms. The Implement store is double height, separated into two sections each with full height roller doors. Outside, the paddocks to the rear and side of the main house separated into three with unfinished part walled menage.

The property is situated just outside the most sought-after Lincolnshire village of Woodhall Spa with its excellent shopping, social and educational facilities.



THE HOUSE

Currently three bedrooms, however a two-storey extension has been constructed to provide a further main bedroom and extension.

Reception Hall with staircase to the first floor, radiator and power points. Door to:

Lounge [16'2" x 13' (4.92m x 3.96m)] a triple aspect room including patio doors to the rear and having gas coal effect fire set to decorative surround, two radiators and power points.



Kitchen Diner [16'2" x 10' (4.92m x 3.05m)] a dual aspect room having a stylish range of fitted units comprising Belfast style sink inset to work surface over base units including space and plumbing for dishwasher. There is a Range double oven with five ring hob, filter hood and wall mounted cupboards above. Tiled flooring, ceiling spot lights and power points. Door to:

Utility Room [9'4" x 6'3" (2.48m x 1.90m)] with sink inset to work surface over base unit and space and plumbing for washing machine; wall mounted cupboards above and uPVC door to rear of property.

Cloakroom with low-level WC, corner wash hand basin, tiled flooring and radiator.

First Floor

Landing with access to roof space, radiator and doors to:

Bedroom 1 [16'2" x 9'7" (4.92m x 2.92m)] with radiator and power points

Bedroom 2 [13' x 9'7" (3.96m x 2.92m)] with radiator and power points.

Bedroom 3 [9' 6" x 6'2" (2.89m x 1.88m)] with radiator and power points.

Bathroom [10'1" x 9' (3.07m x 2.74m)] having free standing bath with ornate shower attachment taps, pedestal wash hand basin and a low-level WC; radiator, extractor fan and built-in radiator.

Please Note: Attached to the property is a **Two Storey Extension** providing ground floor **Reception Room** and further **Bedroom** upstairs, these rooms have access from the main house but do need completing.

OUTSIDE

The property can be approached over two separate driveways providing ample parking for many vehicles.

Implement Barn [70' x 24' (21.32m x 7.31m) total area approx.] separated into two sections, with two roller shutter doors, power, lighting, and staircase to roof space. A recently constructed Brick and Pantile building providing excellent storage for many vehicles of all sizes.





To the rear of the barn is a predominantly **Walled Menage** with flood lighting (requires completing).

STABLE COMPLEX

Constructed to a high standard with its distinctive clock tower, providing an extensive range of accommodation including **Five Stables** with poured rubber flooring and 'Rower and Rub' specialist doors; alarmed **Tack Room** with a range of fitted units comprising sink inset to granite work surface over base units, full height larder cupboards, timber flooring and staircase to the first floor, providing **Rug Room**.

A covered passageway leads to an entrance hall to **Garage Block [23' x 19' (7.16m x 5.79m)]** with two electric roller doors, strip lighting, power points and tiled flooring. A staircase from the covered passage has stairs to first floor with landing, two further rooms consisting **Room 1 [23'6" x 12'10" (7.16m x 3.91m)]** with skylights, radiator and power points; **Room 2 [16'10" x 11'2" (5.13m x 3.35m)]** with radiator and power points.

GROUNDS

The remaining grounds are separated into three separate paddocks, sub divided by electric fencing. There are areas of garden lawn with a variety of fruit trees.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: E

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office
19 Station Road, Woodhall Spa. LN10 6QL.

Tel: 01526 353333

Email: woodhallspa@robert-bell.org;

Website: <http://www.robert-bell.org> Brochure prepared 15.10.2024

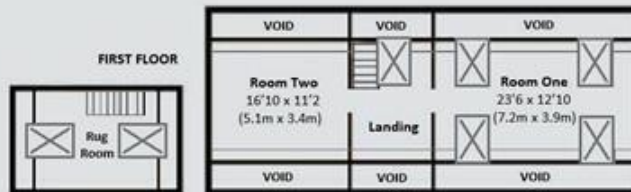
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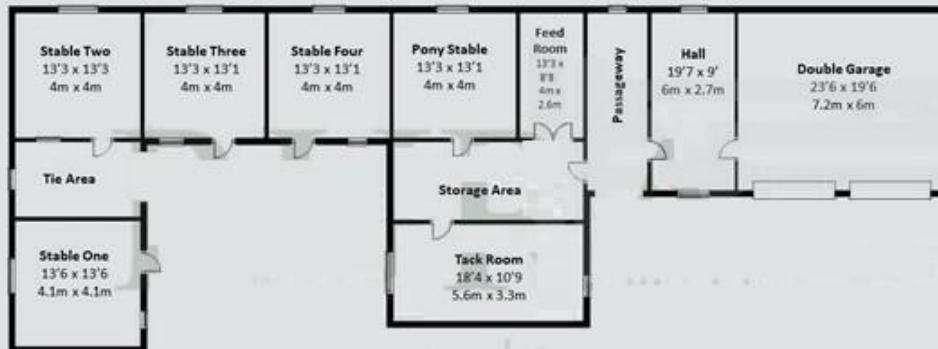
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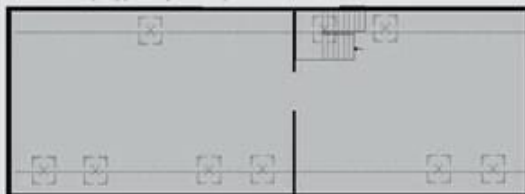


**STABLEBLOCK
GROUND FLOOR**

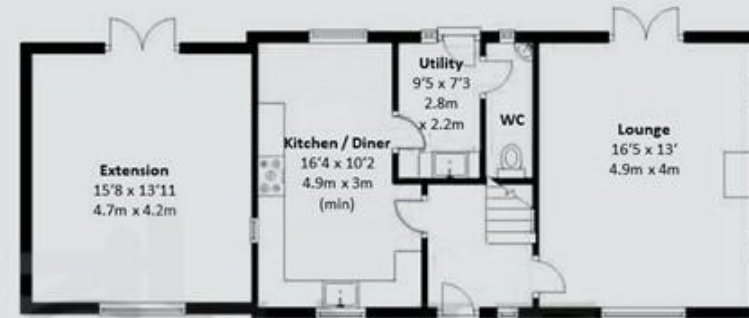


BRICK BARN

FIRST FLOOR (only partially boarded)



GROUND FLOOR



Ground Floor



First Floor



19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
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