



Helpringham Fen, Helpringham
£425,000



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Freehold

£425,000



Key Features

- Three Bedroom Detached House
- Total of Approx 1.6 acres sts
- Tack Room and Stables
- Registered Smallholding
- Adjacent Paddock approx 1 Acre sts
- Immaculately Presented Internally and Externally
- EPC rating TBC
- Current Council Tax Band: D





Perfect for equestrian buyers, this immaculate three-bedroom detached home sits in a fantastic rural location on the outskirts of Helpringham, offering approximately 1.6 acres (STS) of total land. The property itself occupies around 0.6 acres (STS) and includes two 12' x 12' stables with power and lighting, a tack room, and a workshop, along with a 0.25-acre (STS) paddock to the side. Adjacent to the house is a second paddock of approximately 1 acre (STS), providing excellent grazing space. Beautifully presented both inside and out, this superb home combines modern living with outstanding equestrian facilities in a peaceful countryside setting—viewing is highly recommended.

Entrance Porch

Being part brick and uPVC build with tiled flooring.

Kitchen Diner

5.36m x 4.66m (17'7" x 15'4")

With a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, feature AGA oven, space for freestanding double oven, space and plumbing for washing machine, stable door to Entrance Porch.

Lounge

7.27m x 4.18m (23'11" x 13'8")

With feature fire place with space for log burner, TV points, window to side and front aspects, French doors leading to side garden and radiators.

Hallway

With door from Entrance Porch, stairs leading to 1st floor with storage under, BT point and tiled flooring.

Landing

With stairs taken from hall way, airing cupboard and radiator.

Bedroom One

3.67m x 4.17m (12'0" x 13'8")

With window to side aspect and radiator.

Bedroom Two

3.49m x 3.12m (11'6" x 10'2")

With window to rear aspect and radiator.

Bedroom Three

4.67m x 3.1m (15'4" x 10'2")

With windows to front and side aspects and radiator.

Bathroom

Four piece suite comprising corner shower unit, separate jacuzzi style bath, hand wash basin with storage unit under, low level wc, heated towel rail, window to front aspect and access to loft space.

Stables and Outbuildings

x2 timber built 12 ft x 12 ft stables with electric connection and lighting. Further brick built Tac room with electric and lighting. Timber built workshop with electric and lighting. Outside WC (currently no incoming water). Concrete sectional garage.





Outside

The property itself sits on approx 0.6 acres, with ample parking to front, mainly laid to lawn wrapping around the property with hedge and timber fence surround. To side is a 2nd paddock approx 0.2 acres sts (included in the 0.6 acre plot sts).

The adjacent paddock is approx 1.0 acres sts, with timber fence and hedge surround.

Agents Note

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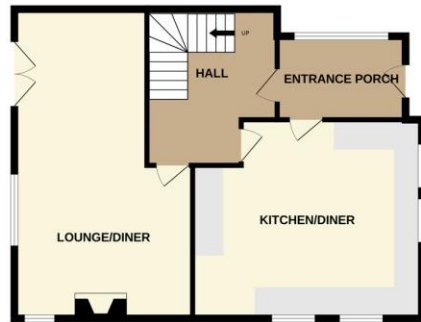






Floorplan

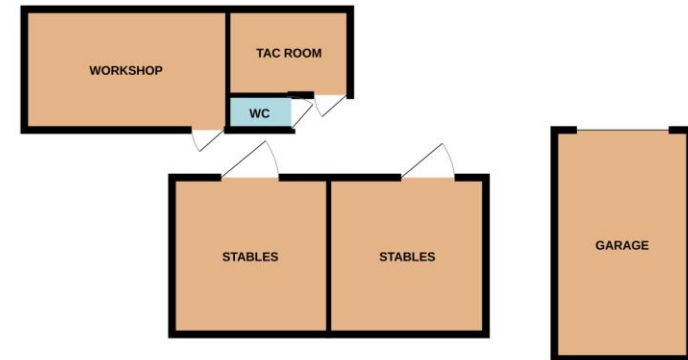
GROUND FLOOR
707 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.8 sq.m.) approx.



2ND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 2055 sq.ft. (191.0 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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