BRACKENSIDE STABLES Kirkby Lane, Kirkby-on-Bain, Woodhall Spa, Lincolnshire LN10 6YY

Price Guide £750,000

- Refurbished Three / Four Bedroom Spacious Detached Bungalow in a Popular Location
- Equestrian Facilities Including Range of Stabling, Tack / Feed Rooms and Barns
- Manège and Paddock Grazing
- Just Under 5 Acres
- Electric Gated Entrance
- Formal Gardens and Ample Parking Space for Horsebox / Trailer
- Previously Used As Camp Site and Livery Yard

REF: AR8566

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:
Woodhall Spa 2 miles ● Coningsby 5 miles ● Horncastle 6 miles ● Tattershall 6 miles
Boston 17 miles ● Lincoln 20 miles ● Skegness 26 miles

A spacious detached three / four bedroom bungalow set in just under 5 acres with electric gated entrance, a range of stables, tack and feed rooms, barns, manège and post and railed grazing paddocks.

The current vendors have upgraded and modernised the property and it now provides a spacious and versatile residence, and currently used for private equestrian, dogs and alpacas. With formal gardens and off-road parking including space for large horse boxes / trailers. The property has previously been used a for a livery business and campsite.

Located in a wonderful peaceful setting just outside the small village of Kirkby-on-Bain and less than two miles from the ever-popular village of Woodhall Spa with local amenities including 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. Horncastle and Coningsby offer a wider range of facilities including senior schooling.

THE RESIDENCE

A detached bungalow with the benefit of oil fired central heating, double glazing and the majority of rooms having laminate flooring. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

An entrance door at the side of the residence leads into a useful **Porch / Boot Room** with windows to the front and sides and a door leading into the **Hallway** which has access to the loft space above, fitted cloaks cupboard and separate airing / linen cupboard.

The Main Bedroom is at the front of the property, a lovely sized double room with window, spot lighting to ceiling and carpeted floor. A door leads to the **En-suite Bathroom** fitted with three piece suite including bath with electric shower over and shower screen, wash hand basin and WC, electric towel rail, shavers' socket, tiled walls / splash backs, extractor fan and window to the front.

The **Second Bedroom** has a side window, spot lighting to ceiling and fitted wardrobes. The **En Suite** is fitted with a three piece suite comprising electric shower in cubicle, wash hand basin in vanity and WC, part tiled walls / splash backs, recess shelf with light, extractor and heated towel rail.

Bedroom Three another double room with window to the side and spotlights to ceiling.

Study / Snug / Bedroom Four currently used as a study / snug but could easily be converted back to a bedroom. It is currently open plan from the hallway and has fitted cupboards / wardrobes and double doors leading to the side garden.

Family Shower Room with electric shower in cubicle, wash hand basin in vanity and WC, range of fitted cupboards, heated towel rail, tiled walls, extractor fan and side window.

The Kitchen has been refitted and offers a range of contemporary wall and base units with worksurfaces, 1½ bowl sink with mixer tap, gas hob (bottled gas) with electric oven below and extractor above, integrated fridge and dishwasher. Additional space and plumbing for washing machine, tumble drier and tall freestanding fridge and freezer. Heated ladder style radiator, spot lighting to ceiling and side window.

The Reception / Dining Room has a fireplace recess with log-effect freestanding, electric fire (to remain in situ), wall mounted air conditioning unit, open plan and leading to the large, light and airy **Conservatory** with double doors to the rear and windows to both sides overlooking the equestrian facilities and paddocks to the rear.

OUTSIDE, OUTBUILDINGS & LAND

To the front of the property there is a gravelled parking area, with side pedestrian gate leading to a lawned garden with tree / shrub borders. To the right is a lawned and patio area, enclosed by panelled fencing, accessible from the study / bedroom.

An additional driveway with electric gated entrance and lighting leads to the rear, and a third access directly off the road leads to the front paddock.

There are the following outbuildings, please refer to floorplan for approx. measurements:

Cabin (Outbuilding 5) currently used for storage and previously utilised as overflow accommodation, benefiting from electricity and water, comprising small kitchenette with wall and base units and a single drainer stainless steel sink unit. WC and Shower Room.

Two Barns (Outbuilding 4) with water, power and lighting. Suitable for horse lorry parking, with lockable store to the rear.

Storage Shed (Outbuilding 7) of breeze block construction.

Four Bay Stable Yard (Outbuilding 3) each bay with front gate, **Adjoining Lean To Store** and **Store** to the rear utilised for hay.

Large Barn (Outbuilding 2) with power and lighting incorporating **Four Internal Stables** with automatic drinkers, **Tack and Feed Rooms.**

Further Barn (Outbuilding 1) utilised as winter turnout area with **Three Bays** with slip rails utilised for hay and bedding stores.

Timber Stable Block (Outbuilding 6) incorporating 6 stables with rubber matting and end Lean To Store used for shavings store. The end stable is set up as a workshop.

Manège c. 50m x 25m with sand and rubber surface and flood lighting.

The Grazing Land is predominantly level and divided into five post and railed paddocks with Tornado ring fencing. Some of the paddocks have water troughs.

Muckheap Recess

JUST UNDER 5 ACRES
(About1.9 Hectares)

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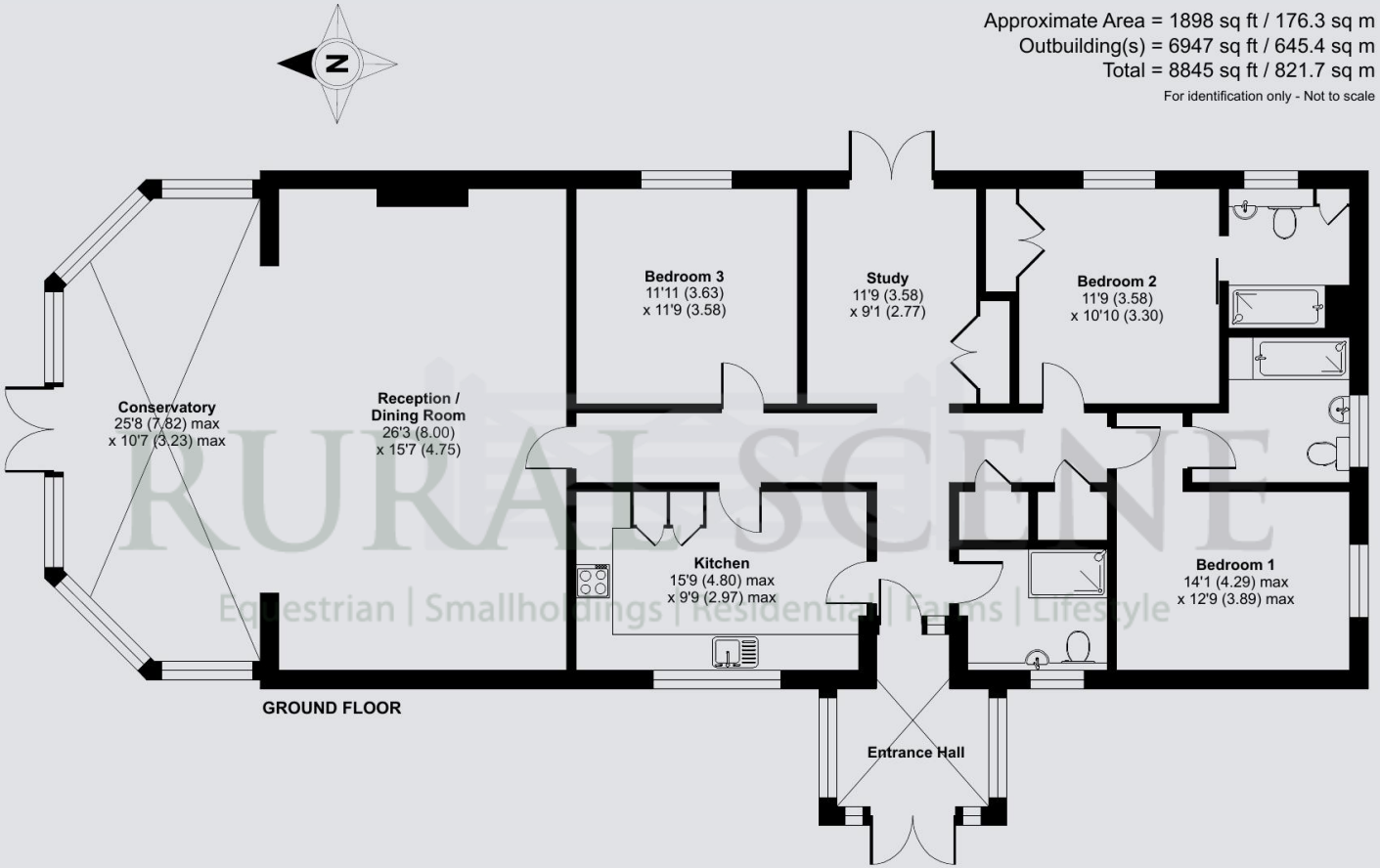

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** D **COUNCIL TAX** C

DIRECTIONS

From the B1191 proceed to the roundabout at Woodhall Spa and go straight over (2nd exit) and continue on B1191 / Horncastle Road. Proceed for approx. 2 miles. Then take a right turn onto Moor Lane. Turn right onto Wellsyke Lane and at the T junction turn left onto Kirkby Lane and the property can be found on the right-hand side. The property has its own signage.

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The Property Ombudsman

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FLOORPLAN - Ref AR8566

Approximate Area = 1898 sq ft / 176.3 sq m
Outbuilding(s) = 6947 sq ft / 645.4 sq m
Total = 8845 sq ft / 821.7 sq m
For identification only - Not to scale

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