



- A Spacious Three Double Bedroom Detached Bungalow
- Double Garage used as Bar and Games Room and Workshop / Store
- Equestrian Facilities including Barn, Nine Stables, Tack Room, Feed Room and Manège
 - Grazing Paddocks with Two Field Shelters
 - Approx. 4.3 Acres In All

REF AR8609



GENERAL AND SITUATION

Approximate Distances:

Long Sutton 2.5 miles • Holbeach 3 miles • Spalding 12 miles • King's Lynn 16 miles
Boston 19 miles • Peterborough 26 miles
Easy Access to A17 and A47

A detached bungalow with three double bedrooms, set in approx. 4.3 acres with a range of equestrian facilities including barn, stabling, manège and grazing paddocks plus double garage currently used as bar and games room and workshop / store.

Set in a rural yet accessible location, a spacious and versatile property ideal for equestrian enthusiasts.

Gedney is a village in Lincolnshire located just to the south of the A17 (Boston to Kings Lynn Road). There is a range of services located nearby in Long Sutton / Holbeach.



THE RESIDENCE

A detached bungalow benefitting from oil fired central heating and double glazing and with the following accommodation; please refer to the floor plan for approx. room sizes:

Entrance Hall with door to outside, laminate flooring, radiator, coving to ceiling, airing / linen cupboard. Door off to the right leads to:

Main Bedroom with window, laminate flooring, coving to ceiling, fitted wardrobes to one wall.

En Suite with window, shower, wash hand basin and WC, radiator, extractor fan, coving to ceiling, laminate flooring and part tiled walls.

Located off the main hallway is the **Family Bathroom** with window, wash hand basin in vanity unit, corner bath, WC, shower cubicle, radiator, coving to ceiling, part tiled walls.

Bedroom Two with window to rear, radiator, laminate flooring, coving to ceiling.

Bedroom Three with window to side, radiator, laminate flooring.

Left off the hallway is door leading to the **Dining Room** having window to front, laminate flooring, coving to ceiling, radiator, double doors leading to kitchen breakfast room and double doors leading to:

Lounge, a spacious reception space with windows to front and side, laminate flooring, coving to ceiling, feature fireplace (no fire) with tiled hearth and timber surround, UPVC double glazed doors leading into:

Conservatory with windows to three sides, radiator and UPVC double glazed doors to outside.

Kitchen / Breakfast Room with windows to rear and side, range of wall and base units with tiled, timber edged worktops, tiled flooring, 1½ bowl sink with mixer tap, two radiators, Belling electric range style cooker which can remain as part of the sale if required, with extractor above, integrated fridge, space for dishwasher and recess space for American style fridge freezer.

Rear Hallway with storage cupboards, tiled flooring and radiator, doors to kitchen, lounge, cloakroom and door to:





Utility Room with window and door to rear, coving to ceiling, radiator, range of units with rolled edge worksurfaces including space for appliances below, space and plumbing for washing machine, space for tumble dryer.

Cloakroom window to rear, WC, coving to ceiling, tiled splashbacks

OUTSIDE, OUTBUILDINGS & LAND

To the front of the property there is a driveway with parking space for multiple vehicles. The driveway leads down the side of the property and there is five bar gate giving access to the rear for further parking and equestrian facilities.

The front garden is laid to lawn and there is an orchard area / paddock to the right-hand side. There is a low maintenance paved garden at the rear with yard and patio seating area and a brick dog kennel. A pedestrian gate leads to the rear lawn.

There is a range of level pasture grazing divided into nine individual paddocks separated by post and rail fencing and five bar gates. There are **Two Field Shelters** included in the sale.

Detached Double Garage c. 20'8 x 16'1 (about 6.3m x 4.9m) (min) with two up and over doors (one electric), power and lighting, and laminate flooring. The current vendors have made this into a bar and games room, which is a lovely space for entertaining guests. Behind the garage is a:

Store / Workshop c. 16'3 x 11'5 x (c. 4.9m x 3.4m) (max) two windows to rear, door to outside.

The Equestrian Facilities include with approx. sizes:

L Shaped Stable Block comprising **Tack Room** 12'1 x 11'8 (3.6m x 3.5m) with door and window to front. **Stable One / Corner Stable** 14'8 x 14'6 (4.4m x 4.4m). **Stable Two** 11'9 x 9'6 (3.6m x 2.9m). **Stable Three** 11'7 x 9' (3.5m x 2.7m). **Stable Four** 11'8 x 8'7 (3.5m x 2.6m).

Further Stable Block comprising **Stable Five** 12' x 11'10 (3.6m x 3.6m) with rubber matting. **Stable Six** 12'6 x 12'6 (3.8m x 3.8m) with rubber matting. **Stable Seven / Foaling Stable** 15'8 x 14'8 (4.7m x 4.4m) **Stable Eight** 11'11 x 11'9 (3.6m x 3.6m). **Stable Nine** 11'9 x 11'3 (3.6m x 3.4m).

Barn with small kitchenette area fitted with single drainer stainless steel sink unit, plumbing for washing machine, door to outside.

Outside WC with window and WC.

Feed Room c. 11'5 x 10'10 (about 3.4m) with power, door to **Barn** c. 21'5 x 21'2 (about 6.5m x 6.4m) with sliding doors to front, used for hay, straw and shavings storage. In front of the barn there is a second driveway accessed from the road, suitable for tractor or 7.5 tonne horse box.

Manège c. 40m x 25m with a sand surface, and floodlights.

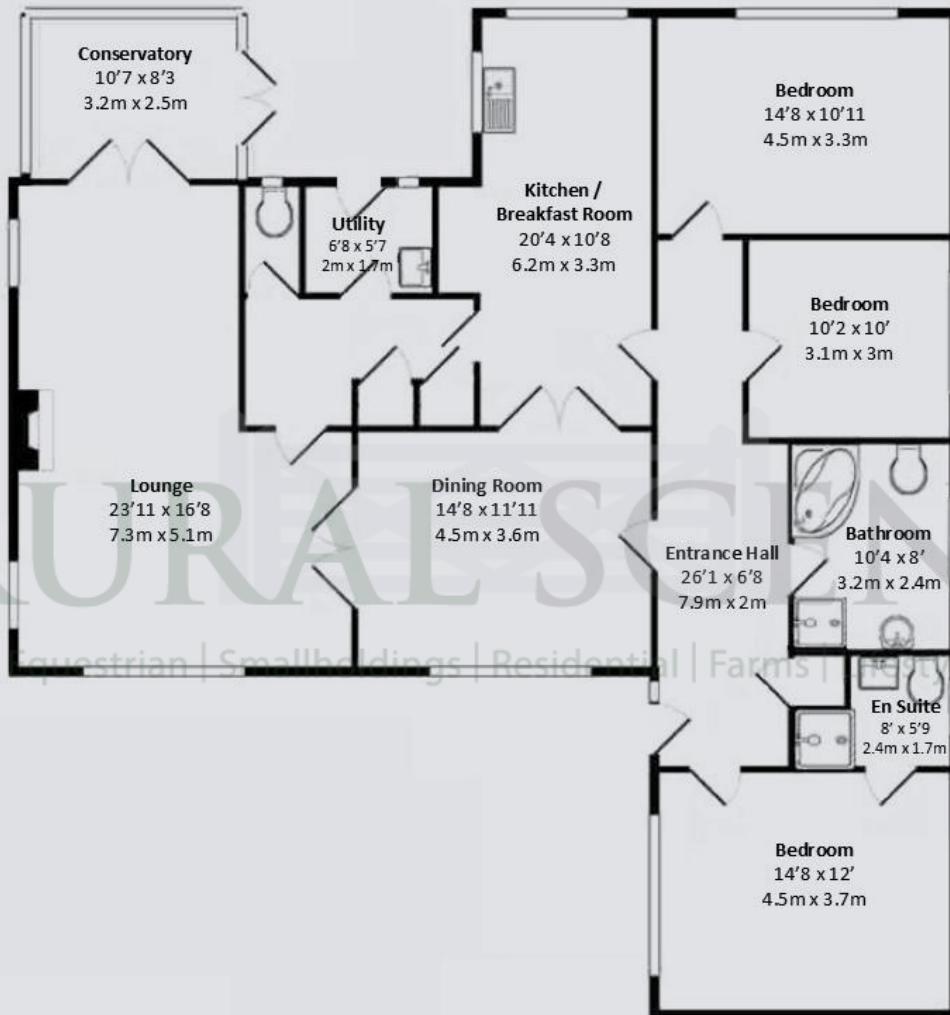
IN ALL APPROX. 4.3 ACRES
(About 1.7 Hectares)

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SOUTH HOLLAND 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 B

DIRECTIONS

From the Peppermint Roundabout take the exit onto the A17. After approx. half a mile at the next roundabout, take the second exit and stay on the A17. Continue for just under 4 miles and at the next roundabout take the first exit onto the B1359. Turn right onto Kings Gate (B1359) which becomes Hallgate and the destination is on Hallgate located on the left hand side after approx. 1 mile. There is a sign with the property's name.

what3words //nuzzling.refuses.tedious

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited Meadow View but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.