



# Hollymead

Barton Street, Ashby Cum Fenby



# Hollymead

Barton Street,  
DN37 0RU



Exceptional, far reaching elevated views  
Impressive and well configured 5 bedroom  
home (2892 sqft)

Energy efficient with solar panels and feed-in tariff  
4.9 acres (STS) of beautifully maintained gardens and  
grounds

5 stables to include a smart American Barn with  
4 internal stables, tack room, laundry room, hay store  
and groom's WC

Well maintained and securely fenced paddocks with  
water connected

Outbuildings to include a workshop, wood store,  
5<sup>th</sup> stable and horsebox/implement store

Immaculate, mature gardens with ornamental pond,  
Garden Retreat with bar and Summer House

Manège with fibre sand surface and flood lighting

CCTV alarm system to yard and house

This beautifully presented and maintained equestrian home enjoys exceptional elevated views over its land, grounds and countryside beyond, reaching as far as the coast on the far horizon. Situated 12 miles from Louth and 9.4 miles from Grimsby, the property is ideally situated to commute to the Humber Bank and to give access to the M180 for Leeds and York.

The property was designed and built around 24 years ago to the exacting standards of the current owner. It offers flowing and well arranged accommodation which embraces the setting and views with french doors leading on to raised terraces from all 3 Reception Rooms. The house is approached off the Barton Street onto a smart unadopted, shared road and through a set of brick pillars onto a sweeping circular driveway and block paved parking area. An impressive set of iron gates leads on to the stable yard, Manège and paddock land beyond.

The property also benefits from a second access from the land to the B1203 (Ashby Hill road), ideal for hacking and further access for the paddocks.

The sizeable house (2892 sqft) nestles amongst its immaculate grounds which are richly planted with mature shrubs and borders and overlooks a

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delightful formal garden to the rear; boasting a pond with fountain, together with a well equipped hexagonal Garden Retreat (with lighting, sockets, a bar with pump and a TV point) as well as a Summer House with electric lighting.

The vendors maintain that the property is efficient to run with its borehole water supply mitigating water rates, as well as 6 KW of solar panels with profitable feed-in tariff with 15 years remaining, thus keeping electricity and water heating bills to a minimum. Two log burning/multifuel stoves are well positioned to allow the throughflow of heat which compliments the oil fired central heating system, whilst double glazed windows keep the heat in.

The house boasts a smart integrated double garage which has shelving and which houses the oil fired boiler.



The house is entered via a covered porch area through a part glazed front door and into a bright and spacious central hallway which connects the kitchen and main reception rooms as well as benefitting from a coats cupboard and the staircase rising to the first floor.



To the far end of the hallway an impressive set of double doors lead to the sizeable triple aspect Drawing Room which has a set of French doors leading to a raised terrace to the rear of the house overlooking the gardens, grounds and far reaching views. This formal room features a picture rail and an inglenook style fireplace with a log burning stove. The adjacent Sitting Room is a cosy space with a multifuel stove and French doors leading to the raised terrace.









The Dining Kitchen is fitted with a neat range of farmhouse style units featuring an electric Range Cooker in a chimney style recess with a timber mantle over, as well as attractive glass fronted display units. The kitchen sink is positioned to take in the fantastic view to the rear of the house. There is space and plumbing for a dishwasher as well as a door to the adjacent and sizeable walk-in pantry which has ample shelving and space for a fridge/freezer. The attractive part glazed Garden Room adds further flow to the kitchen giving access to the raised terrace and gardens.

To the front of the house is the sizeable Home Office which is fitted with an impressive range of solid oak units to include a double sided desk, shelving and storage creating a fantastic space for working from home.



The practical and sizeable Boot Room/Utility Room is located adjacent to the Kitchen and benefits from a door to the outside as well and a range of units, a sink and drainer, coats cupboard and space and plumbing for a washing machine and a tumble drier. Of further benefit to the outdoor and equestrian nature of the property there is a WC just inside the external door. The Utility Room also links to the integrated double garage which has a pair of vehicle doors, a personnel door to the outside, a work bench and the oil fired boiler.

The stairs rise from the Entrance Hall to the sizeable and bright split-level landing with windows to the front of the house.

The spacious Main Bedroom takes in the views to the rear of the property featuring a Velux Cabrio balcony window. The room also has a walk-in dressing area fitted with an impressive range of wardrobe and drawer storage and an en suite Shower Room with a power shower.

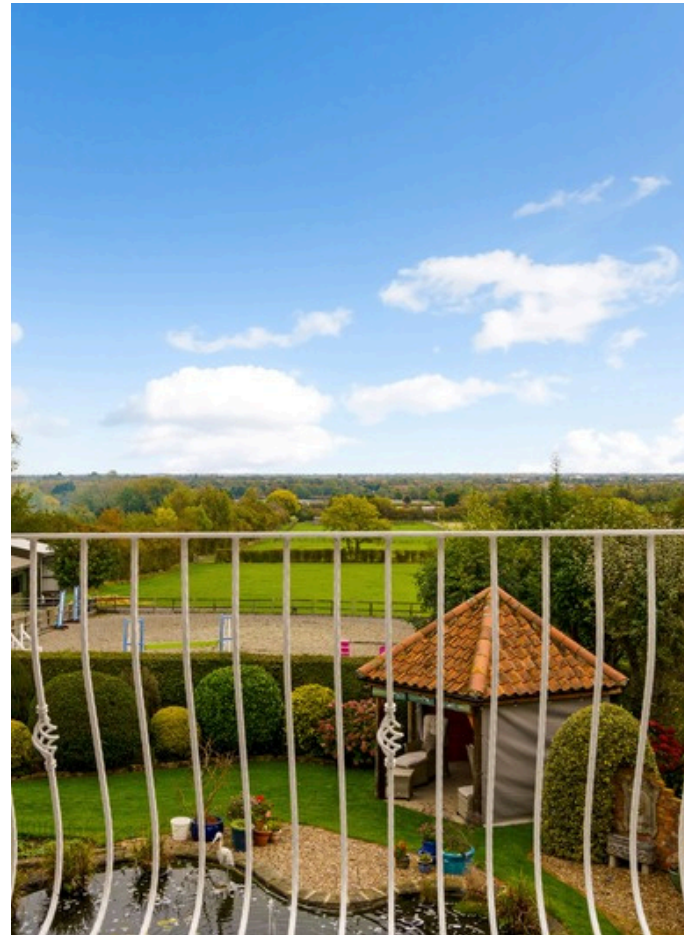




The second bedroom is equally well equipped boasting balcony doors taking in the views and an En Suite shower room complete with a built-in dressing table.

The third and fourth double bedrooms have views to the front of the house and built in wardrobes whilst the fifth double bedroom has views to the rear of the house.

The family bathroom has been recently updated with fully tiled walls and floors and a smart contemporary bath suite to include a walk-in shower and a freestanding bath.





To the rear of the house, the gardens enjoy the fantastic views sitting just below the rear of the house, nestled in with clipped hedging and shrubs which are enhanced with garden lights on a photo cell timer. The ornamental pond with fountain provides a central feature presided over by the pretty Summer House and a newly built Garden Retreat with Bar and TV.



As an added sought-after bonus to an equestrian home, the garden and house also overlook the manège and stables. The manège has a flood light, post and rail fencing and a fibre/silica sand surface.



The smart American Barn is built of 'plasticote cladding' with a steel frame and boasts CCTV and an alarm system. This well designed building comprises four internal stables with external windows and rubber flooring. In addition the building boasts a Grooms WC, a lockable internal Tack Room, a Hay Store and a Laundry/Kitchenette with washing machine, sink and drainer with an electric water heater.



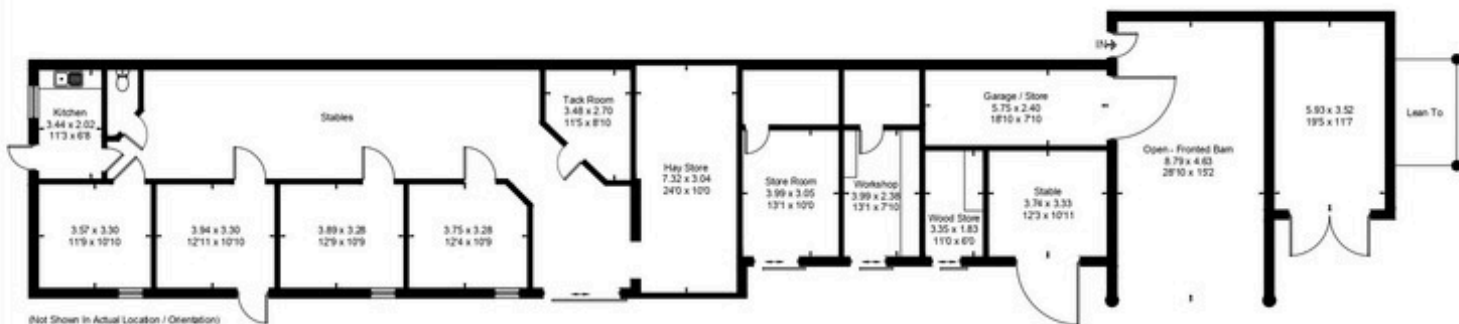
Further outbuildings include a Workshop, a Woodstore, a 5<sup>th</sup> stable and an alarmed open-fronted Horsebox/Implement Shed with lighting and sockets. There is a further garage/store to the rear of this building and a timber fronted Tractor Store with a lean-to store for a trailer/implements. There is vehicular access to the yard and lorry store from the main driveway through a set of smart, lockable iron gates

The paddocks have been beautifully maintained with post and rail fencing and hedging (a new eastern boundary is to be constructed and fenced) and water is connected to the paddocks. In addition, the property owns a strip of land giving access to the B1203 Ashby Hill road for hacking and groundskeeping access if required.





Approximate Floor Area = 268.7 sq m / 2892 sq ft  
 Outbuildings = 243.6 sq m / 2622 sq ft  
 Total = 512.3 sq m / 5514 sq ft (Including Garage / Excluding Open Space / Void)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99450

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



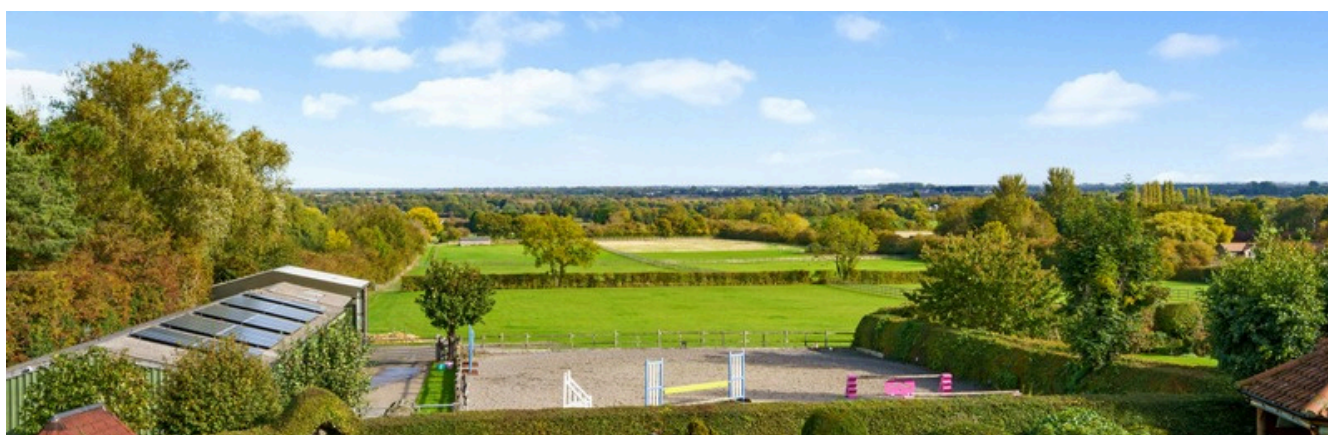
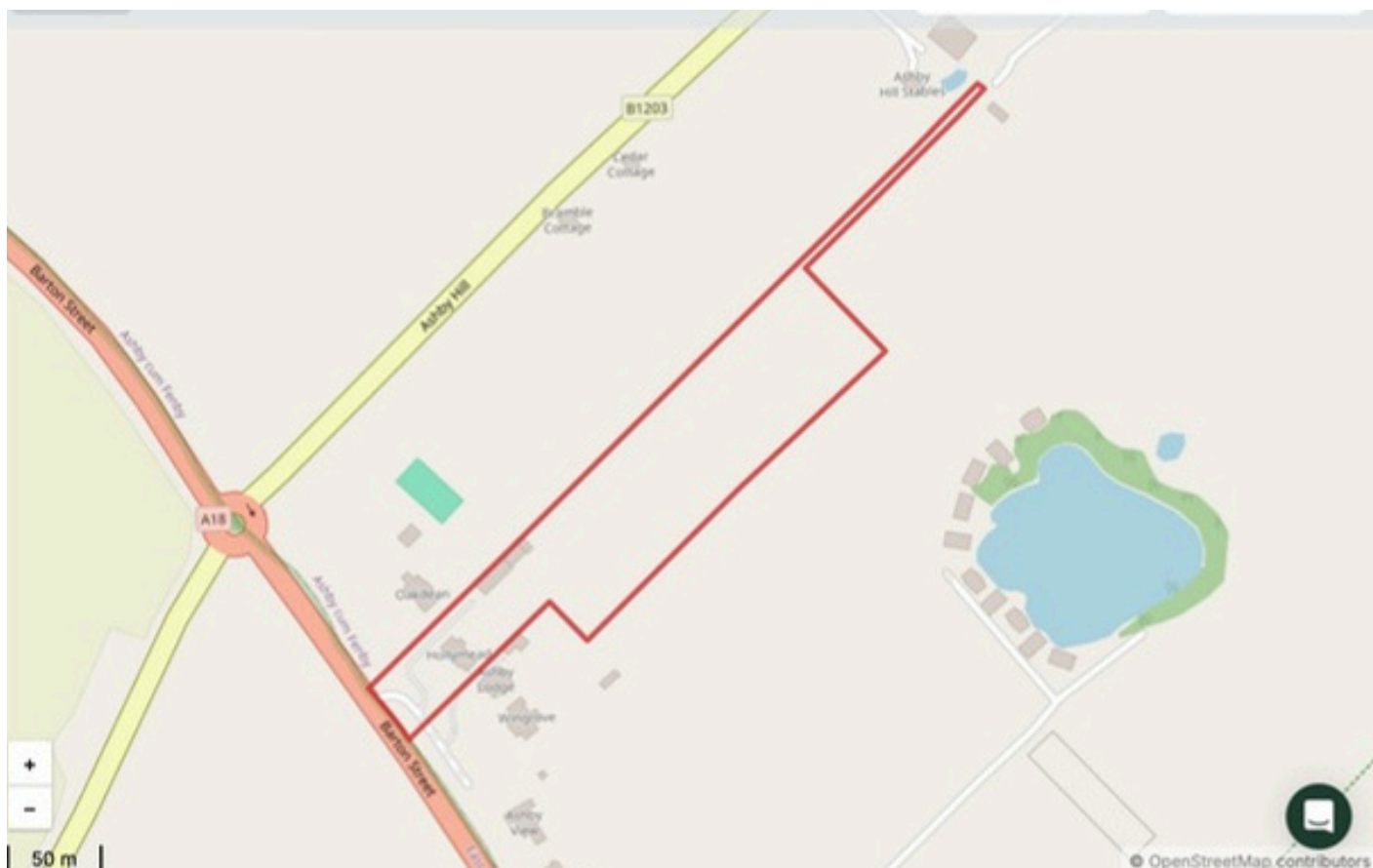
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.



## Site Plan

Plan not to specific scale, based on information supplied and subject to verification by a solicitor at sale stage.



# Ashby Cum Fenby

Sought-after village on the fringes of the Wolds



Ashby Cum Fenby is a pretty gem of a village which is nestled at the foot of the Lincolnshire Wolds. The pretty village has a fine array of attractive and well maintained homes.

Despite it's picturesque rural situation, Ashby Cum Fenby is ideally situated for commuting to Louth, Grimsby and the Humber Bank beyond.

The village boasts a small but beautiful Anglican Church dedicated to Saint Peter.

Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (26 miles) and Grimsby (16 miles).





## Viewing

Strictly by prior appointment through the selling agent.

## Council Tax

Band G

## Services Connected

We are advised that the property is connected to mains electricity, water is via a private borehole supply and the property has private drainage with a sewerage treatment plant. No utility searches have been carried out to confirm at this stage.

## Tenure

Freehold

## Location

What3words: //passenger.stags.mergers

## Directions

Travelling from Louth take the A16 towards Grimby. Continue through Utterby and on for around one mile. Take the next left hand turning and continue on to the A18 Barton Street. Hollymead is situated on the right hand side just after Willow Lakes and before the mini roundabout. Turn right onto the private road and take the first left through the brick pillars.

## Agent's Note

The plan supplied is a recently amended plan which has been submitted to the Land Registry for registration. The Vendor has undertaken to move the water supply in the paddocks so that the supply is within the new boundary as shown on the plan before completion. The vendor has also undertaken to erect a new stock proof boundary fence along the new boundary prior to completion.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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