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North End Lane, South Kelsey



When it comes to
property it must be


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£975,000



A rare opportunity to acquire a substantial equestrian estate extending to approximately 53 acres, featuring a delightful three-bedroom detached cottage, a separate two-bedroom detached annex, extensive equestrian facilities including stables, foaling boxes, all enjoying a peaceful countryside setting with far-reaching views.

Key Features

- Characterful Period Cottage
- Established Equestrian Holding
- 2 Bedroom Detached Annex
- Approximately 53 Acres of Land
- Extensive Range of Outbuildings
- Paddocks & Grazing Land
- Private Rural Countryside Setting
- Viewing Advised to Fully Appreciate
- NO ONWARD CHAIN
- Council Tax Band - E
- EPC rating C
- Tenure: Freehold



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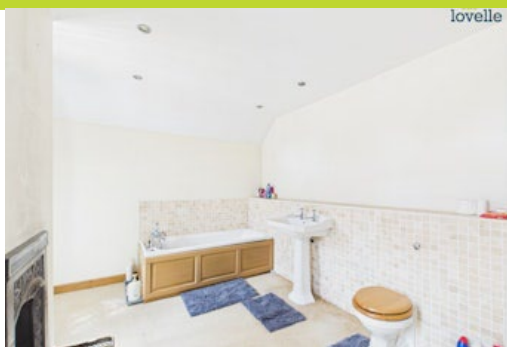
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Occupying a delightful rural setting amidst the rolling Lincolnshire countryside, this fantastic property represents a rare opportunity to acquire an established equestrian property combining a characterful period home with an impressive range of professional facilities.

Enjoying far-reaching views across open farmland, the property has evolved over many years into a highly regarded equestrian holding, offering an exceptional environment for both leisure and competitive riders alike.

At the heart of the property lies the charming cottage, providing comfortable and versatile accommodation that perfectly complements the surrounding rural lifestyle. Retaining much of its original character and charm, the residence enjoys a peaceful setting whilst remaining within easy reach of nearby market towns and transport links.

The true appeal of the property lies within its outstanding equestrian infrastructure. The extensive yard incorporates a substantial range of stabling, foaling boxes and ancillary buildings designed to support breeding, training and day-to-day horse management.

The surrounding land has been thoughtfully arranged to provide excellent grazing and turnout opportunities, creating a practical and efficient setup for horse owners, breeders and equestrian professionals. The combination of quality facilities, established paddocks and operational flexibility makes the property equally suited to private ownership, livery use or a small-scale equestrian enterprise.

Beyond its equestrian credentials, this property offers a lifestyle that is increasingly difficult to find; a private countryside retreat where horses, family life and rural living exist in perfect harmony. Whether utilised as a competition base, breeding establishment, family equestrian home or lifestyle smallholding, the property presents a unique opportunity to acquire a well-equipped and highly versatile rural holding in one of Lincolnshire's most attractive village locations.

Situation

Nestled in the picturesque Lincolnshire countryside, South Kelsey is a charming rural village that offers a peaceful lifestyle with a strong sense of community. Located between the market towns of Caistor, Market Rasen and Brigg, the village is surrounded by rolling farmland and scenic walks, making it ideal for those who enjoy the outdoors. South Kelsey boasts a traditional village atmosphere, complete with a historic church, a public house serving food, village hall activities plus a park with modern play and outdoor gym equipment. The neighbouring village of North Kelsey has further amenities including a primary school and community shop. The property is also within the catchment area for the highly regarded Caistor Grammar School. Though quiet and tranquil, the village benefits from convenient access to local amenities in nearby towns, as well as good road links to Grimsby, Scunthorpe, and Lincoln.

Main House

Entrance Lobby

2.13m x 2.33m (7'0" x 7'7")

double glazed entrance door, tiled flooring, heated towel rail, double glazed window to front aspect and boot room

Entrance Hall

2.24m x 3.67m (7'4" x 12'0")

tiled flooring, radiator and stairs to first floor accommodation

Sitting Room

3.62m x 3.7m (11'11" x 12'1")

double glazed window to side aspect, radiator and feature fireplace

Utility Room

3.01m x 2.55m (9'11" x 8'5")

Belfast sink, space and plumbing for washing machine, oil fired boiler, radiator, tiled flooring and double glazed windows to front and side aspects

Ground Floor Shower Room

2.02m x 1.76m (6'7" x 5'10")

3 piece suite comprising low level WC, vanity hand wash basin, walk in shower, splash backs and heated towel rail

Dining Room / Study

3.98m x 3.13m (13'1" x 10'4")

double glazed window to side aspect, radiator, fitted storage, tiled flooring and feature fire place

Kitchen Diner

9.02m x 3.85m (29'7" x 12'7")

a range of fitted wall and base units, space for fridge freezer, space and plumbing for dishwasher, sink unit, space for 'Range' style cooker, tiled splash backs, tiled flooring, radiator and double glazed entrance door

Lounge

2 double glazed windows to side aspect, double glazed window to rear aspect and 2 radiators

Sun Room

3.03m x 2.87m (9'11" x 9'5")

tiled flooring and radiator

Landing

2.31m x 3.65m (7'7" x 12'0")

double glazed window to front aspect, radiator and roof void access

Bedroom 1

3.04m x 6.47m (10'0" x 21'2")

double glazed window to rear aspect, radiator and fitted wardrobes

Ensuite WC

low level WC, vanity hand wash basin and double glazed window to side aspect

Bedroom 2

3.61m x 3.3m (11'10" x 10'10")

double glazed window to side aspect, radiator and fitted wardrobes

Bedroom 3

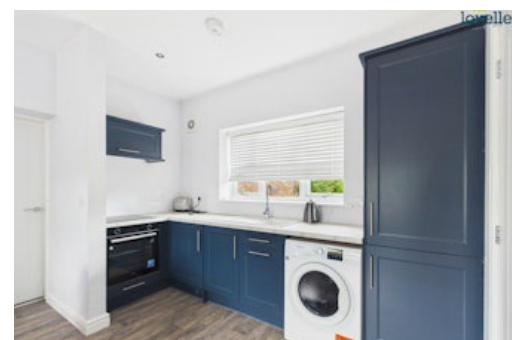
3.05m x 3.2m (10'0" x 10'6")

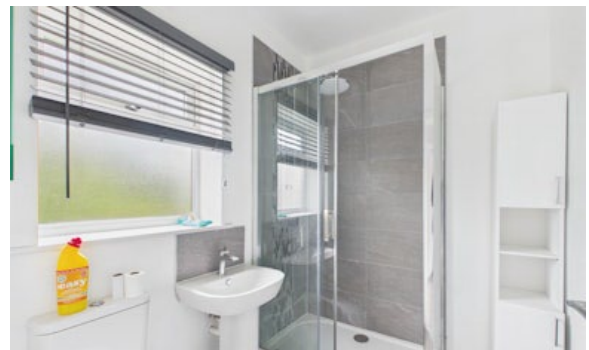
double glazed window to side aspect, radiator and fitted storage

Bathroom

3.99m x 2.68m (13'1" x 8'10")

3 piece suite comprising low level WC, pedestal hand wash basin and panelled bath, tiled splash backs, 2 radiators, feature fireplace and 2 double glazed windows to rear aspect





Detached Annex

Entrance Hall

1.4m x 2.2m (4'7" x 7'2")

composite entrance door, double glazed window to front aspect, vinyl flooring and fitted storage

Living, Kitchen Diner

3.79m x 5.3m (12'5" x 17'5")

a range of fitted wall and base units, electric oven, 4 ring hob, sink unit, space and plumbing for washing machine, wall mounted boiler, integrated fridge, vinyl flooring and double glazed windows to front and rear aspect

Bedroom 1

3.29m x 3.46m (10'10" x 11'5")

double glazed window to front aspect

Bedroom 2

3.58m x 2.7m (11'8" x 8'11")

double glazed window to rear aspect

Shower Room

2.1m x 1.75m (6'11" x 5'8")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, tiled flooring and double glazed window to rear aspect

Gardens & Parking

the 2 properties benefit from generous gardens being mostly laid to lawn with planted shrubs and trees. Further benefitting from an extensive gated block paved driveway providing ample off road parking for a number of vehicles

Land

Extending to approximately 53 acres, the land forms a significant feature of the property and has been thoughtfully divided into a number of well-fenced paddocks, creating an excellent setup for equestrian use. The paddocks provide extensive grazing and turnout opportunities, with the layout designed to allow for practical day-to-day management and flexibility of use. Benefitting from direct access to the stable yard and equestrian facilities, the land is ideally suited to private equestrian pursuits, breeding operations or those seeking a substantial rural holding. The scale and configuration of the acreage provide an outstanding environment for horse owners, with ample space for grazing, exercising and managing livestock, all whilst enjoying the privacy and tranquillity of the surrounding Lincolnshire countryside.

Yard & Outbuildings

A particular feature is the impressive range of outbuildings and equestrian facilities, providing a highly functional environment for horse owners, breeders and equestrian professionals alike. The extensive stable complex incorporates a substantial range of loose boxes and foaling boxes, thoughtfully arranged to provide efficient day-to-day management and year-round usability. The principal stable block benefits from a wide central passageway, creating a practical and accessible working layout, whilst the individual stables offer generous accommodation for horses of varying sizes. Complementing the stabling are a number of useful barns, stores and ancillary outbuildings, providing excellent space for hay and bedding storage, machinery, tack, feed and general equestrian equipment. The versatility of the buildings offers significant scope for a variety of equestrian and agricultural purposes, whilst supporting the wider operation of the holding.

Agents Notes

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2300 ft²
213.7 m²

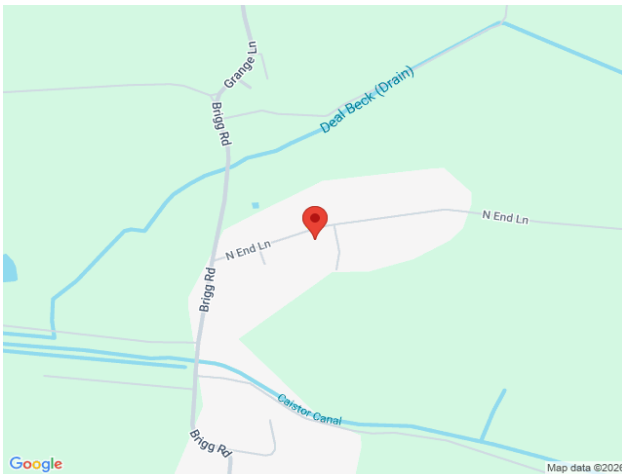
Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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