

THE PADDOCKS South Drove, Quadring Fen, Spalding, Lincolnshire PE11 4QX

PRICE GUIDE

£799,950 with approx. 25 acres

£650,000 with approx. 11 acres



- A Detached Four Bedroom Family Home
- Ideal for Private Equestrian Use Having Ten Stables, Barns and Grazing Paddock Land
 - Quiet Location with No Main Roads and Excellent Hacking
- Available with Approx. 25 Acres or Approx. 11 Acres
- No Upward Chain
- Significant Price Reduction

REF AR5503

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

- Pinchbeck 6 miles
 - Spalding 8 miles
 - Boston 12 miles
 - Bourne 14 miles
 - Grantham 22 miles
 - Peterborough 28 miles
- Easy access to A52, A15 and A17

A four bedroom detached family home with ten stables, barns, paddock grazing and excellent hacking, available with approx. 25 acres or approx. 11 acres and no upward chain.

The property is ideal for the equestrian enthusiast, offering a range of stabling for ten horses, space for a manège (STPC) and grazing paddocks, plus two storage barns. There are formal gardens and multiple vehicle parking including suitable access for a horsebox. There is excellent out-riding, with no main roads.

The vendors currently utilise the property for their own horses and dogs, and have in the past, offered livery services.

The property is situated in an accessible and quiet, rural location, yet is only eight miles from the market town of Spalding which has a vibrant and busy town centre, including a number of independent and unique shops, as well as many well known High Street retailers.

THE RESIDENCE

A comfortable detached house, mainly double glazed and with oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

An **Entrance Porch** with two windows to front has double doors leading to an **Inner Hall** with a radiator, coving to ceiling, fitted cloak cupboard, stairs rising to first floor and understairs storage cupboard.

Family Room / Office window to rear, radiator.

Reception Room windows to front and side, sliding doors to rear, fireplace with electric fire (may be available by separate negotiation), two radiators.

Kitchen/Dining Room window to rear, a range of wall and base units with rolled edge work surfaces, 1½ bowl stainless steel sink with mixer tap, tiled splashbacks, integrated electric cooker with extractor over, space for fridge freezer, plumbing for dishwasher, radiator.

Side Entrance door to outside.

Cloakroom window to rear, wash hand basin, WC, radiator.

Utility Room window to front, range of wall and base units, rolled edge work surfaces, space for tumble dryer, plumbing for washing machine, single drainer stainless steel sink unit, radiator.

To the **First Floor** the **Landing** has access to loft space above.

Bedroom One window to front, fitted mirrored wardrobes, radiator. An **Ensuite Shower Room** has a window to rear, wash hand basin, bath with electric shower over, WC, extractor and radiator.

Bedroom Two with a window to front and radiator.

Bedroom Three with a window to rear and radiator.





Bedroom Four has a window to front and radiator.

The Family Bathroom has a window to rear, bath, shower in cubicle, wash hand basin, WC, tank in airing cupboard, tiled walls and tiled floor, extractor.



OUTSIDE, OUTBUILDINGS & LAND

To the front of the property there is an 'in and out' driveway which is gated to either side providing multiple vehicle parking. There are formal gardens to the front, rear and side of the property. The front gardens are mainly laid to lawn with a variety of mature trees and shrubs. A pedestrian gate gives access to the rear of the property, where there is a further large lawned garden area with a **Decked Patio Area** and a Useful Outbuilding that could be utilised as a **Hobby Room/Dog Grooming Parlour/Home Office/Gym**, which has a window to side, double glazed sliding doors to front and electric dog shower with tiled splashbacks.

Above Ground Swimming Pool (available by separate negotiation) with electric heat pump.

Double gates from the garden at the side, lead to the **Equestrian Facilities**, which have a second gated access directly from the road. There are the following outbuildings with approx. sizes:

Outbuilding One benefitting from power and light incorporating:

Two Tack Rooms, Six Stables and Feed Store.

Attached Hay Barn

There is a fenced off area, formerly with planning permission for a Manège (work commenced/drainage installed).

Outbuilding Two benefits from power and light and incorporates **Four Stables** and a **Tack Room / Workshop**

Between the two outbuildings is a **Concrete Yard Area.**

The Land is divided into fairly level paddocks with post and rail fencing each with a water supply.

The vendors would prefer to sell the property as a whole but would consider selling with a reduced acreage of **approx. 11 acres (about 4.4 hectares).**

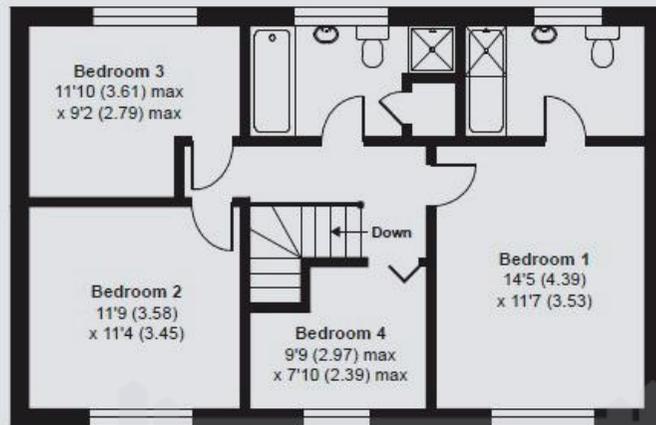
IN ALL APPROX. 25 ACRES
(About 10.1 Hectares)

NB. The vendors inform us that there is a wayleave for Western Power, further details are available from the vendors solicitors.

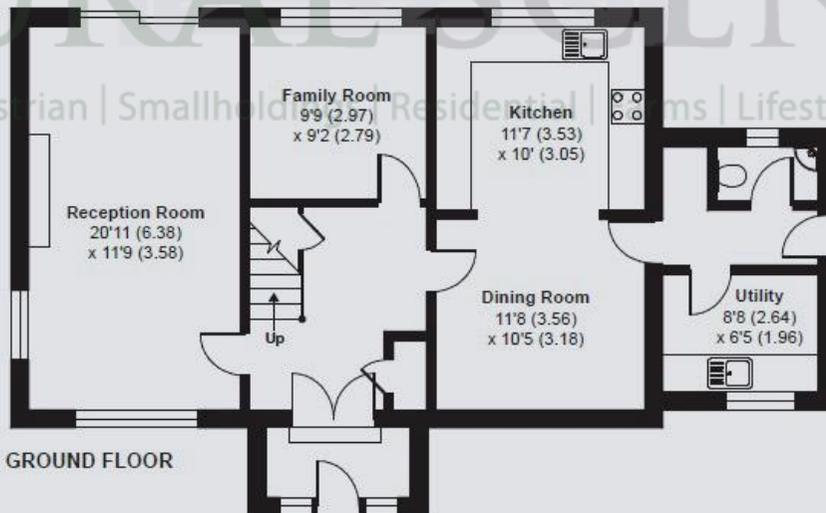


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FIRST FLOOR



GROUND FLOOR

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 C

DIRECTIONS

From the A52 at Donington, take the third exit off of the roundabout onto the A152 Station Road. Take a third right turn, onto Malting Lane and follow this road, which becomes Ingrove. Ingrove turns to the left and becomes Bulls Bank, from here take a slight right turn onto Quadring Bank and then right onto South Drove. Continue on, over the crossroads with Beck Bank, passing a white house on the right-hand side, followed by a red brick house. The Paddocks is the next house on this right-hand side, identified by its own signage.

what3words ///juggles.lamppost.whirlpool

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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 THE PADDOCKS 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.

