

THE MEADOWS Redding Corner, Toynton Lane, Halton Holegate, Spilsby, Lincolnshire PE23 5PG Price Guide £875,000



- Spacious Three-Bedroom Detached Bungalow, In a Rural Location, Surrounded by Open Countryside, with No Near Neighbours
- Additional Two-Bedroom Static Caravan
- Exceptional Equestrian Facilities inc. Large Barn with Internal Stabling, Tack and Feed Rooms and Solarium
- Manège and Post and Rail Paddocks
- Set in Just Under 8 Acres
- Generous Parking and Turning Space for Large Vehicles including Horsebox

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

REF: AR6970

GENERAL AND SITUATION

Approximate Distances:

Alford 8.5 miles • Skegness 12 miles • Boston 17 miles • Louth 20 miles

An exceptional three bedroom bungalow in a wonderfully private setting, with superb equestrian facilities and a static caravan offering additional accommodation, set in just under 8 acres.

A rare opportunity to acquire a fully established and highly functional equestrian smallholding occupying an enviable, private, rural position ideal for those seeking a peaceful life with excellent equestrian amenities, approached through electric gates. Complemented by excellent outriding available directly from the property along with easy access to coastal rides and convenient road links for equestrian centres and events.

The nearby market town of Spilsby has a good range of shops, bank, pub / restaurants, etc. whilst the seaside town of Skegness offers a further range of facilities and amenities, as well as sandy beaches. The larger towns of Alford and Louth are located on the edge of the Wolds and offer a wide range of facilities.

THE RESIDENCE

A detached bungalow with the benefit of oil-fired central heating, double glazing, a burglar alarm and CCTV, please refer to the floor plan for approximate room sizes.

Entrance Hall with doors to the principal rooms, creating an easy flow through the accommodation.

The **Principal Bedroom** is positioned to the front of the property and is complemented by an **En Suite Shower Room**. A further front-facing **Double Bedroom** provides comfortable guest accommodation. The **Study** offers an ideal home-working space and can double as an occasional bedroom if required, with a connecting door through to the **Third Bedroom** which enjoys dual-aspect windows and an external door to the rear. An airing/tank cupboard provides additional storage.

Family Bathroom fitted with a bath and shower over, wash basin and WC, with complementary wall finishes, an extractor and a rear window providing natural light.

Kitchen / Dining Room A bright and sociable space, fitted with a range of wall and base units, work surfaces and a breakfast bar. Features include a 1½ bowl sink with mixer tap, tiled splashbacks and space for freestanding appliances. An electric cooker with extractor sits neatly within the scheme, while dual-aspect windows and a door to the conservatory enhance the airy feel.

Conservatory enjoying views across the rear garden towards the equestrian facilities, this is a peaceful spot for morning coffee or evening relaxation. Double doors open to the outside, and there is practical space and plumbing for laundry appliances.

Lounge / Dining Room a generous principal reception room with a window to the front and double doors opening outside. A contemporary wall-mounted pebble-effect electric fire provides an attractive focal point.





OUTSIDE, OUTBUILDINGS & LAND

Additional Accommodation (Static Caravan) Situated within the rear garden, the two-bedroom caravan offers valuable ancillary space with the addition of a front porch (including plumbing for washing machine and space for a tumble dryer), the caravan has recently been re-carpeted and benefits from a refitted bottled-gas boiler. The accommodation comprises a hallway, a double bedroom with fitted wardrobes, a single bedroom (also with wardrobes), a separate WC and shower room, a fitted kitchen with electric hob / oven, and a lounge with doors to a patio area and windows to three sides. The caravan enjoys its own enclosed garden and patio.

Double electric gates, together with a useful pedestrian gate, open onto a driveway that runs alongside the house and gardens and continues to the equestrian yard beyond. There is ample parking and turning, with space suitable for large horseboxes.

Formal gardens lie to the front and rear of the bungalow. The front garden is predominantly laid to lawn, while the rear features a patio area with awning, additional lawned space and a lovely outlook over the land. Two Chicken Huts with adjoining runs are included in the sale.

Stable Barn with useful large concrete hard standing area to the front, well-equipped with power, lighting and water, together with CCTV, alarm and smoke detection. Providing **Seven Internal Stables** with rubber matting and automatic drinkers, plus separate heated **Tack and Feed Rooms**. A **Solarium** and **Washing Facilities** are included, along with **Two Kennels**, a **Workshop Area**, **Kitchenette** with plumbing for a washing machine, and a **WC**. Steps lead to a **Mezzanine First Floor Storage Area**, ideal for rugs and equipment.

To the rear of the barn is a **Tractor / General Store** with power and lighting.

Substantial breeze-block **Muck Heap** recess.

Manège c. 50m x 25m with a cushion track sand-and-rubber surface and post-and-rail surround, complemented by flood lighting and a mirror.

This turnkey equestrian yard ready for immediate use, offers well designed, extensive facilities for private equestrian enjoyment, or small scale professional use (subject to the necessary consents).

The **Grazing Land** lies to the right of the driveway and continues around the manège, returning to the left-hand side of the bungalow via a five-bar gate. The paddocks are level and well-enclosed with high post-and-rail fencing (previously used for stallions) and benefit from automatic drinkers. Drainage infrastructure installed for improved year-round useability. The land to the left of the property is currently arranged into four main enclosures and could be utilised for a hay crop.

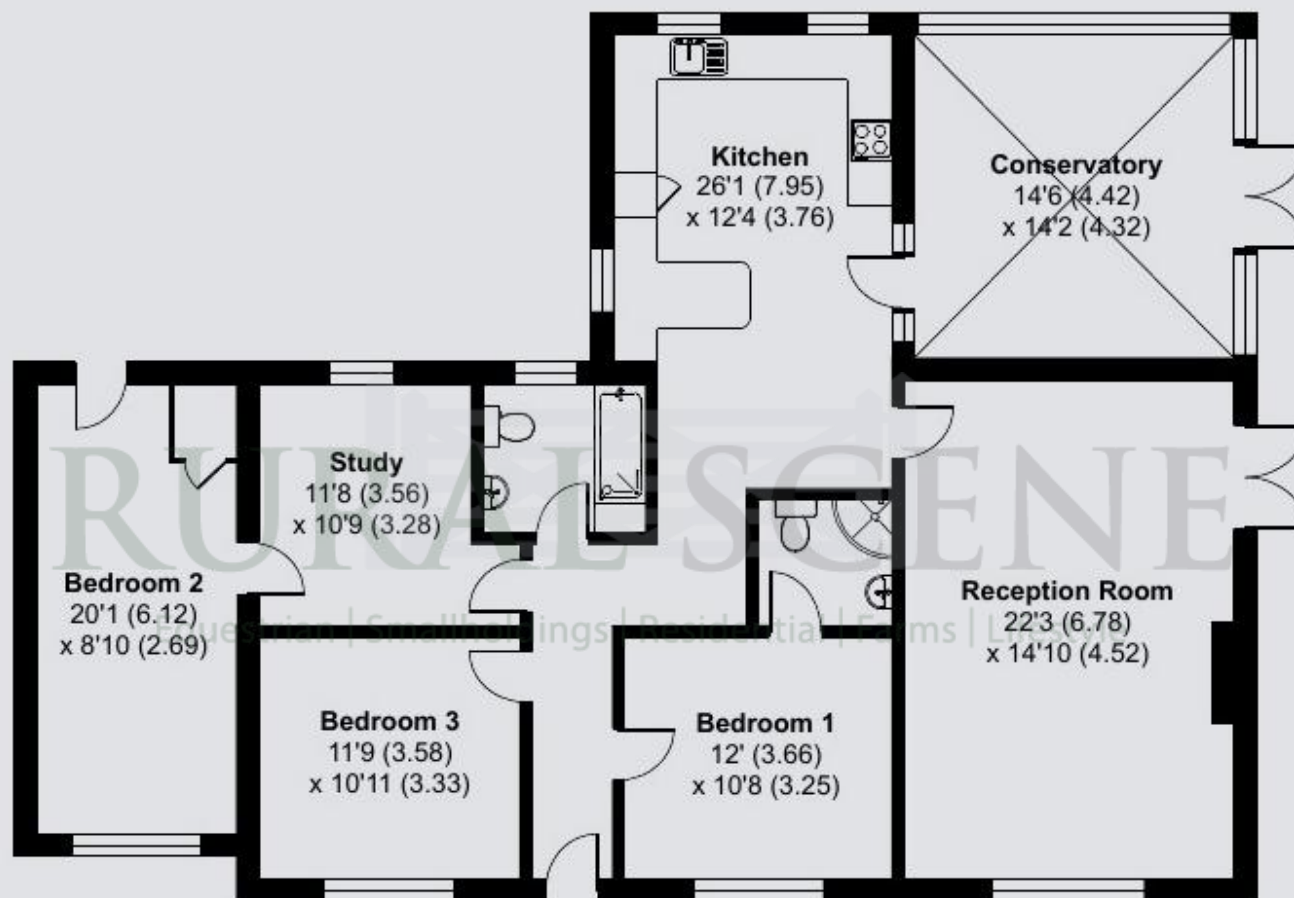


IN ALL JUST UNDER 8 ACRES
(About 3.2 Hectares)

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GROUND FLOOR

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

LINCOLNSHIRE COUNTY COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (Sewage Treatment Tank connected with regular service records), OIL FIRED CENTRAL HEATING, (Combi with approx. 8 year warranty), TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX C

DIRECTIONS

From Spilsby take the B1195 towards Halton Hologate on Ashby Road. Turn left onto The Terrace/B1195, then turn right onto Halton Road/B1195 and continue onto Spilsby Road/B1195. After approximately ½ mile, turn right onto Station Road and continue into Fen Road. Take the right turn onto Toynton Road (signed Toynton St Peter and Toynton All Saints) and follow Toynton Road. Go around the left-hand bend into Washdike Lane, then bear left into the track which leads to the property on the left-hand side (do not continue around the right-hand bend).

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