

9 Osier Holt

Saltfleetby

MASONS
Equestrian



9 Osier Holt

Saltfleetby
LN11 7UD



A neat and private equestrian establishment
extending to 1.9 acres (STS)

Block of 3 timber stables with hay store

Manège with floodlights (disconnected)

Smart 4 bedroom family home

Open plan kitchen/diner with doors to the
rear garden

2 attractive and bright reception rooms

Beautifully maintained gardens and grounds

Double garage with up and over doors and
extension potential (STP)

Pretty summer house and a smart, covered
outdoor dining/seating area

Separate vehicular right of way to the land to the
rear

Osier Holt is a beloved family home which is set back from the road via a leafy, sweeping shared driveway onto its private drive with parking/turning space and access to the double garages. The property extends to 1.9 acres (STS) in total to include a neat front garden as well as a beautiful rear garden and the equestrian facilities to the rear.

This delightful equestrian establishment belies its more residential facade. A short walk through the pretty rear gardens leads to a gateway which opens up to the stable yard with views over the paddocks, manège and open farmland stretching beyond. The yard comprises 3 timber stables with a hay store and overhang, as well as hardcore parking and turning space for groundskeeping equipment, horse boxes and the like. A separate shared track gives access directly from the yard to the highway. This sheltered and private yard overlooks the sand and rubber Manège and on to the two level grass paddocks. An adjacent wooded copse gives shade and a further sense of privacy to the paddocks. In all making this the most delightful and easy to manage equestrian home.

Saltfleetby is a rural village ideally situated close to the coast for beach rides as well as being within easy reach of the Wolds and Kenwick (LRAC) equestrian centre. The market town of Louth is a short drive 8 miles as is Manby, 3 miles with its co-op convenience store and Primary School.

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The front door opens into a smart hallway which has stairs to the first floor landing. The open plan Kitchen/Diner provides a flowing contemporary space which has access via French doors to the lovely rear gardens offering a delightful and flowing outdoor/indoor entertaining space. The kitchen boasts a central island unit and is fitted with a pair of wall mounted double ovens, an electric hob, a stainless steel circular sink with drainer and space and plumbing for a dishwasher. In addition the kitchen boasts a walk in pantry which has shelving and storage space as well as space for an American style fridge.

The adjacent Utility Room/Boot Room has further storage and a door to the outside, ideal for an equestrian home.





There are a further two delightful reception spaces accessed off the hall.

The Snug is situated adjacent to the Kitchen and can equally be used as a Study with views over the rear gardens.



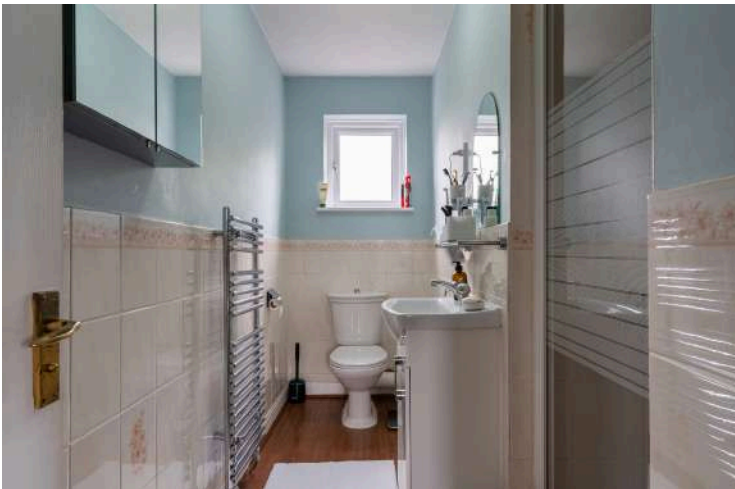
The sizeable and bright double aspect Sitting Room has a window to the front of the house and French Doors onto the rear patio and gardens, making this another flowing indoor/outdoor living and entertaining space.





There is a neat WC with basin accessed off the Hallway. Stairs rise to the first floor landing which has views to the front garden and doors to the 4 bedrooms and family Shower Room.

The Main Bedroom has lovely views to the rear of the house. This double room is fitted with a bank of built in wardrobes.



The En Suite Shower Room has part tiled walls and is fitted with a shower, WC, towel rail and a basin with vanity unit below as well as a window to the front of the house.





The smart family Shower Room has been recently re fitted in a contemporary style with fully tiled walls and floors as well as a smart vanity unit with double sink, a walk-in shower, towel rail, WC and a window to the front of the house.

The house benefits from a further two bright double bedrooms which both enjoy the far reaching views to the rear of the house and a further single bedroom/study which overlooks the front gardens.





To step into the rear gardens is to step into a sheltered and private oasis of calm. The garden is carefully planned and considered to create a meandering stroll through pretty shrub and border planting to the various seating and entertaining areas, which have been thoughtfully created. The block paved rear patio is accessed directly off both the Dining/Kitchen and Sitting Room, making a delightful circular flow and giving glimpses over a low wall and under a Pergola to the garden beyond.





The second paved seating area is covered with open sides, located a little further down the garden and making a delightful destination for entertaining, dining and seating.

In addition the pretty Summer House is another space to sit and look back on the house. There are a range of raised vegetable beds to the far end of the garden as well as a Greenhouse.



To the side of the house is a further block paved patio area which is sheltered with panelled fencing, and which gives access to the Utility/Boot Room as well as having a door to the front gardens and on to the Double Garage.

The garage is a sizeable and useful space ideal for storing groundskeeping equipment as well as for parking. This space also offers great potential for extension if required (STP).





The stable yard is sheltered and well planned with high timber fencing and a gated access to the adjacent track with a right of way to the highway for vehicles and hacking.

There is ample hardcore parking/turning space in the yard for horseboxes etc as well as a block built muck clamp.

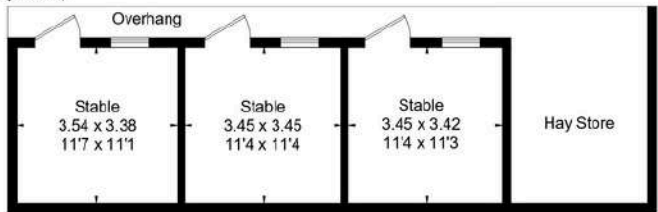
The row of 3 timber stables have an overhang and a concrete apron. The yard and stables have electricity and water connected as well as an open fronted Hay Store.

The quietly situated Manège boasts flood lighting (which requires reconnection). The level, grass paddocks are situated beyond the Manège. In all making this a well equipped, private and sheltered equestrian set up.

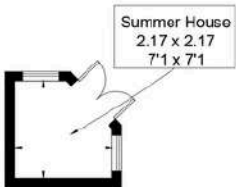




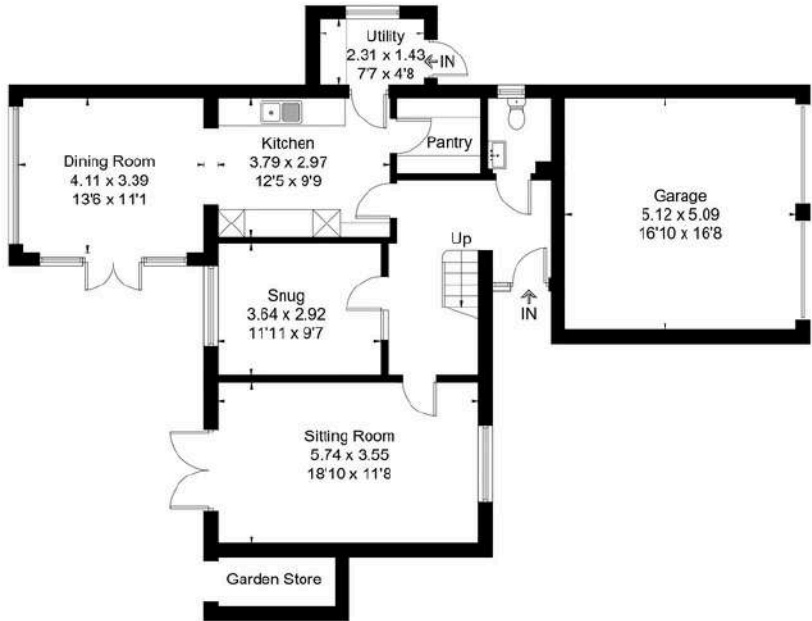
Approximate Floor Area = 144.1 sq m / 1551 sq ft
Garage = 26.0 sq m / 280 sq ft
Outbuildings = 40.0 sq m / 430 sq ft
Total = 210.1 sq m / 2261 sq ft
(Excluding Open Spaces)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



Ground Floor

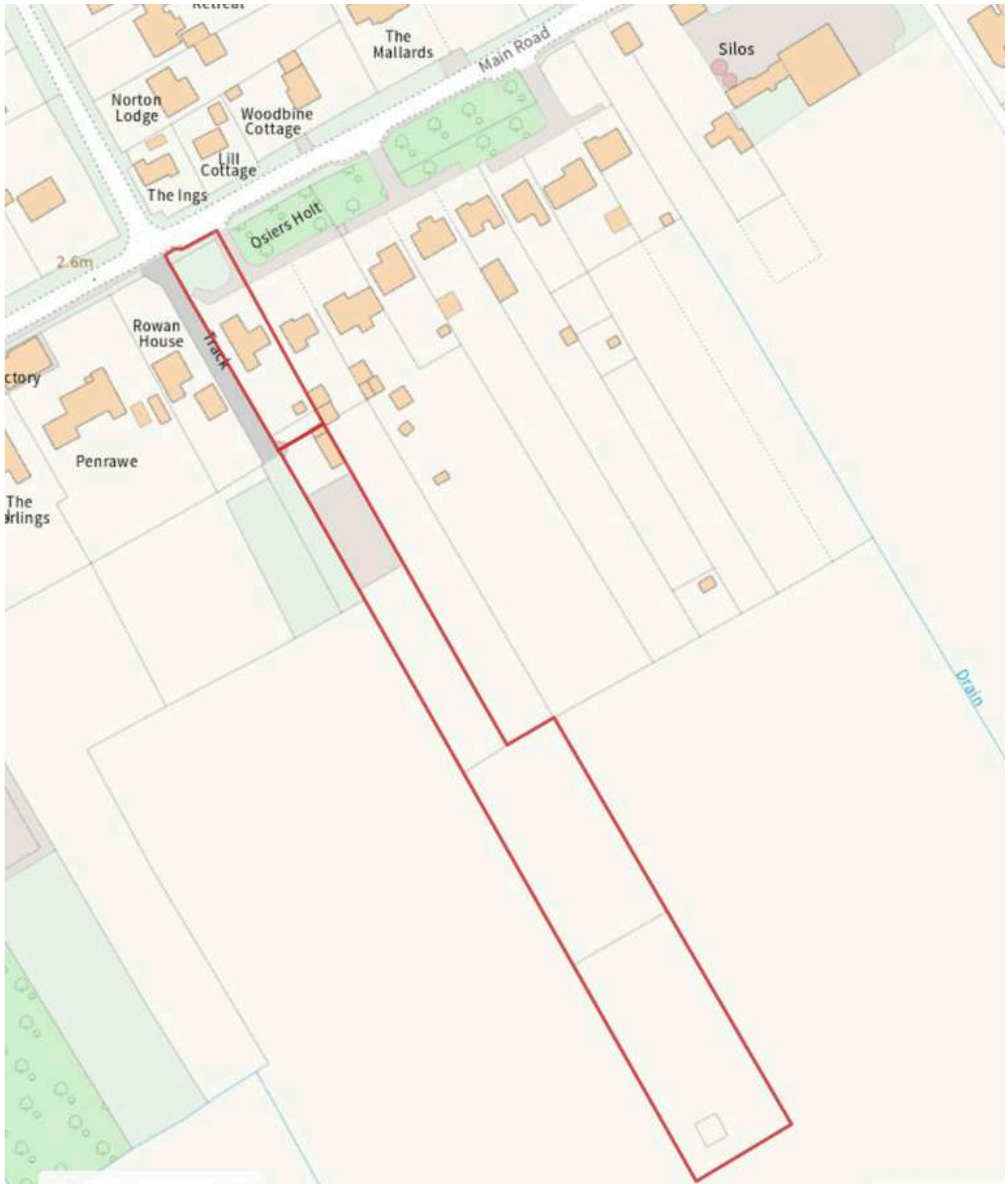


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112398

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 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.



The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///fishery.september.heap

Directions

To drive to the property from Louth take Legbourne Road out of town, proceed to the roundabout and take the first exit to Manby. At the traffic lights continue directly over and on for around 3 miles. On entering the village of Saltfleetby continue for around 200 yards where the turning to Osier Holt will be on the right hand side

Agent's Note

There are restrictive covenants to include a stipulation that the house and garden are to be used as a Private Dwelling House only. Further details are available from the Agent upon request.

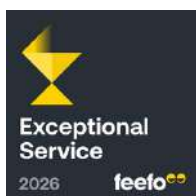
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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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