

# HOLMSTEAD FARM Mill Lane, Keal Cotes, Spilsby, Lincolnshire PE23 4AJ

Price Guide £650,000



- Four Bedroom Detached House Set in Just Over 7.5 Acres

- Ideal For Equestrian Use

- Good Range Of Stabling, Manège, Round Pen, Barn and Paddock Grazing
- Three Bedroom Static Caravan In-Situ, Ideal for Multi-generational Living
- Ample Vehicle Parking with Space for Caravans, Horse Box, Trailers etc.

REF AR8606

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle



## GENERAL AND SITUATION

Approximate Distances:  
 Spilsby 4.5 miles • Horncastle 11 miles • Boston 13 miles  
 Skegness 16 miles

A detached four bedroom family home with a good range of equestrian facilities, set in just over 7.5 acres, with ample vehicle parking and good accessibility.

The property offers a range of equestrian facilities and in the past has been utilised as a riding school, having ten stables, a round pen, manège, hay barn, various stores, office, tack and feed rooms. The property is situated on a private lane and has formal gardens to the front, side and rear of the residence, as well as parking for multiple vehicles, including space for several horse boxes, trailers, lorries or caravans.

The services and amenities of Spilsby are close by, with the larger towns of Horncastle, Boston and Skegness within easy access via car. The property is well placed in the heart of Lincolnshire, being on the periphery of the Wolds. The vendors advise there is good hacking from the property.

The property is now offered for sale due to a downsize and relocation, having provided a family home for the vendors, their horses, dogs and cats for over 20 years.



## THE RESIDENCE

A comfortable, four bedroom, detached property benefiting from oil-fired central heating and some secondary double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The front entrance leads into an **Entrance Hallway** which has stairs rising off to the **First Floor**. A door off to the right leads to a **Downstairs Bathroom** comprising bath with electric shower over, wash hand basin and WC with part tiled walls and tile effect vinyl floor covering. There is a heated towel rail, side aspect window and shaving point.

To the left of the **Entrance Hallway** is the **Main Reception Room**, which has dual aspect windows and a useful understairs storage cupboard. The focal point of the room is the open fireplace with cast iron surround and tiled insert; there are fitted recess cupboards to right hand side of the fireplace.

A door leads through to the **Kitchen**, which has a range of wall and base units with rolled edge work surfaces, space and plumbing for a dishwasher, 1½ bowl sink with mixer tap, electric hob with extractor over, oil-fired Stanley Aga with top oven and warming oven below, which also runs the heating system and hot water. The **Kitchen** has a rear window and tile-effect vinyl flooring.

Off the kitchen is a **Store/Pantry** which has space for a freestanding fridge-freezer and a shoe rack and leads on to an **Office** with side aspect window and a range of wall shelving.





To the rear of the kitchen there is a **Sunroom**, currently used as a **Dining Room**, with a door to the rear garden and tiled flooring. Off this is the **Utility Room**, which has plumbing for both a washing machine and a dishwasher, brick flooring and a window; and a **Snug** which has dual aspect windows.

A **Side Passageway** leads from the Snug to a **Second Downstairs Bathroom** with bath with electric shower over and shower screen, wash hand basin and WC with part tiled walls, side aspect window and non-slip flooring. Also located off this side passage is a **Downstairs Bedroom** with dual aspect windows.

To the **First Floor** the **Landing** gives access to **Three Good-sized Bedrooms**.

**Bedroom One** has a front facing window with views over some of the paddock land, a feature fireplace and a walk-in wardrobe which has a range of hanging and shelving space.

**Bedrooms Two and Three** have windows to the rear, with **Bedroom Two** having a feature fireplace, and tank/airing cupboard.



## OUTSIDE

A five-bar gate leads from Mill Lane into the driveway up to the property. Part of the driveway is tree lined with paddock grazing land to the right-hand side of it. Located within this paddock on the right are **Two Small Pony Stables** and a **Small Starvation Paddock** as well as a **Wildlife Pond**. The driveway continues on around the right-hand side of the house to the rear.



Beyond the property, there is space for multiple vehicle parking with ample room for caravans, horse boxes and trailers.

There are formal garden to three sides. To the front of the house there is a lawn and an orchard with a variety of fruit trees including plum, pear and apple trees. To the rear there is an enclosed garden mainly laid to lawn with trees and a covered paved area used for summer BBQs and outside dining.



To the left-hand side there is a lawned garden with a **Dog Kennel** and **Timber Stores** (Outbuilding 10) and a **Timber Garden Office** (Outbuilding 6) which has a timber decked patio adjoining with space for a hot tub. A **Three Bedroom Static Caravan** (Outbuilding 12), which will remain as part of the sale, benefits from bottled gas heating, power & water supplies, and private drainage. There is also a **Timber Shed** (Outbuilding 8) located next to the caravan, which benefits from power and lighting and is used for tumble dryer etc.



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## EQUESTRIAN FACILITIES

There are the following facilities, please refer to the floorplans for approximate sizes.

**Timber Building** (Outbuilding 3) comprises a rug room, two stables and two garages each with double doors, one of which is used as a workshop. This building has power, lighting and an outside tap. To the rear is a **Wood Store** with lighting.

**Muck Heap Recess** and breeze block **Mounting Block**

**Haybarn** (Outbuilding 1) with lighting, and adjoining store/ isolation stable (limited head height)

**Stable** (Outbuilding 7)

**Manège** c.40m x 30m with post and rail surround and a sand surface.

The **Main Stable Yard** (Outbuildings 1 & 2) have both external and internal lighting set around concrete yard.

To the right-hand side the yard there is a **Tack Room** with power and lighting, a butler sink with taps (hot water via water heater), a range of saddle racks and bridle hooks, a lockable first aid cupboard and frost radiator and an archway leading through to **Further Tack Room** to the rear. There are **Three Stables** on this side of the yard having auto drinkers and mangers, with some rubber matting.

To the left-hand side of the yard there is a range of timber buildings, including a **Feed Room** and **Three Stables**, all with auto drinkers, mangers, and some with rubber matting.

Adjoining to the rear there is a **Field Shelter** (within the paddock) with auto drinkers.

**Round Pen** c. 53' (16m) with sand surface and steps up to a raised timber viewing platform.

## GRAZING LAND

The grazing land lies to the front, side and rear of the property and is predominantly flat, divided into several paddocks, most of which are served by automatic drinkers. The paddocks have mains operated electric fencing where required.

**IN ALL APPROX. 7.5 ACRES**  
(About 3 Hectares)

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## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

EAST LINDSEY 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** F    **COUNCIL TAX** A

## DIRECTIONS

Travelling from Spilsby on the A16, go through East and West Keal towards Keal Cotes. Take a right turn off the A16 onto Mill Lane. Proceed down Mill Lane and the property will be found on the right-hand side, identified by its own signage.

There is no for sale board.

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