



 **NEWTON**
FALLOWELL

Snipeview, Church Lane, Hagworthingham – PE23 4LW
£700,000

Snipeview, Church Lane

Hagworthingham, Spilsby

Ideal equestrian property with stables, tack room, hay store and two acre paddock. Enjoying a delightful semi-rural setting with open countryside views to the rear, this exceptional detached residence has a superb attached self-contained annexe and a total plot size of approximately 3.5 acres, subject to survey.

Designed to offer spacious and versatile accommodation, the main house comprises a welcoming entrance hall, study, cloakroom, an impressive lounge centred around a magnificent inglenook fireplace, formal dining room, beautifully appointed Murdock Troon kitchen with integrated appliances and a utility room with a further cloakroom off.

To the first floor, the principal bedroom enjoys an en-suite shower room, complemented by three further generous bedrooms and a family bathroom.

The self-contained annexe provides excellent accommodation for multi-generational living or guests and is currently used as a successful Airbnb. The annexe has an open-plan living kitchen, double bedroom and en-suite shower room.

Externally, the property is surrounded by attractive gardens with a formal lawn, patio seating area and summerhouse. The excellent equestrian facilities include two stables, a tack room, hay store and a paddock extending to approximately 2 acres, subject to survey, making this a wonderful opportunity for those seeking an idyllic country lifestyle with their horses close to home.

Council Tax band: G

Tenure: Freehold





HAGWORTHINGHAM

Hagworthingham is a charming village set on the edge of the beautiful Lincolnshire Wolds, offering an idyllic blend of countryside living and everyday convenience. The village benefits from a traditional pub, cafés and an active community, while the nearby market towns of Horncastle and Spilsby provide an excellent range of shopping, schools and leisure facilities. Surrounded by rolling countryside and close to the popular Snipe Dales Country Park, Hagworthingham is an ideal location for those who enjoy walking, cycling and the tranquillity of rural life, whilst remaining well connected via the A158 to Lincoln and the east coast.



ACCOMMODATION

Part glazed front entrance door with side screens through to the:

ENTRANCE HALL

engineered oak herringbone floor

CLOAKROOM

7' 0" x 7' 0" (2.14m x 2.13m)

Having window to front elevation, radiator, close coupled WC and hand basin inset to vanity unit with cupboard under.

STUDY

13' 3" x 10' 11" (4.05m x 3.32m)

Having window to front elevation, radiator and large understairs storage cupboard.

LOUNGE

17' 9" x 16' 8" (5.42m x 5.09m)

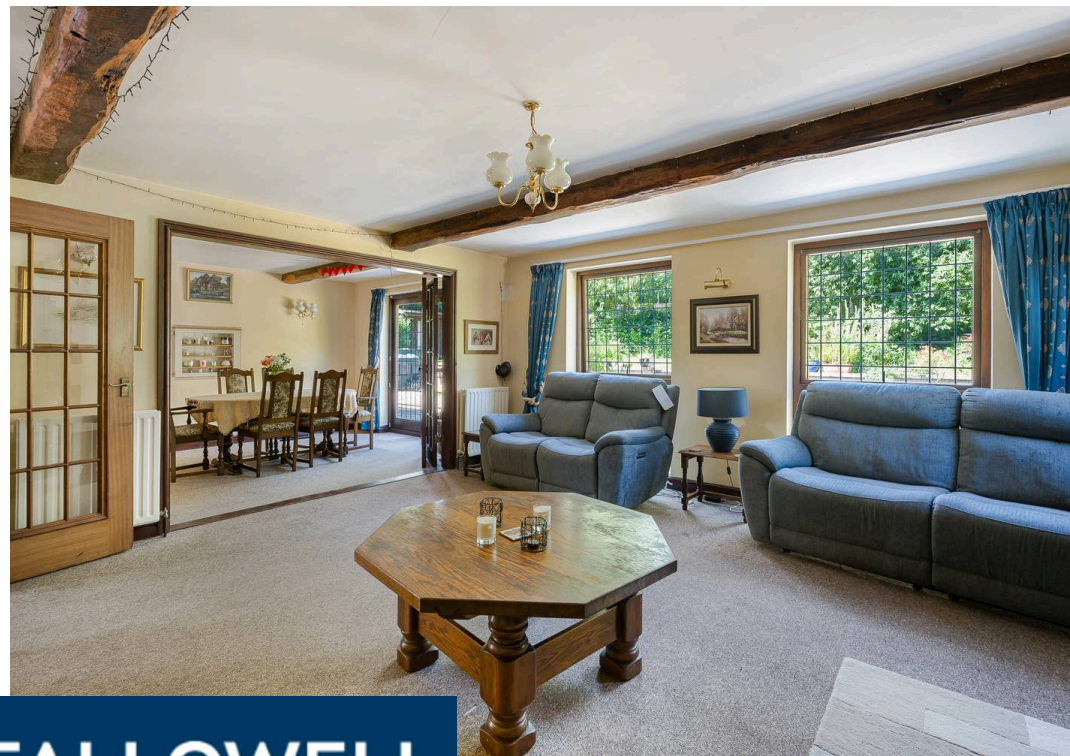
Having windows to side & rear elevations, two radiators, feature beams to ceiling, wall light points and large brick-built inglenook fireplace with log burner. Glazed folding doors to the:

DINING ROOM

13' 4" x 10' 4" (4.06m x 3.14m)

Having french doors to rear elevation, radiator, wall light points and feature beams to ceiling.





 **NEWTON FALLOWELL**





KITCHEN

16' 7" x 16' 4" (5.05m x 4.98m)

Having two windows to front elevation, further window to rear elevation, inset ceiling spotlights & feature beam to ceiling, radiator and Karndean flooring. Having a Murdoch Troon fitted kitchen with Neff appliances comprising: belfast style double sink with mixer tap inset to work surface, cupboards & drawers under. Work surface return with inset induction hob, cupboards & drawers under, cupboards, drawers & concealed extractor over, tall units to side housing two electric ovens with drawers under and cupboards over, space for large upright fridge/freezer with cupboard over and slimline tall unit to side. Further work surface forming breakfast bar to one side with cupboard & drawers under and further work surface with cupboards & drawers under, cupboards, glazed display units & drawers over. The kitchen also has space & plumbing for a dishwasher, automatic washing machine and tumble dryer.

UTILITY

18' 8" x 5' 2" (5.70m x 1.57m)

Having two windows & part glazed door to rear elevation, radiator and work surface with inset sink & drainer, cupboards under.

CLOAKROOM

Having window to side elevation and low level WC.



FIRST FLOOR LANDING

Having window to side elevation, coved ceiling, radiator, wall light points and built-in cupboard.

MASTER BEDROOM

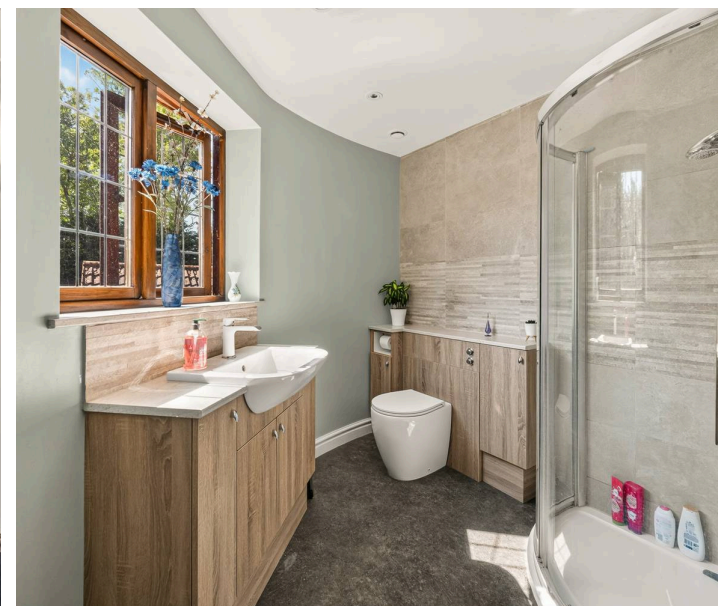
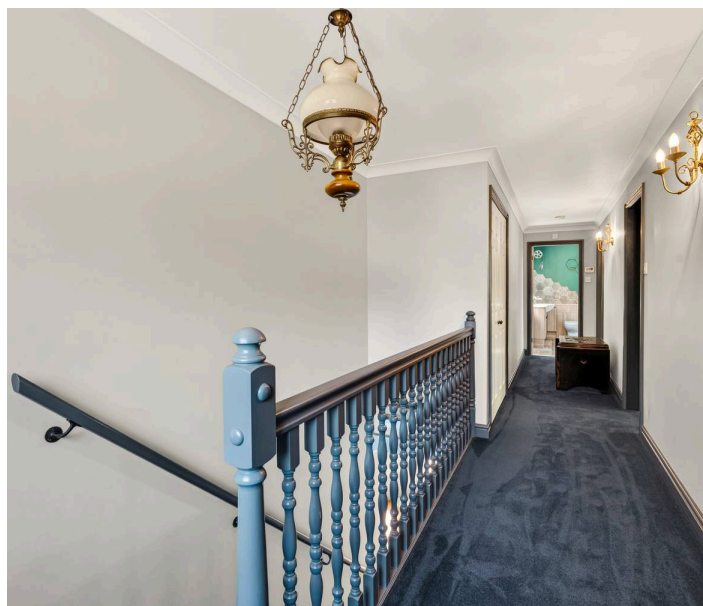
17' 8" x 10' 11" (5.38m x 3.34m)

Having windows to front & side elevations, inset ceiling spotlights and extensive range of Hammonds fitted wardrobes & furniture.

EN-SUITE

11' 0" x 7' 7" (3.36m x 2.31m)

Having window to side elevation, inset ceiling spotlights, extractor, vinyl flooring, fully tiled shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards under, WC with concealed cistern and cupboards to side.





BEDROOM TWO

13' 5" x 11' 7" (4.08m x 3.53m)

Having window to rear elevation, radiator and built-in wardrobe.

BEDROOM THREE

13' 4" x 11' 6" (4.07m x 3.50m)

Having window to rear elevation, radiator and built-in wardrobe.

BEDROOM FOUR

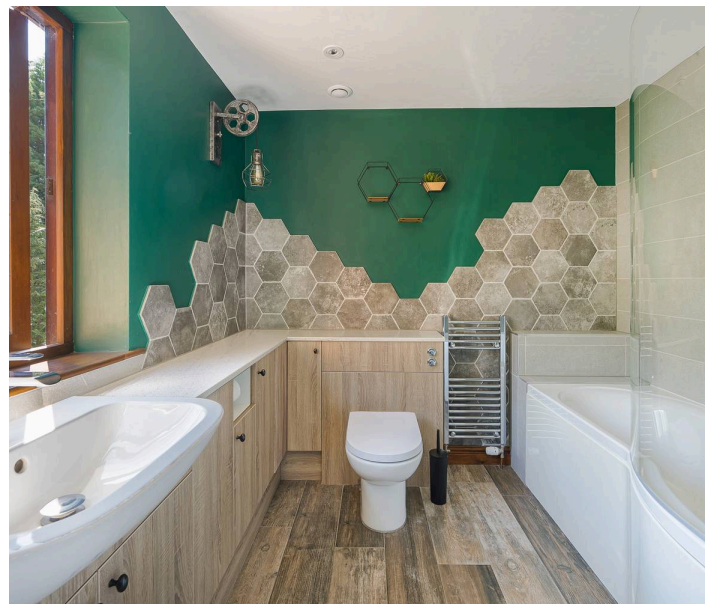
13' 8" x 9' 2" (4.16m x 2.80m)

Having window to rear elevation and radiator.

BATHROOM

9' 10" x 7' 11" (3.00m x 2.41m)

Having window to front elevation, inset ceiling spotlights, heated towel rail, extractor, tiled splashbacks, tiled floor and built-in airing cupboard. Fitted with a suite comprising: shaped bath with shower fitting & anti-splash screen over, hand basin inset to vanity unit with range of cupboards under and WC with concealed cistern.



ANNEXE ACCOMMODATION

The annexe is currently run through Airbnb for £100 per night. A part glazed entrance door leads to the:

OPEN PLAN LIVING/KITCHEN

23' 4" x 8' 10" (7.10m x 2.69m)

Having window to front elevation, inset ceiling spotlights, radiator, built-in cupboard and access to roof space. The kitchen area has a work surface with tiled splashback, inset stainless steel sink with drainer & mixer tap, cupboards, drawer and space for fridge under. Archway to the:

BEDROOM

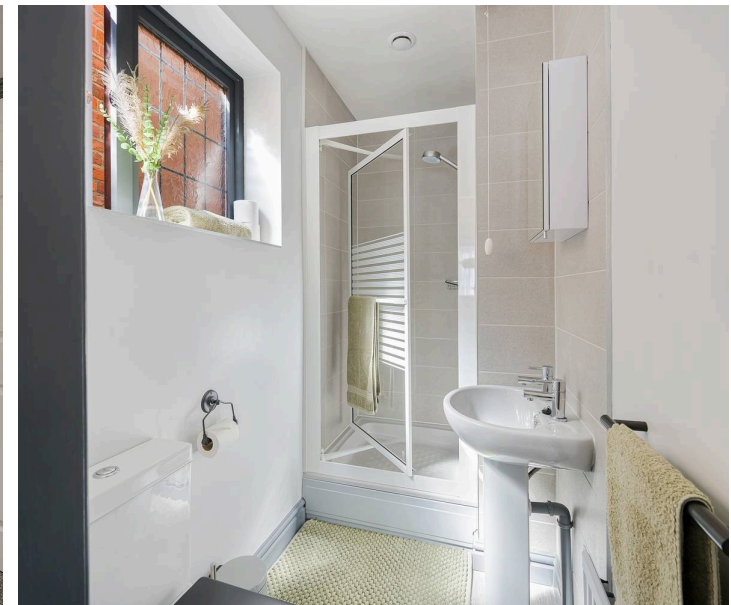
11' 3" x 6' 7" (3.43m x 2.00m)

Having window to front elevation and radiator.

EN-SUITE

7' 6" x 3' 11" (2.28m x 1.20m)

Having window to side elevation, radiator, extractor, fully tiled shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.





EXTERIOR

A long driveway off Church Road leads to the front of the property where there is ample off-road parking leading to the:

DOUBLE GARAGE/WORKSHOP

23' 9" x 22' 2" (7.25m x 6.75m)

With large main entrance door, side door, light, power, water, drainage and alarm. Stairs up to the:

STORAGE ROOM ABOVE GARAGE

22' 3" x 10' 9" (6.79m x 3.28m)

GARDENS

To the rear of the property there is a large paved patio with steps up to a large formal lawn with a summerhouse and log store. A pathway through trees leads to the two acre paddock to the far rear.

STABLE ONE

11' 3" x 9' 9" (3.42m x 2.97m)

The stables are of timber construction with a concrete base. Both stables have fire alarms and there is further gated access to the side.

STABLE TWO

11' 3" x 11' 3" (3.44m x 3.42m)

TACK ROOM

11' 4" x 11' 4" (3.46m x 3.45m)

With double entrance doors, power and water.

HAY STORE

15' 8" x 11' 4" (4.78m x 3.45m)

PADDOCK

To the rear of the property, enclosed and laid to grass.



THE PLOT

The property occupies a plot of approximately 1.5 acres, subject to survey, with a further two acre paddock, subject to survey, to the rear. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity and water connected. Drainage is to a sewage treatment plant. Heating is via an oil fired boiler, new a few years ago with Nest controls, serving radiators and the current council tax is band G. The property also has CCTV and an alarm system. The vendors own the driveway and the neighbour has an access right across it.





LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





 **NEWTON FALLOWELL**



Total area: approx. 235.1 sq. metres (2530.3 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell, 42 High Street - PE23 5JH

01790755222 • spilsby@newtonfallowell.co.uk • www.newtonfallowell.co.uk/spilsby