



Rural and Equestrian



Micheilas, Wragholme Road
Grainthorpe, LN11 7JD

M A S O N S

EST. 1850

A significantly modernised equestrian property in a rural village location within the coastal area of Lincolnshire set in formal gardens and extending into paddocks beyond, all combining to provide 6.32 acres in total (STS). This greatly improved detached individual house has undergone extensive renovations and alterations to provide versatile accommodation with 2 first floor bedrooms and shower room, 2 ground floor bedrooms and bathroom, large hall, stunning open plan family dining kitchen, lounge, conservatory, utility. Oil CH system and DG windows.

Newly installed 50mx25m manège and stable block with 5 stables and tack room plus two further stables, workshop and various outbuildings including further stables which face the land. Parking forecourt at the front and 5-bar gated driveway through to the paddocks. Well positioned for hacking out to bridleways and coastal regions.





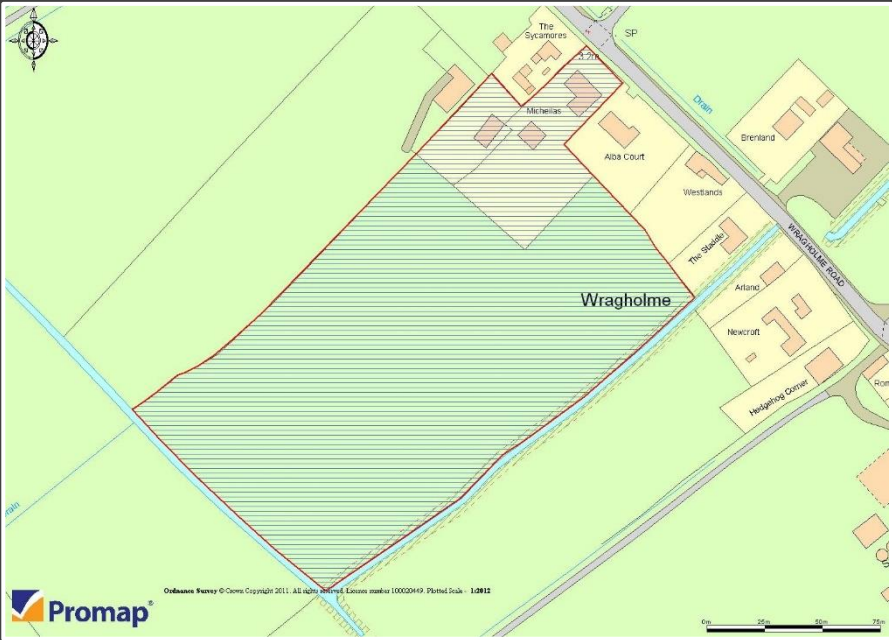
















Directions

Proceed north from Louth along the A16 and after Utterby, turn right along Pear Tree Lane. Proceed to the staggered crossroads and carry straight on along Bull Bank which becomes Firebeacon Lane after the S-bend. Carry on for some distance to the T-junction with the A1031 coast road, turn right here into Grainthorpe and after a short distance Micheilas is on the right, opposite Coalshore Lane.

The Property

Believed to date back to around 1980 and having very recently undergone extensive renovations and alterations providing the superb open-plan kitchen dining area with large sliding doors onto the rear garden. In addition, the property also has brand new windows and doors all round, finished in anthracite grey with the conservatory also being completely replaced, together with all internal doors. At the same time the all new manège and stable block was also built detailed later here. As part of the same planning application but yet to be carried out, the property benefits from permission to convert the remaining roof space on the right hand side to provide a large master bedroom with walk-in wardrobe and en suite, full plans and details of which are available on request or can be accessed on the East Lindsey District Council planning portal under reference N\062\02221\18.

The property also benefits from a complete new central heating system with a Worcester oil-fired boiler supplemented by a pressurised cylinder. The property has also been fully insulated to all walls and works have been carried out and inspected in

accordance with the local building control department. In addition, the property also has a newly installed bio-digester sewage treatment plant and has also been partly re-wired with a new consumer unit. The property is finished externally with a colour render finish.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Entrance Hall

Accessed by a newly fitted anthracite grey composite door with frosted glazed panel to the centre. Coat hooks to side, understairs storage cupboard, large airing cupboard to side housing the pressurised hot water cylinder fitted with shelving for laundry. Staircase leading to first floor and having solid timber doors into main principal rooms and carpeted flooring.

Dining Kitchen

A superb recent alteration to the property being a large open plan, L-shaped room having a glazed rear wall with double sliding doors leading into the rear garden. The kitchen benefits from newly fitted base and wall units finished in midnight blue and contrasting light grey wall units with worksurfaces of Apollo Slabtech solid surface finished in snowflake. Attractive tiling to all splashbacks, one and a half bowl resin sink with chrome mono mixer tap, integrated AEG dishwasher and a free-standing Rangemaster electric oven with five ring hob and Franke black glass extractor above. Window overlooking front, large

space provided for American-style fridge/freezer, range of deep pan draws and doors with soft-close hinges, pull-out rack storage solutions. Opening into the breakfast bar area with a free-standing island in matching colours with wiring provided for sockets if required, with further cupboards below and space for four bar stools, extending to the side where there is space for large dining table. Inset spotlights to kitchen area, attractively decorated in grey colours, tiled flooring and loft hatch to roof space.

Lounge

A large, bright and spacious lounge situated to the rear having window to the side aspect and double part-glazed doors leading into the conservatory. Decorated in attractive grey colour with carpeted floorings.

Conservatory

A superb large space having a south-westerly aspect and benefitting from newly installed windows, doors and roof finished in anthracite grey frames. Two sets of double doors leading into garden. Spotlights to wall having a return door into the utility room, tile-effect vinyl cushion flooring. A super additional reception room which benefits from open views into the paddocks and manège.

Bedroom 3

Situated on the ground floor overlooking the front gardens, freshly decorated in attractive grey colours and carpeted floor. Generously proportioned as a large double room.

Bedroom 4/Study

Ground Floor Double Bedroom overlooking the front. Attractive decoration and carpeted flooring currently set up as a homeworking study area.

Ground Floor Bathroom

A smart bathroom having three-piece suite consisting of low-level WC, wash hand basin and panelled bath with hand shower attachment, fully tiled walls, frosted glass window overlooking the front and smart, tile-effect vinyl cushion floor. To one side is a large anthracite grey centrally heated towel rail.

Utility Room

A recently refitted room having a range of base and wall units finished in Shaker-style midnight blue and light grey with attractive tiling to splashbacks. Inset single bowl stainless steel sink, space provided for washing machine and tumble dryer, also housing the Worcester oil-fired central heating boiler. Newly fitted part-glazed anthracite grey door into rear garden. Grey painted walls and attractive tiling to floor.

First Floor Landing

Having timber banisters and spindles leading up to first floor, carpeted flooring.

Bedroom 1

A very well-proportioned double bedroom situated to the rear overlooking the garden and paddocks. Range of built-in wardrobes having hanging rails and shelves provided. Carpeted flooring.

Shower Room

A smart, newly fitted suite consisting of base units with mounted white ceramic sink, chrome mono mixer tap, cupboards below for storage, low-level WC, large walk-in shower with thermostatic mixer controls, hand-held and rainfall shower head attachments, spotlights and extractor fan to ceiling. Attractive grey tiling to all wet areas and having tile-effect vinyl cushion flooring, anthracite grey heated towel rail and illuminated mirror to side. Frosted glass skylight to roof and a further cupboard providing access to the eaves storage space.

Bedroom 2

Situated at the front having window overlooking garden, decorated in grey colours, carpeted flooring and being double in size. Loft hatch providing access to the roof space.

Front Garden

Having a wide entrance with concrete driveway providing ample parking for multiple vehicles extending down the side of the house to the five bar timber gates, giving access to the paddocks. To the side is a lawned area with perimeters made up of timber fencing, the front boundary having a dwarf brick wall with mature trees. Paved pathway to front door and gravelled area, external lighting provided.

Rear Garden

Laid predominantly to lawn with timber boundaries. Access to paddocks beyond and smart timber sleepers surrounding conservatory. Large patio area to rear of house, ideal for al fresco dining. External lighting provided, together with tap. Useful garden

store being blockwork in construction having grey-painted rendered walls and pitched roof with tiled covering, ideal for storage of garden machinery with electrics provided, measuring 4.1m x 2.9m. Overall, a well-proportioned garden space ideal for family entertaining.

Yard and Outbuildings

Extending through the timber gates with long concrete drive, oil storage tank to side opening into a large gravelled parking area with fenced perimeter, ideal for storage of horse boxes and trailers. Outside tap provided. To the left side is a **large barn** being of blockwork construction with rendered walls and timber-framed roof with corrugated covering. Large door to one end, windows overlooking paddocks, ideal for a large workshop or garden store with electrics provided. Facing the garden, it also has the potential to be converted to an entertainment space such as games room, sun room or barbecue hut, etc. by installation of glazed doors to sides making the most of the open outlook to paddocks, measuring 8.1m x 5.3m. Grounds extend into the large, grassed meadow and orchard with a variety of fruit trees and berry bushes. Post and rail to perimeters, also housing the newly-fitted bio-digester sewage system, with small woodland area to side.

Stables

Recently built stable and yard being L-shaped in construction on concrete base. Timber construction with pitched roof and black bitumen corrugated sheeting, having lighting and electrics connected and comprising five large boxes, one being a much larger foaling box to the corner, all benefitting from the

lighting and window apertures. Fitted stable doors with overhanging canopy to front. Kick boards fitted to all boxes. To the centre of the unit is a good sized tack room housing the electric consumer unit, also with lighting and electrics. Fitted shelving to one side. Adjacent the new stables are the existing stable block comprising two large tall boxes facing out to paddocks with stable doors and being blockwork in construction with corrugated roof covering, lighting and electrics, one having canopy above door. Adjoining is a large hay storage area with an adjoining timber-framed, lean-to addition with corrugated roof and timber-clad walls providing additional storage, also with lighting. To the side is a useful utility room currently used for feed storage.

Machinery Store

Recently built and being on a concrete base, timber framed unit with pitched roof and corrugated roof covering, also having lights and electric. Ample room for farm equipment and machinery, an excellent addition which could be used for a variety of purposes.

Paddocks

Accessed via five-bar timber gates from stable yard and driveway. Large grass meadow, ample space for manure heap with **50m x 25m manége**, being recently installed with silica sand and fibre surface, fishbone pattern drainage, post and rail to perimeter with kick boards to lower regions and five bar gated access. A fully drained manége providing all year round use. The paddocks extend beyond to the far boundary, being divided by post and electric rope fencing currently split into around eight paddocks.

Water provided by hose pipe from nearby barn if required. Hedging to all perimeters. To the front left side of the paddocks is a large, open exercise area with earth-built ramp with jump and a further ditch jump. Return access through woods to the stables if required. There is also a freshwater spring to the westerly corner of the field.

Location

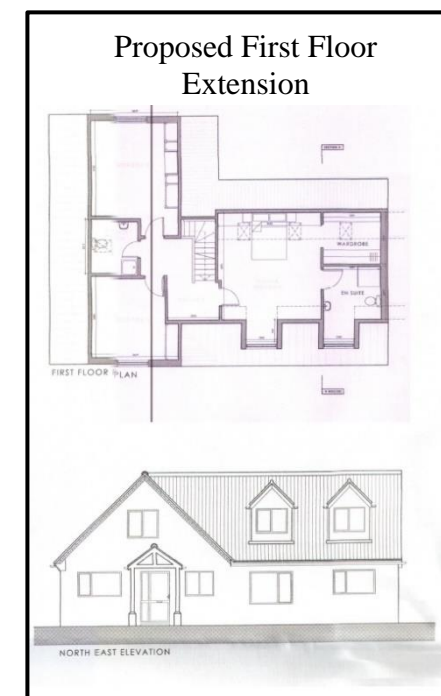
Grainthorpe is a rural village situated in the coastal area of Lincolnshire but still some 3 miles or so from the seashore. The market town of Louth is around 7 miles inland and has numerous individual shops, supermarkets, theatre, cinema, sports clubs, primary and secondary schools/academies and scenic parks. Grainthorpe is listed in the 1086 Domesday Book as Germundtorp with 28 households and there was a mediaeval saltern at the hamlet of Wragholme. The village has its own primary school, village hall and post office, although the post office is currently open only two days a week in the Church Hall. The playing fields consist of a tennis court, football pitch and cricket pitch. The larger village of North Somercotes is around 3.5 miles to the south and has two public houses, takeaway food shops, post office, general village stores, primary school and secondary academy tether with a leisure centre on the southern fringe.

Viewing

Strictly by prior appointment through the selling agent.

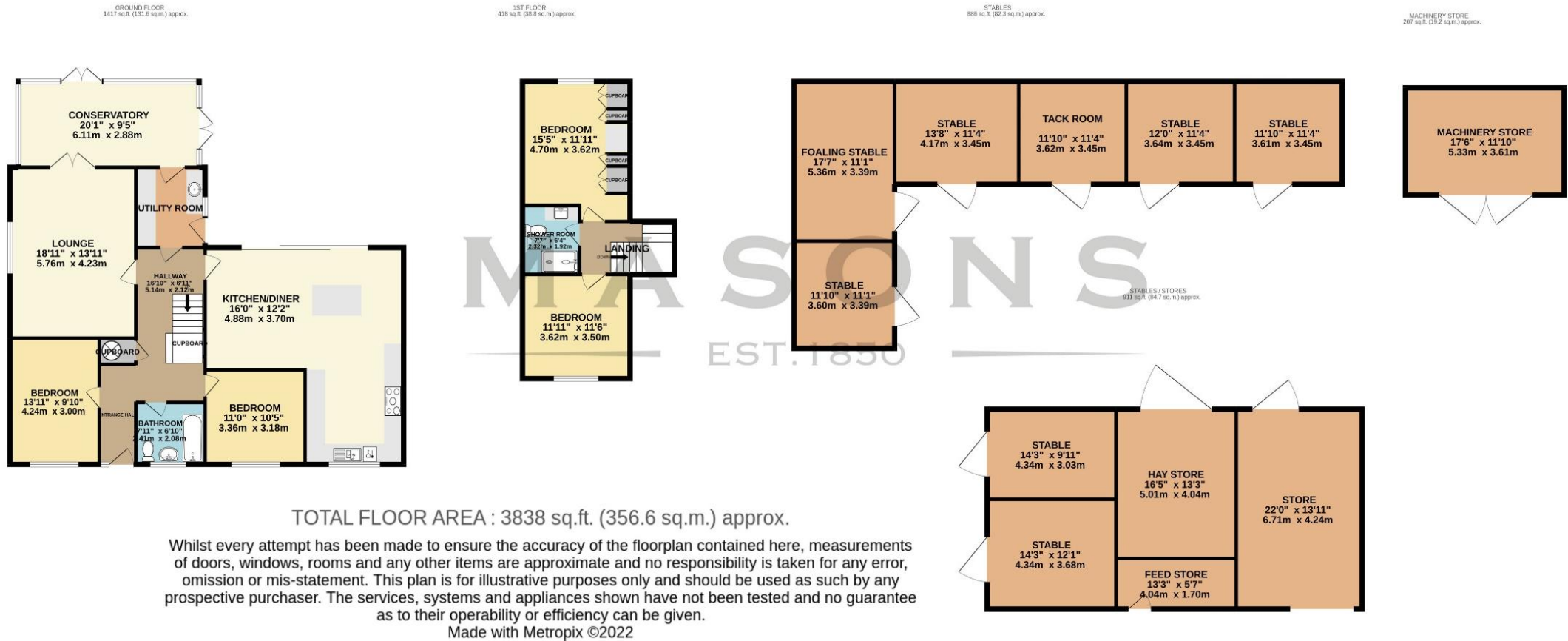
General Information

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. We are advised that the property is connected to mains electricity and water with a private drainage system and oil-fired central heating. No utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.



Floor Plans and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request (pending)



Important Notice

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