



Millstones
Old Main Road, Scamblesby

M A S O N S
EST. 1850

“This dream compact equestrian establishment is currently used as a successful competition yard and has the added benefit of direct access to some of the best hacking the Lincolnshire Wolds has to offer”







Directions

From Louth take the A153 towards Horncastle, passing Cadwell Park motor racing track on your left, continue down Cawkwell Hill and take the first left turning into Scamblesby village. Millstones is located on the right hand side after around 100 yards. Travelling from Horncastle proceed on the A153 towards Louth, continue through West Ashby and continue for around 3 miles and down Scamblesby Hill. Take the second right hand turning into the village where Millstones can be found on the right hand side after around 100 yards.

The Property

This beautifully presented and comprehensively equipped equestrian home (3.7 Acres STS) is situated in a popular Lincolnshire Wolds village. The delightful 4/5 bedroom house has been renovated and updated in recent years and the property comes complete with an array of equine facilities including a floodlit Manege (20m x 40m STS) and a rubberised turnout paddock together with a total of 7 stables to include a fabulous American Barn comprising 4 internal stables, a Wash Room with Solarium, Tack Room, and Feed Room. The hedged and level grass paddocks are situated close to the house with the stables located right outside the back door. In all, offering the homeowner the dream, compact equestrian establishment.

Accommodation

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

Covered Entrance Porch to;

Entrance Hall

A bright hallway with a ceramic tiled floor, space for coat hanging, a window to the side of the house and stairs rising to the first floor.

Doors to;

Sitting Room

An impressive room which features an exposed stone wall with a log burning stove and a pretty internal floral feature window. This spacious room is semi open to the adjacent Kitchen Diner as well as having a set of glazed doors to the Conservatory, giving the entertaining space an open and flowing feel.

Open Plan Kitchen Diner

A bright, open plan room with a spacious dining area which overlooks the gardens. The smart and recently fitted Shaker Style kitchen has a contemporary feel with black granite surfaces and a large peninsular unit with ample seating space. There is a stainless steel one and a half bowl sink and drainer complete with a mixer tap with hose attachment, located beneath a large window which overlooks the pretty side gardens and rolling landscape beyond. The kitchen is fitted with an electric Range Cooker with an extractor hood over, an American style fridge freezer with cupboards over and a glass fronted and lit display unit, together with a useful walk-in larder cupboard with shelving. Doorways lead to the adjacent Entrance Hall and Utility Room.

Utility Room

A useful room with a door to the outside, a tiled floor and a window overlooking the rear gardens. The room has a range of fitted units with granite effect surfaces,

a fitted dishwasher, space and plumbing for a washing machine and a tumble drier, a stainless steel sink and drainer and a larder cupboard with internal electric points.

WC

Accessed off the Entrance Hall a recently re fitted and fully tiled room with WC and washbasin.

Bedroom 5/Office

With a large window to the Stable Yard and with an attractive sloping ceiling, this room is presently used as a bedroom and would also make a useful home office.

Conservatory

A bright room with a tiled floor and views of the gardens, patio and fishpond. This room has a brick base with double glazed windows as well as three sets of French Doors to the gardens, making it a delightfully flowing space connecting the house to the gardens.

Stairs rise from the Entrance Hall to the;

First Floor Landing

With an airing cupboard, fitted with slatted shelving and a hot water tank, an attractive archway and doors to;

Bedroom 1

A bright dual aspect double bedroom with views over the garden and paddocks.

Bedroom 2

A double bedroom with a large window giving a pretty outlook to the side of the house.

Bedroom 3

A double room with a fitted wardrobe and a window overlooking the gardens.

Bedroom 4

A small double bedroom with a window to the side garden.

Family Bathroom

Recently updated, this smart fully tiled bathroom is fitted with a vanity unit with double sinks, a walk-in shower, freestanding bath, a WC and a window to the side of the house.

Outside

The property is accessed through a timber five bar gate to a spacious graveled driveway/parking area which is flanked by the sheltered L shaped stable yard. The house is located adjacent to the stable yard, enjoying private views over the gardens and surrounding paddocks all surrounded by the rolling Wolds countryside beyond.

The Garden

The gardens are sheltered by mature hedging and attractive specimen trees. The space is mainly laid to lawn, featuring a paved patio area, raised vegetable beds, a greenhouse and fish pond with fountain together with a pretty brick Well. There is ample space for play equipment and a pathway leading to a gate onto the village lane.

The Yard and Stables

This beautifully presented and well equipped stable yard boasts 7 stables in total, all with automatic

drinkers, to include 2 brick built loose boxes, a free standing timber loosebox with overhang and an American barn with a smart range of 4 internal stables. The American barn is equipped with a well-appointed **Wash Room** fitted with cross tie posts, a horse shower and a Solarium, together with an adjacent **Tack Room** and a **Feed Room**. The stable yard also benefits from a **Grooms WC** with basin and a **Log Store**.

Across the graveled yard is the smart sand and rubber **Floodlit Manege (20m x 40m STS)** which has post and rail fencing, deep kick boards and hedging on three sides. There is an adjacent **Hay Store** and space with separate gated access to house a muck trailer.

The Land

The land is reached via gated access directly off the yard and has water connected to four water troughs. The land is level with hedged boundaries providing shelter and has been subdivided with wooden posts and electric tape to provide several paddocks allowing flexible grazing. In addition a **Rubberised Turnout Paddock** has been recently constructed with water connected and post and rail fencing, making an ideal area for turnout in the wetter months. There is a useful lockable **corrugated Store Shed** and a **2 bedroom Mobile Home** which would make ideal grooms accommodation (STP)

Location

Scamblesby is a highly regarded village, nestled in a valley of the Lincolnshire Wolds Area of Outstanding Natural Beauty. The village is well placed for travelling to the market towns of Louth, Horncastle and Market Rasen, (7, 7 and 14 miles respectively). Lincoln is about 23 miles away and within easy commuting distance

whilst the Lincolnshire coast is a similar distance to the east. Scamblesby benefits from a highly regarded C of E Primary School, a livery yard with indoor school, the church of St Martin and a busy community village hall. Also having good access to The Viking Way leading through the Wolds. The area has many attractive country walks and bridleways and is just a short distance away from Cadwell Park motor racing circuit. There are numerous popular village pubs in the surrounding villages and the Grammar Schools, Comprehensive/Academy Schools and Primary Schools in both Louth and Horncastle are in easy reach.

Viewing

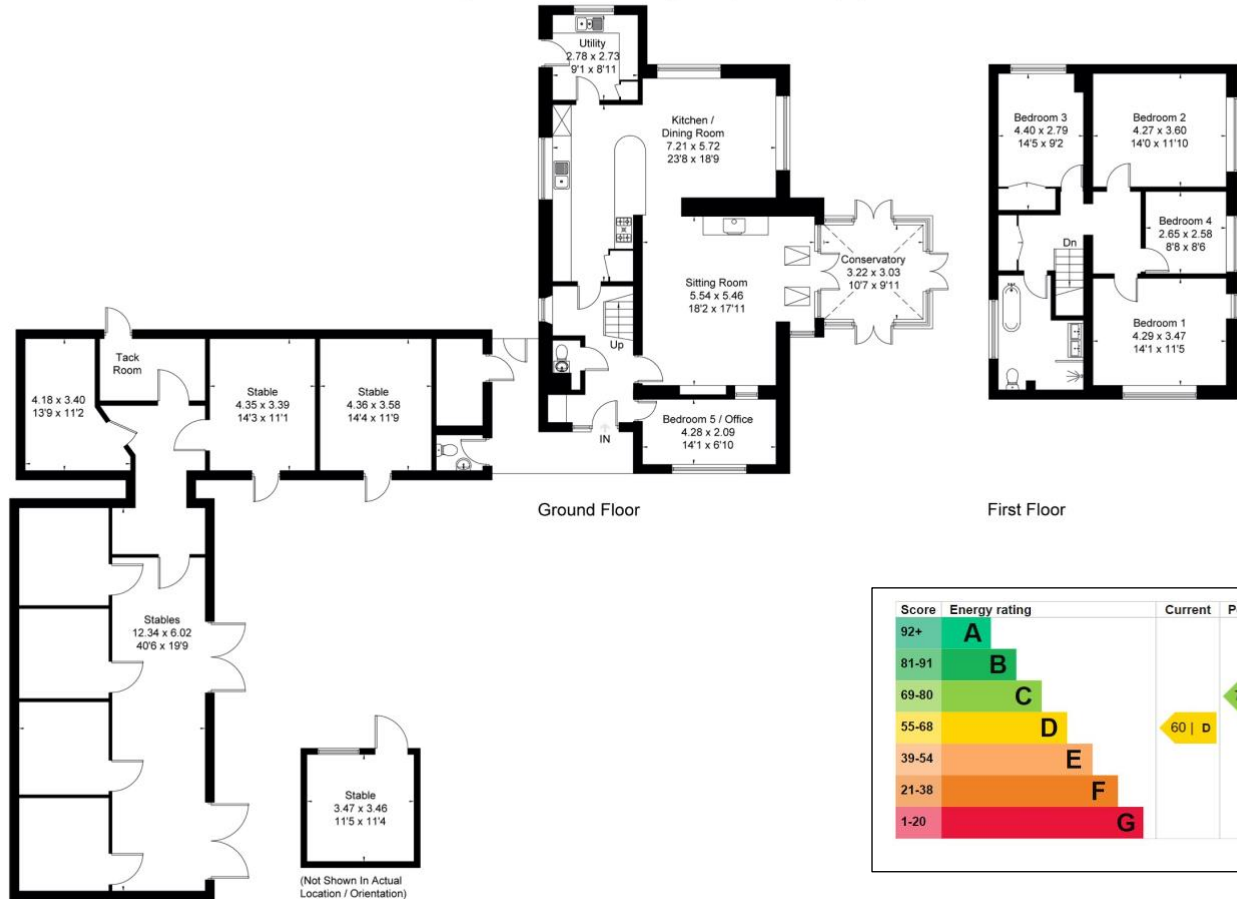
Strictly by appointment through the selling agent.

General Information

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. Carpets and curtains are included 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 water, and electricity 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 E.



Approximate Area = 187.4 sq m / 2017 sq ft
 Outbuildings = 151.6 sq m / 1632 sq ft
 Total = 339.0 sq m / 3649 sq ft
 Including Limited Use Area (5.3 sq m / 57 sq ft)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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