



Lease Farm, Lease Lane, East  
Halton

**M A S O N S**  
EST. 1850



## Lease Farm, Lease Lane, East Halton, DN40 3PT

*“A smart and well-arranged smallholding featuring a beautifully presented and recently modernised home together with extensive outbuildings and stables, all set in the middle of 7.8 acres (STS) of paddocks and grounds.”*







### Directions

Travelling from the south, proceed into the village of East Halton along the East Halton Road, continue onto Townside and proceed past the Black Bull public house. Take the next right onto Towles Corner, proceed for approximately 350 yards and take the next right onto Lease Lane. The property is situated at the far end of Lease Lane after around 250 yards and approached through a set of timber gates.

### The Property

Lease Farm is a beautifully presented and newly renovated home complete with a well-established and effective smallholding. The property is well equipped for both equestrian and pastoral use with 7.8 acres (STS) of grounds and paddocks and a combination of smart stabling, crew yards and stores as well as ample space for implement and vehicle storage. The beautifully presented house has undergone a scheme of extension and renovation under the present ownership and boasts a fabulous open-plan Farmhouse kitchen with an impressive lantern roof light and space for living and dining together with French doors to the outside. The house is designed for entertaining with 3 reception rooms in addition to the extensive Kitchen, these include a Snug and a semi open-plan Dining Room leading to a large, recently added Sitting Room with French Doors to the gardens and a log burning stove. Outside there is a Party Barn with space and plumbing for a hot tub and a Bar, all ideally located opposite to the Kitchen. In addition to the excellent entertaining space, the layout accommodates well for outdoor life, with a spacious Boot Room/Laundry Room with a door in from the outside, a downstairs WC/Shower Room and a Cloakroom. Outside, the property is seated within its

yard, with American Barn style internal stabling, stores and crew yards ideal for both Equestrian and Pastoral use. There is ample parking space and covered storage for horseboxes, grounds keeping equipment and/or campervans.

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

### Front Door

A wide, part-glazed door leads to the central entrance hallway with stairs to the first floor, under stairs cupboard and doors to:

### Snug

With French doors to the side and a window to the front, this attractive room has a wood floor and an Inglenook style fireplace with a log-burning stove and a brick hearth.



**Dining Room**

A cosy dining room with French doors to the front of the house and an attractive fireplace with a timber mantle and tiled surround. The room has a wide archway linking it to:

**Sitting Room**

A fabulous recent extension forming a sizeable room ideal for entertaining. This delightful space has windows to the rear and a wide bank of floor to ceiling French doors and windows to the front of the house, as well as featuring a large brick and timber fire surround with a log-burning stove.

**Boot Room/Utility**

A spacious room with a part-glazed door to the outside. The room has an internal window to the kitchen and is equipped with space and plumbing for a washer and dryer beneath a long granite effect work bench with sockets mounted above. Door to:

**Cloakroom**

Situated adjacent to the Kitchen this L-shaped space has space and plumbing for an American Style Fridge, ample space for coat hanging, as well as being fitted with a stainless steel sink and drainer with units below and above.

**WC/Shower Room**

A smart room with part-tiled walls, tiled floor and window to the side of the property. The room is fitted with a WC with concealed cistern, a vanity unit with fitted sink and a corner shower unit.

**Farmhouse Kitchen**

This fabulous feature kitchen has been recently constructed by the present owners. The room is open to the eaves with an impressive ceiling lantern, together with glazing on two sides and French doors to the front driveway. The most attractive range of

traditional style units boast a large central island unit with space for seating, an integrated dishwasher and a butler's sink with brass central tap. In addition, the kitchen features a four-oven electric Aga with feature mantel over, granite surfaces and a further electric double oven and electric hob and units to one side of the kitchen, ideal for use during the summer months. There is space ample for both dining and seating with a television point to one end making this room the ultimate open-plan Living/Dining space.

**First Floor**

Stairs rise to the first floor landing from the entrance hall. The landing has a double aspect and doors to:

**Master Bedroom**

A large double bedroom with a double aspect to the front and side of the property overlooking the paddocks.

**Bedroom 2**

A large double bedroom with windows to the front and side of the property.

**Bathroom**

An attractive family bathroom with part-panelled walls and a window to the side of the property. The room is fitted with a free-standing bath with claw feet and a shower attachment, as well as a traditional style, high-level WC and a basin.

**Bedroom 3**

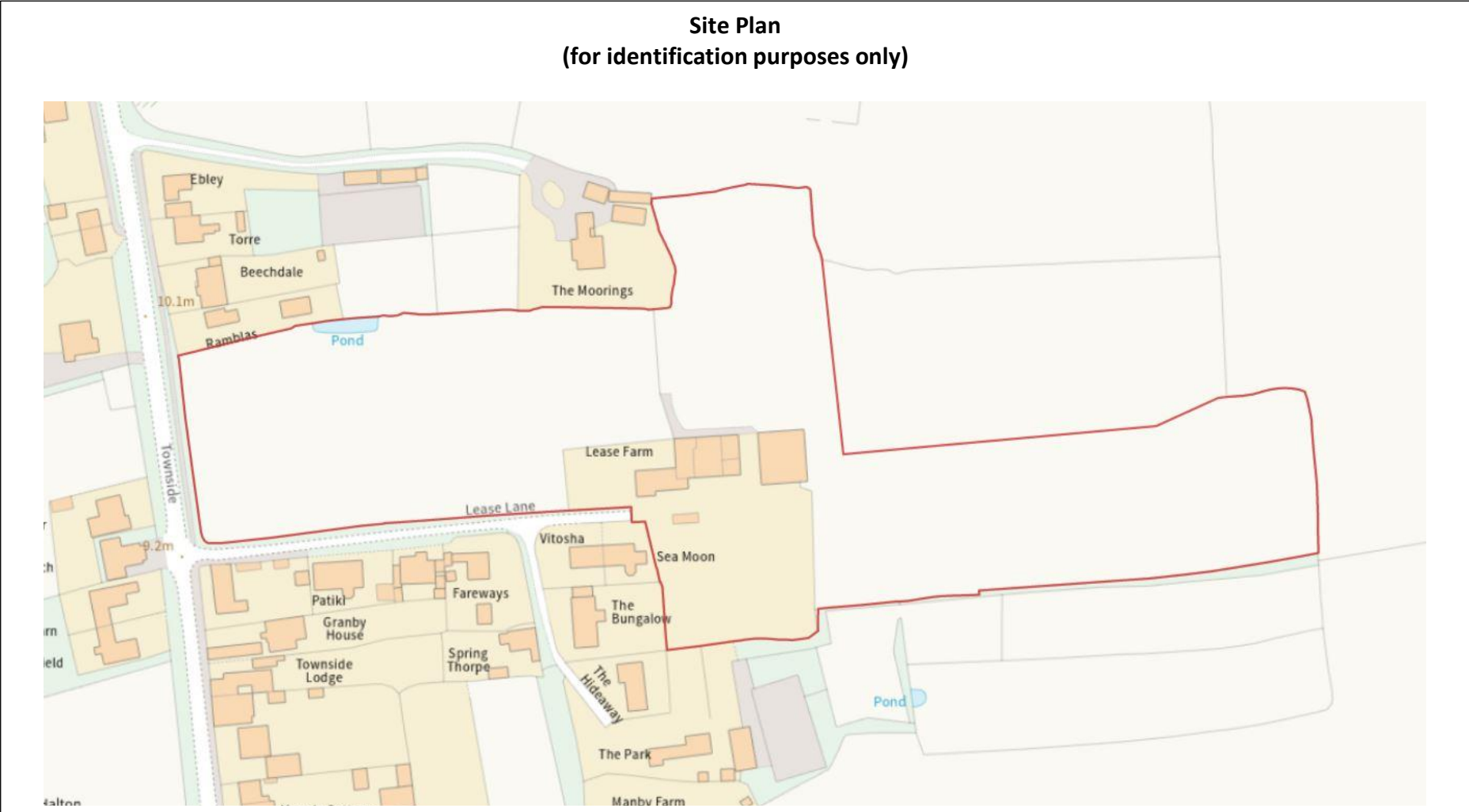
A double room with a window to the side of the property and a built-in airing cupboard with cylinder.

**Outside**

The property is approached through a smart set of timber gates to a wide gravel driveway with ample



**Site Plan**  
**(for identification purposes only)**





parking, leading to the stable yard, outbuildings and paddocks beyond.

#### The Gardens

The gardens are mainly laid to lawn and found to the front of the house overlooking the paddocks. There is a paved patio area accessed off the dining room via a set of French doors. Flanking the driveway is a large, grassed orchard and lawn area with a **polytunnel**, fenced chicken range with two wooden coops (one with concrete hard standing) as well as a fabulous open-fronted **Party Barn**. The barn is well equipped with plumbing and space for a hot tub, space for dining and seating as well as having a built-in bar with space for a fridge/freezer and a TV. The barn has both internal and external lighting and is ideally situated opposite the French doors to the kitchen.

#### The Land

The land surrounds the property on 3 sides and forms several, level grass paddocks with hedged boundaries giving shelter. The paddocks work well in conjunction with the outbuildings, having direct access from stable/crew yard to paddock.

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

Immediately adjacent to the house is a sizeable traditional brick-built barn with a corrugated roof. The barn is divided into three areas with concrete flooring to include two store rooms, one with a groom's WC and housing the oil-fired house boiler. The second store room opens to a stable/store which has direct access to the side paddocks, as well as a door opening to:

#### Central Crew Yard

This useful area has a corrugated roof under a steel portal frame, forming an enclosed crew yard with the traditional buildings on two sides. The space has a concrete floor and has been sub-divided into **three internal loose boxes**, as well as a separate hay/rug/tack store all situated around a large central area with a wide gate onto the main driveway. The building is fitted with electric lighting. Adjacent to the central crew yard is an attractive brick and pantile building which is divided into three areas to form a spacious **workshop/store, a log store/store room** and a large newly finished **stable** with rubber matting, a timber frontage and electric lights. There is a wide concrete apron/parking area to the front of this building.

#### Implement Store/Crew Yard

To the far end of the yard is this sizeable and most useful building, constructed of a steel portal frame divided into an area useful for **hay/straw storage** plus a large **implement/horsebox storage area** with electric points and lighting and a further area with an earthen floor and enclosed sides forming a sizeable **crew yard/stable area** which has direct access to the rear paddocks.

#### Location

East Halton is a small village and civil parish in North Lincolnshire, England. It is situated close to the Humber estuary, approximately 4 miles (6 km) north-west from Immingham and 1 mile (1.6 km) north from the neighbouring village of North Killingholme. The well-appointed village has a Grade II listed church together with a public house, primary school, convenience store, vegetable shop and post office.

#### Viewing

Strictly by appointment through the selling agent.

#### Clawback Clause

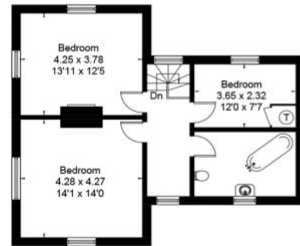
The property is subject to a 50% development clawback clause. This clause is valid for 50 years from the date of the provision drafted in 2016. Further details of this clause are available upon request.

#### General Information

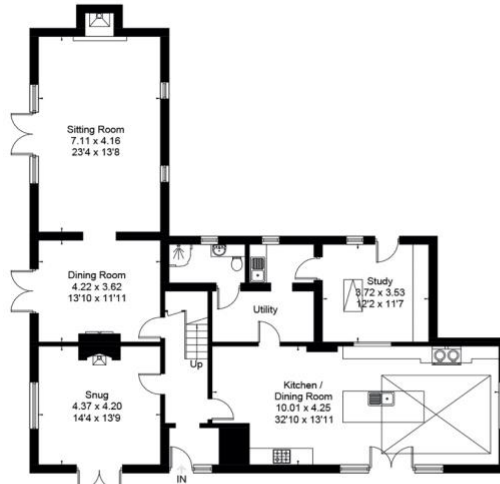
General Information The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Carpets and curtains are included unless otherwise 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, electricity and drainage with oil fired central heating. No utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.



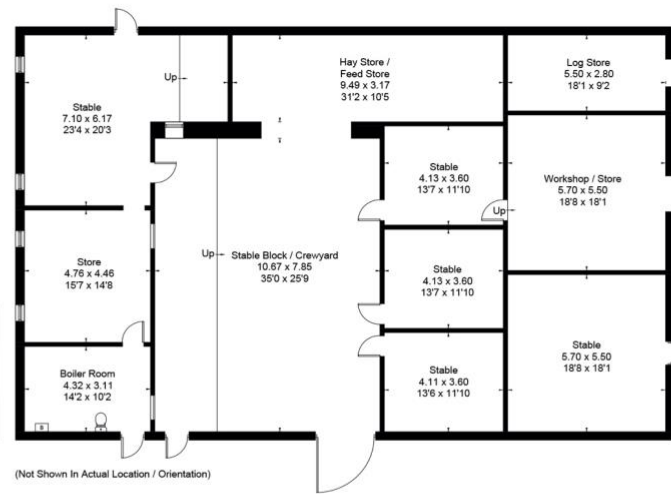
Approximate Area = 213.4 sq m / 2297 sq ft  
 Outbuildings = 273.2 sq m / 2941 sq ft  
 Total = 486.6 sq m / 5238 sq ft  
 (Excluding Open Spaces)



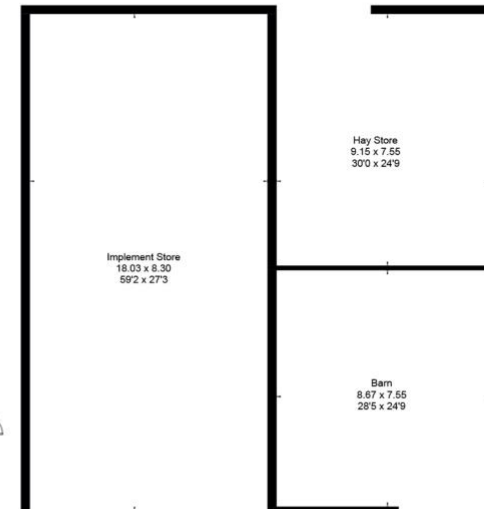
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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