



3, Jacks Lane  
Spilsby PE23 5QT

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

# 3 Jacks Lane, Spilsby, Lincolnshire, PE23 5QT

01507 350500

An exceptional detached equestrian home with 2.25-acre grounds (STS) presently including a superb south garden, fenced paddocks, a timber stable block and floodlit sand school but also offering residential development potential, (STP). Approached over a long block-paved, privately-owned driveway and spacious forecourt, the beautifully presented house provides high specification, four double bed roomed accommodation with an attached double garage, having independent studio/bedroom 5 over and scope for conversion into a holiday cottage or annexe (STP).



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### Directions

From Louth, travel south on the A16 and after approximately 10 miles at the Ulceby Cross roundabout, take the third exit keeping along the A16 towards Spilsby. At the next roundabout, take the second exit, again onto the A16, and on entering the outskirts of Spilsby, at the crossroads turn right along the B1195 towards Hundleby. After a short distance the privately-owned driveway (Jacks Lane) leading to the property will be found on the left, just a short distance past Masonic Lane and before Grace Swan Close.

### The Property

We are advised that construction of the house was completed in 2012. The property has brick-faced principal external walls beneath pitched timber roof structures covered in clay pantiles and featuring lead-clad, pitched roof dormers to the front and rear elevations. Heating is provided by a modern condensing gas central heating boiler producing under-floor heating for the ground floor with digital wall controllers and via conventional radiators for the first-floor rooms. The windows are white uPVC-framed, vertical sliding sashes with double-glazed panes and an inward tilting facility for cleaning of the external panes from inside the house. There is a pressurised hot water system, a water softener and a security alarm system together with superfast broadband.

Internally, the house has some impressive features to include engineered oak flooring to the ground floor, oak ledged and braced latch doors and a superb oak staircase and balustrade extending around three sides of the gallery landing over the hallway. The master bedroom has an ensuite shower room, ensuite dressing room and a rear balcony with stunning views over the gardens and land to the south. The living/dining kitchen is appointed to a high standard with built-in appliances and in general, the

accommodation is well-proportioned and sensibly designed.

The u-shaped stable building is of timber construction with onduline style roofing and provides stabling, tack room, hay store and general storage. There is power to the building, lighting and new soakaways for surface water drainage.

### Location

The property is located on the southern fringe of Spilsby facing open countryside at the rear and on the western edge of town where the village of Hundleby commences. Spilsby is a market town at the southern edge of the Lincolnshire Wolds dating back to the early 1300s and has a great sense of community with many groups, clubs and churches to join. The area has a number of primary schools and Spilsby has the King Edward VI academy offering a grammar stream, whilst grammar schools in Louth, Horncastle and Alford are also readily accessible. There are markets on Mondays and a shopping centre with independently run businesses, several garages, doctors, dentists, opticians and a pharmacy.

Outdoors, the area includes a miniature railway, the Northcote Heavy Horses and Animal Sanctuary, the 13<sup>th</sup> century ruins of Old Bolingbroke Castle and the scenic countryside of the Lincolnshire Wolds, including the Snipe Dales Country Park and Nature Reserve. Skegness with its many seaside attractions is 13 miles to the southeast and the cathedral city of Lincoln is 17 miles to the west. The immediately neighbouring village of Hundleby, just to the west of Jacks Lane, has a tennis club and an equestrian centre with riding school and pony club. The Lincolnshire Wolds have several scenic bridleways.

### Planning

The owners have sought pre-planning advice on what would be acceptable on the land to the rear of the

house and were advised a maximum of 3 dwellings - 2 with access from Masonic Lane and one with access from Jacks Lane. However, the owners are now keen to move, and the property is therefore offered for sale as an equestrian home with no overage provisions. There is of course scope for alternative horticultural, hobby farm or leisure uses (STP)

A building plot on adjoining Masonic Lane with outline planning permission for a one 2/3 bed dwelling, can be purchased from the same sellers by separate negotiation to create an independent access into the land at the rear for development, if a purchaser wishes to continue applying for planning permission on the paddock land.



*Photo Schedule*





































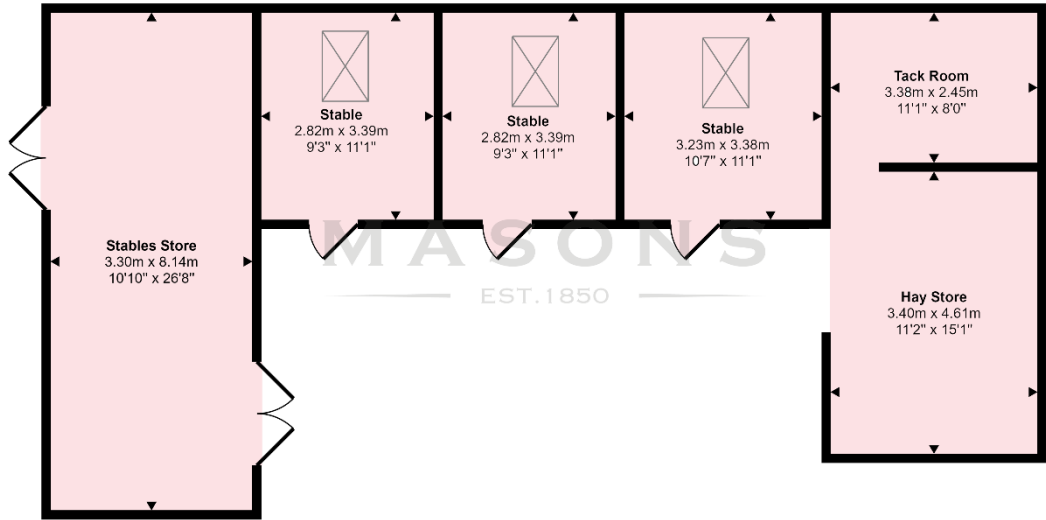









*Stable Block  
And  
Floorplan*



**Stable**  
Approx 83 sq m / 898 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Accommodation

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

### Ground Floor

The main entrance into the property is positioned at the front of the house where a timber-framed, clay-pan tiled **Canopy Porch** on brick plinths provides shelter over the front oak door (painted externally) with decorative glazing and window on each side into the:

#### Reception Hall

A grand reception area of very generous proportions with oak staircase and pillared balustrade leading up to the gallery above. An angled door opens into a useful understairs cloaks/storage cupboard with light. Smoke alarm and downlighter spotlights beneath the gallery above on three sides.

#### Cloakroom/WC

Fitted with oak base cupboards and porcelain-tiled floor extending around the rear of a white low-level, dual-flush WC with complementary wash hand basin set into the units and having a pillar tap. Mosaic-tiled splashback, rear window, extractor fan and ceiling downlighters.

#### Study

Positioned at the rear of the house with a window overlooking the patio and garden, the study enjoys lovely views towards the paddock beyond.

### Lounge

A spacious and bright main reception room with a feature ceramic-tiled and slate fireplace presently fitted with an electric point for an electric fire but with a capped chimney and having a slate mantel and hearth. Front walk-in square bay window and French doors to the rear elevation with side panels onto the large rear pergola and patio area beyond. Ceiling downlighters and two wall light points.

### Dining/Living Kitchen

Fitted with an extensive range of units finished in ivory with oak-block work surfaces and ceramic-tiled splashbacks. There are extensive base units, drawers including deep pan drawers and a free-standing oak island with a stylish heavy granite top, basket drawers, wine rack and chrome towel rail. Matching range of wall cupboard units including illuminated glazed double display cabinet and tall units housing a Lamona double fan oven with grill, Bosch warming drawer, Lamona microwave oven and a faced integrated larder refrigerator.

At the front, there is an integrated dishwasher and a Schock black, shaped one and a half bowl single drainer sink unit with a tall chrome hose mixer tap. Five-ring black gas hob and folding Neff cooker hood with downlighters also in matching black above. One of the base units close to the sink houses the water softener. Double sash window on the front elevation, side sash window and rear double-glazed French doors opening onto the patio and garden. Spacious dining and seating area enjoying some fine garden views.

### Utility Room

With units finished in pale grey comprising base and wall cupboards, beech-block work surfaces with Metro style ceramic-tile splashbacks and a single drainer stainless steel sink unit.

Two tall storage cupboard units and wall-mounted Vitodens 100 gas-fired central heating boiler. Space with plumbing for two washing machines, strip light, extractor fan and space for an upright fridge/freezer. Front window, slate-effect flooring and rear stable-type uPVC door to outside. Connecting door to the garage.

### First Floor

#### Gallery Landing

An impressive first floor area with a window on the front elevation, oak balustrade extending around the stairwell on three sides and a light point at the centre for a chandelier. Ceiling downlighters and smoke alarm.

#### Master Bedroom (rear)

A spacious double bedroom with double-glazed French doors on the rear elevation onto a balcony with wrought iron balustrade presenting amazing views over the large rear garden and the equestrian paddocks and countryside beyond.

Tall, elegant designer radiator, ceiling downlighters and double doors to an ensuite split-level dressing room with shoe storage on one side, clothes hanging rails and shelf compartments. Further door from the bedroom to the:



**En Suite Shower Room**

Wide, black ceramic-tiled shower cubicle with a Merlin Series 10 sliding glazed screen door and side panel and a chrome thermostatic shower mixer with handset, drench head and a combined spotlight/extractor fan over.

White suite with contrasting light grey part-tiled walls and a dark grey ceramic-tiled floor. Low-level WC with concealed cistern by Gerberit, semi-pedestal wash hand basin with chrome pillar tap and stepped chrome ladder-style towel rail/radiator. Rear window and LED illuminated mirror. Part-sloping ceiling.

**Bedroom 2 (front)**

Another good size double bedroom, also having white double doors to a deep recessed wardrobe with ample space for clothes hanging and storage. Radiator and front dormer window. Downlighters to the ceiling and dormer where the front window overlooks the driveway approach to the house.

**Bedroom 3 (rear)**

A spacious double bedroom with radiator and rear window enjoying superb views to the south. Deep recessed double wardrobe with doors finished in white and ample space within for clothes hanging and storage.

**Bedroom 4 (front)**

A fourth double bedroom with sash window to the front dormer and built-in double wardrobe with white doors providing clothes hanging space. Radiator, part-sloping ceiling and trap access to roof void.

**Family Bathroom**

An impressive bathroom with travertine floor tiling and part-tiled walls around a white, square-design suite of double ended Kaldewei bath with chrome spout, wall mixer taps and retracting shower handset; Roca suite of pedestal wash hand basin and low-level, dual-flush WC.

Ceramic-tiled shower cubicle with a Merlin Series 8 glazed screen door, thermostatic shower mixer unit with handset on wall rail, drench head and combined extractor fan and spotlight above. Modern, square tube design towel rail/radiator, mirror with glass shelf and rear window with louvre blind. Ceiling downlighters.

**Double Garage**

A good size with two remote control motorised sectional doors from the driveway and forecourt, strip lighting, rear roller door access into the garden and within the garage is the insulated hot water cylinder and expansion vessel for the pressurised domestic hot water system. Power point, strip lighting and electricity consumer unit with MCBs. Connecting door to a lobby at the rear with an independent uPVC door from outside, having bulls-eye double-glazed pane, oak floor and a carpeted staircase with pine handrail up to the:

**First Floor Studio/Games Room or Bedroom 5**

A useful and versatile room with front and rear dormer windows, laminated oak-effect flooring, two radiators and downlighters to the part-sloping ceiling. Oak pillar with handrail to the staircase side screen and ledged door in white to the:

**En Suite Washroom**

White suite of low-level, dual-flush WC and pedestal wash hand basin with mosaic-tiled splashback. Mosaic-tiled low plinth, sloping ceiling and downlighters. Velux double-glazed skylight window to the front slope. Laminated flooring and recessed shelving. White ladder style radiator/towel rail.

**Outside****Stable Block**

Constructed in timber, the stable block is of U-shaped configuration around a turnout area by the sand school and is separated internally to form three stables, tack room and hay store, together with a large general store or foaling stable. The stable block has an electricity supply, external lights and water to an outside tap.

**Gardens and Land**

The house is approached over a long block-paved, privately-owned driveway which is initially shared with two houses before opening onto a large forecourt in front of the house with space to park several vehicles and a brick wall with gravel beds and established ornamental trees, shrubs and bushes. The front entrance is covered by a Ring flood lit night and day security camera. The driveway continues around the far side of the attached garage providing access to the garden and the equestrian paddocks and stable block beyond via field gates.

The main garden is at the rear of the house on the south side and a superb feature of the property.

A sandstone paved patio extends across the rear of the house with a substantial timber pergola and climbing plants over, close to the French doors from the lounge and there is also a large reinforced concrete base for a swim spa or hot tub with a rated power supply. The oak-framed balcony from the master bedroom forms a canopy over the French doors from the living/dining kitchen.

The garden is principally laid to spacious lawns with an evergreen hedge screening the driveway which leads to the paddock and there are many ornamental trees including silver birch, eucalyptus and a number of fruit trees. To one side there is a large ornamental pond with a weeping birch tree at the side, waterfall with pump and filtration system.

The equestrian paddocks are separated by Lincolnshire post and rail fencing which continues around the sand school and this can be illuminated by two tall floodlights on posts. There is a water supply into the paddocks with trough between the two rear areas.

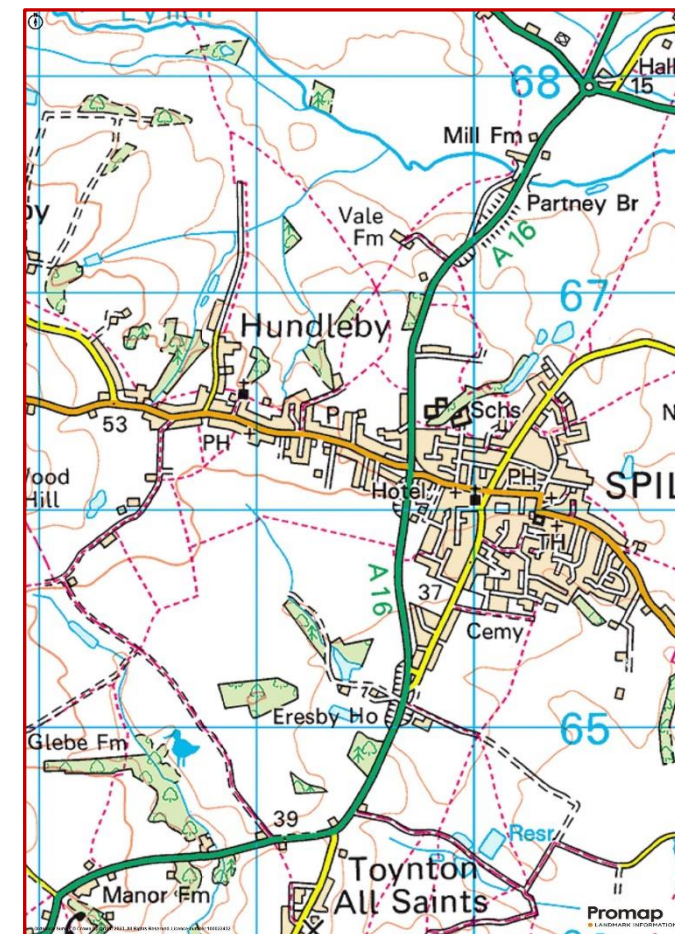
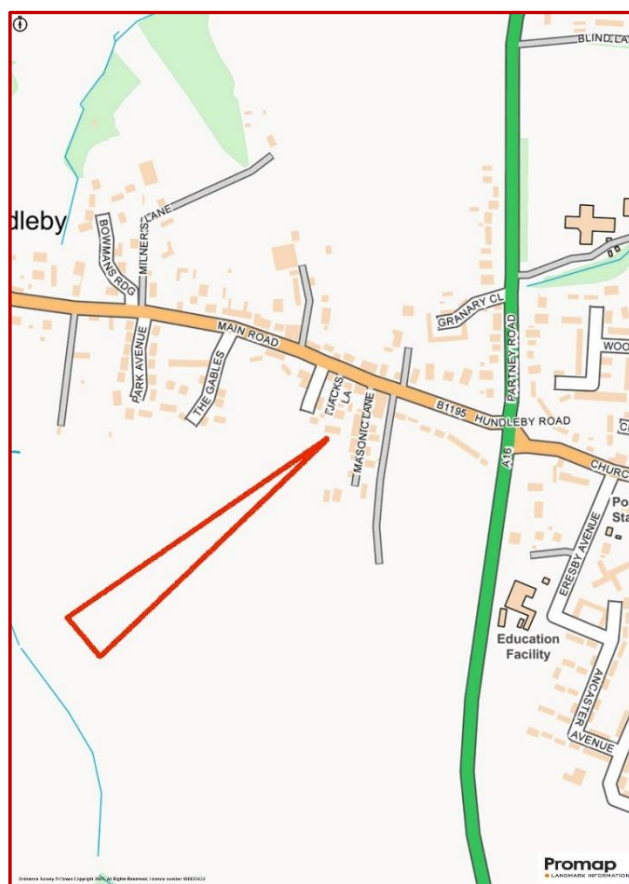
#### Viewing

Strictly by prior appointment through the selling agent.

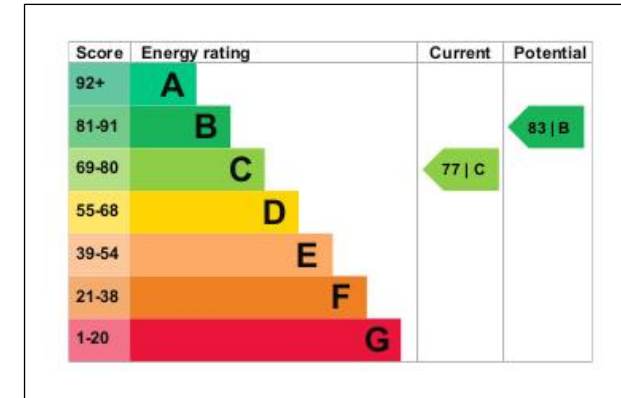
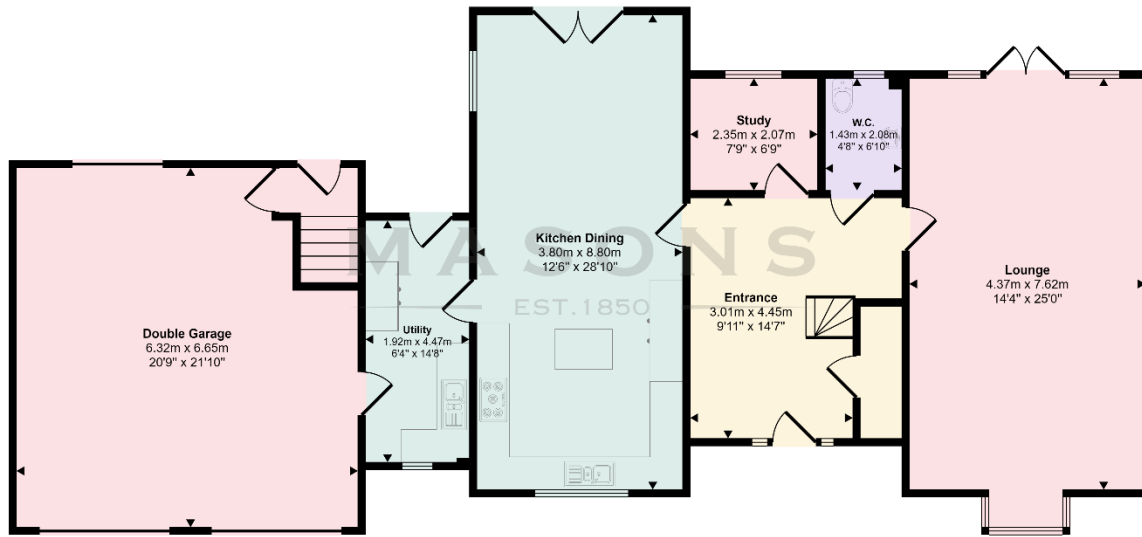
#### General Information

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 gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band E.



*Location Maps*



*Floorplans  
of the House  
and EPC Graph*

*NB A PDF of the full EPC  
can be emailed on request.*



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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.