

# Holiday Park with Large Well Appointed Five Bedroomed House, Holiday Cottages, Site Shop, Inn and Facilities Set in 10 acres

Glenthams Grange | Cross Lane | Glenthams | Market Rasen | LN8 2AH



Superb Opportunity to Buy Established Touring Park with Lakes in Landscaped Setting, Modernised Facilities Including Duck Inn, Site Shop, Amenities, 20 Licenced Pitches, Two Newly Converted Holiday Cottages with Additional Lodge Around 6,000sqft, 550sqm of Outbuildings with Substantial Stores and Workshops Well Modernised and Well Appointed Five Bedroomed Detached House with Five Reception Rooms

Unique Lifestyle Opportunity for a Collaborative Team

For Sale Freehold

£1.95 Million Subject to Contract

**poyntons** consultancy

PROPERTY MARKETING SPECIALISTS

**01205 361694**

[www.poyntons.com](http://www.poyntons.com)

[sales@poyntons.com](mailto:sales@poyntons.com)



**RICS**

## Location...

Located in countryside, Glentham is an attractive commuter village to Lincoln, located to the west of the Lincolnshire Wolds outside the market town of Market Rasen.

Cross Lane is located to the north of the A631.

The county town of Lincoln with North Hykeham has a population of over 100,000 residents and has a well-regarded range of amenities including schools, sporting facilities, retail offering and university.

Glentham is located approximately 15 miles to the south of the M180.

## Description...

The property comprises a 10 acre ringfenced site with a large five bedroomed house and a well thought-out purpose-built Holiday Park having the benefit of 20 caravan pitches and 2 luxury holiday cottages sleeping up to 8 people, each being 2 bedroom with en-suite facilities and adjacent private hot tubs.

The site is L-shaped having a pair of separate accesses to Cross Lane, having separate access to the house at the front and the holiday accommodation.

In addition to high quality facilities, the site offers a licensed premises, farm shop, newly constructed shower block and laundry, 2 ornamental lakes and islands, workshops and storage all set within a landscaped setting.

Glentham Grange is a traditional extended farmhouse of conventional construction with the accommodation arranged on the ground and first floor.

## Glentham Grange Accommodation...

A spacious main hall having a period staircase with cast iron spindles.

**Library**.....6.1m x 4.2m  
Having marble fireplace, fully fitted bookshelves, 10 door cupboard, louvered shuttered double glazed windows.

**Dining Room**.....6m x 4.2m  
With open/close louvered shutters.

**Kitchen**.....5m x 4.2m  
Having substantial country style fitted kitchen comprising full height cupboards with glass fronted cupboard, 3 drawers, complementing worksurfaces, 10 door base units, display shelves and storage, fitted breakfast bar, quality range cooker, 3 door sliding pan drawers in island unit, full extraction, tiled floor, attractive island unit.

The kitchen adjoins a rear entrance.

**Boot Room**.....3m x 2.7m

### Utility Room

Having 7 door high level cupboards, round edged worksurfaces, stainless steel sink 1½ bowl sink with drainers, tiled splashbacks.

### Boiler Room

To the side of the kitchen is a breakfast room.

**Breakfast Room**.....3.6m x 3m  
Having a range of fitted display cupboards.

**Conservatory** .....5.2m x 4.3m  
Having full blinds, tiled floor, double French doors to private gardens.

**Living Room**.....7.6m x 5m  
Having vaulted ceiling with exposed beams and spotlights, Inglenook brick fireplace with oak beam and gas log burner style fire.

**Office**.....3.8m x 2.1m  
Having fitted office furniture

To the side of the main entertaining room is a separate side entrance hall, off which is a WC.

### WC

Low level WC, 2 door fitted cupboards, medicine cabinet, 8 drawers, inset sink.

Stairs lead to the first floor where there is a large landing.

**Bedroom No. 1**.....4.6m x 4.2m  
Having full height 6 door wardrobes and middle fronted cupboards.

Full height airing cupboard.

### En-suite Wet Room

Having low level WC, having modern facilities including drained floors, wall and ceiling mounted power shower, shower jets.

**Bedroom No. 2**.....6.5m x 2.3m  
Having 4 door full height cupboard with expansive storage unit, wardrobe and mirror fronted full height cupboard.

### Family Bathroom

Having a large modern family bathroom with corner bath, inset sink, vanity unit with 11 door cupboards under, 6 drawers, 2 high level cupboards, 2 door full height cupboard, oak floor, shower unit.

**Bedroom No. 3**.....4.2m x 2.6m  
Having a reduced ceiling height

**Bedroom No. 4**.....4.2m x 2.8m ave

**Bedroom No. 5**.....4.2m x 3.8m  
Having 2 walk in storage cupboards.

The house benefits from its own private access and is surrounded by private gardens, the garden is mainly set to lawn with a variety of mature trees and hedges.

## Holiday Park...

A separate access which is controlled by electronic gates leads to the main caravan park.

Access to the caravan park leads to the visitor parking area with amenity areas to the north of the entrance, the main caravan park being beyond.

The Caravan Park is served by a range of traditional outbuildings which have been extensively modernised and upgraded to provide a range of facilities including site shop, showers, laundry, The Duck Inn and amenity areas.

## Accommodation...

### Site Shop

**Reception**.....8m x 4.8m  
Being fully modernised with Indian Sandstone floor, reception desk and a range of display shelves.

Amenity Areas Including:-

### Mens WCs

Fully modernised.

### Ladies WCs

Fully Modernised.

### Shower No. 1

### Shower No. 2

### Laundry Room

Having commercial quality facilities.

### Administration Block

Comprising home office, amenity area, storage, facility areas.

**Garden Office**.....2.9m x 2.2m

**Storage Room**.....4.7m x 3.4m

**Tool Store**.....4.6m x 2.5m

**Garden Store**.....4.7m x 2.5m

### WC

### The Duck Inn

The Duck Inn is a converted barn offering two main trading areas which has been recently completed and is fully licensed for the sale of alcohol, comprising:-

**Main Bar Area**.....12m x 5m, 60sqm

Having a fully fitted bar with rear optic racks, handwashing area, refrigeration, bottle store, access to adjoining beer cellar.

**Seating Area**.....10m x 4.8, 48sqm

Arranged for over 24 seats with pool table area and doors to private side beer garden.

### Covered Seating Area

Arranged to provide an additional 24 seats.

Mens WCs

Ladies WCs

Cleaning Cupboard

**Store**.....5.2m x 5m, 26sqm

**Workshop**.....10m x 9.2m, 101sqm

**Rear Workshop**.....10.4m x 5.1m, 53.5sqm

With ramped access and concrete floor.

**Additional Store**.....5.1m x 3.1m, 16.2sqm

Having traditional brick floor.

To the east of the main reception buildings is located a former grain store.

**Large Workshop/Store**.....18.7m x 18.3m, 345sqm

Internal eaves height 5.6m.

### Touring Pitches

Beyond the main buildings are 20 lakeside licenced leisure touring caravan pitches with hook ups arranged around a large ornamental lake with islands and lakeside retreat.

## Holiday Cottages

To the south of the reception area is a barn conversion with work having been recently completed to provide luxurious accommodation with individual parking spaces and private courtyard with barbeque and hot tub areas.

Each of the two units extending to around 50.5sqm and provide a well-appointed large open plan lounge kitchen, 2 bedrooms with en-suite master, bathroom with shower and WC, being in superb decorative order with Indian Sandstone floor.

## Lodge

There is an additional ornamental island to the north of the house and a permanent caravan extending to provide approximately 55sqm of two bedroomed accommodation on a permanent site.

The Lodge is annexed to the main house and has its own private gardens and is next to an aviary building, a home for egg producing chickens.

## Schedule of Accommodation...

Glenthams Grange and Holiday Park		
Glenthams Grange	328m <sup>2</sup>	3,450ft <sup>2</sup>
Barn Conversions, The Duck Inn, Amenity Areas and Workshops	550m <sup>2</sup>	5,920ft <sup>2</sup>
Store	342m <sup>2</sup>	3,680ft <sup>2</sup>
2 Holiday Cottages	108.4m <sup>2</sup>	1,165ft <sup>2</sup>
<b>Total</b>	<b>1,328.2m<sup>2</sup></b>	<b>14,250ft<sup>2</sup></b>
<b>Total</b>	<b>4.2 ha</b>	<b>10.08 acres</b>

## The Business...

The business is included within the sale and all fixtures and fittings are available by negotiation. Lake fishing is available. Full details are available on request. Please visit [glenthamsgrange.co.uk](http://glenthamsgrange.co.uk).

## Tenure...

The property is available for sale Freehold.

## Outgoings...

The Holiday Park has a Rateable Value of £2,400. Glenthams Grange is rated Council Tax Band F.

## EPC...

Glenthams Grange has an Energy Performance Asset Rating D62. Full details are available on request.

## Viewing...

All viewings are to be made by appointment through the sole agent, Poyntons Consultancy.  
[sales@poyntons.com](mailto:sales@poyntons.com) | [poyntons.com](http://poyntons.com)

**poyntons consultancy**

PROPERTY MARKETING SPECIALISTS

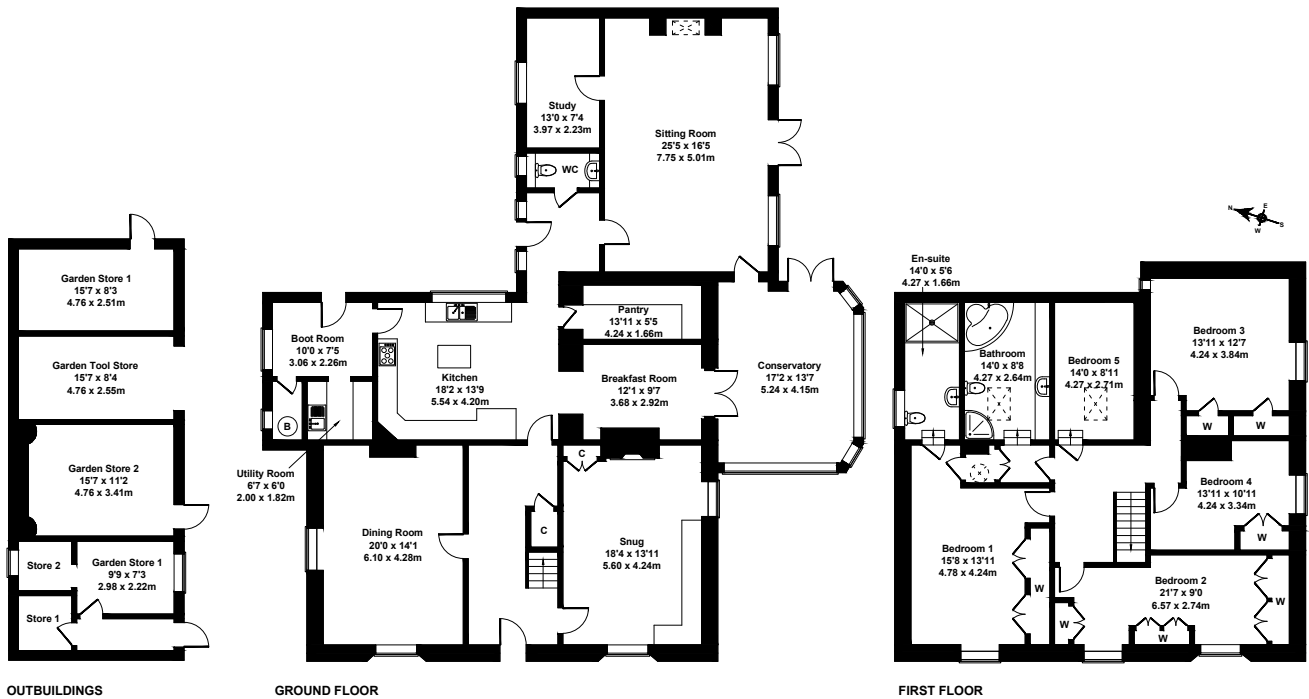
**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)



# Glenthams Grange Floorplan

## Glenthams Grange

Approximate Gross Internal Area  
4284 sq ft - 398 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.





**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)





**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)





**Misrepresentation Act:** The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

**poyntons consultancy**  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)

