



SUNNYSIDE FARM, GOULCEBY LANE
ASTERBY, LN11 9UX



Directions

To drive to the property from Louth take the A153 towards Horncastle, continue for around 5 miles. Proceed down Cawkwell Hill and through Scamblesby. Take the next right hand turning onto Ranyards Lane. Continue for around 1 mile to the T junction. Turn right and continue into Goulceby. Take the first right hand turn and continue for around 1/4 mile until the road swings to the left. Branch right onto Goulceby Lane and continue, Sunnyside Farm is on the last left hand bend situated directly ahead.

The Property

This well-equipped equestrian smallholding is quietly situated along a no-through road to the edge of a popular village in the heart of the Lincolnshire Wolds. The characterful four bedroom cottage overlooks its 13.5 acres (STS) of grassland and has uninterrupted Wolds views beyond. The sense of peace and nature is palpable in this setting, with its old pasture and mature hedged paddocks.

The property boasts five smart stables to include two brick and pantiled stable blocks, plus a further individual and recently constructed timber stable as well as a field shelter. There is planning permission in place to construct a range of 3 further stables if required. Quietly situated close to the yard is a smart **Floodlit Manege** which boasts a genuine Flexi-Ride surface.

In addition, the property benefits from an impressive and sizeable (18.2m x 8.9m) open span corrugated implement barn with a roller door which has great

potential for further stabling ; making Sunnyside Farm an ideally laid out and well-equipped equestrian set up. The land and buildings afford ample potential to accommodate both an equine and pastoral interest alongside each other, the implement barn being ideal for housing livestock.

The beautiful and peaceful setting also affords great potential to utilise the property for business purposes such as tourism, yurts, glamping and camping (STP).





A flowing pair of entertaining rooms with fantastic views of the paddocks and Wolds beyond



A light and bright kitchen dining space which open to the eaves

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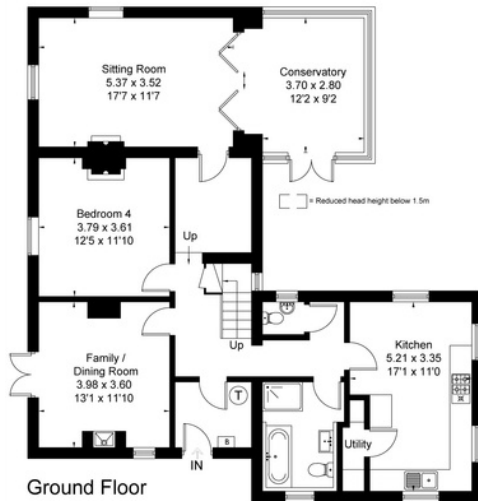
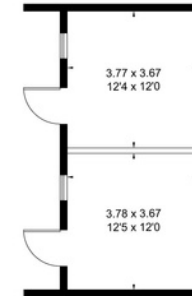
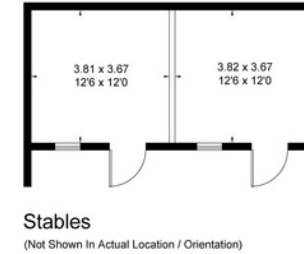
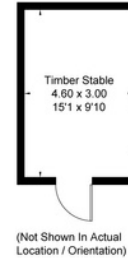
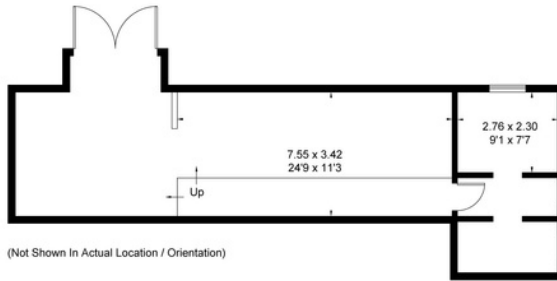


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Approximate Area = 183.6 sq m / 1976 sq ft
 Outbuildings = 290.4 sq m / 3126 sq ft
 Total = 474.0 sq m / 5102 sq ft
 Including Limited Use Area (8.7 sq m / 94 sq ft)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	74
50	
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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Accommodation

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

Part-glazed door to;

Boot Room

With attractive brick flooring, space for coat hanging and housing the oil-fired Potterton boiler and hot water tank. Part-glazed door to:

Inner Hallway

With a tiled floor, stairs to the first floor, understairs cupboard and doors to:

Sitting Room

A cosy double aspect room with a quarry-tiled floor and featuring an attractive Inglenook style fireplace with log-burning stove. The room features glazed French doors to the rear garden.

Bedroom 4/Office

A spacious room featuring a pretty fireplace with iron surround and timber mantelpiece. This space makes an ideal office if required. TV point fitted above fireplace.

Doorway from the inner hallway to:

Sitting Room

A spacious and bright room with an attractive timber floor and triple aspect to the rear, side and front of the house. The room features a fireplace with electric fire inset and a set of glazed bi-fold doors to the adjacent Conservatory, making this a fabulous flowing entertaining space with a wonderful outlook.

Conservatory

With a timber floor, this bright and characterful room has a brick base with double-glazed timber windows on three sides, together with a set of French doors to the rear garden. The room benefits from central heating and a ceiling fan and has the most wonderful uninterrupted outlook across the gardens and over the paddocks and rolling Wolds landscape beyond. The French doors add to its appeal as an excellent entertaining space with access to the gardens.

Side Hallway

The inner hall leads to the side hallway which has a smart timber-effect floor, a door to the front garden and doors to;

WC

With a tiled floor, window to the side, WC and basin.

Bathroom

A smart, part-tiled room which has a timber-effect floor and a window to the side of the house. This room has been recently fitted with a new suite to include a shower cubicle, bath with shower attachment, WC, towel rail and basin with storage below.

Kitchen Diner

This bright room has space for dining and is open to the eaves with exposed beams and a triple aspect and wonderful views over the paddocks and gardens. The room has a wood-effect floor and is fitted with a range of Shaker style base and wall units with timber-effect surfaces, together with a timber effect breakfast bar to one side. The kitchen features a Rangemaster electric oven with gas hob,

(calor gas bottles externally) and an extractor fan over. The kitchen is also fitted with a ceramic sink and drainer, an integrated dishwasher and a bin cupboard. There is space within the room for a fridge/freezer. A part-glazed door leads to:

Pantry

With a tiled floor and space and plumbing for a washing machine and tumble dryer.

Stairs rise to the **first floor galleried landing** with a window over the half landing and doors to:

Master Bedroom Suite

A fabulous and characterful split-level suite comprising a **Bathroom** with timber flooring, towel rail and an attractive free-standing bath with claw feet and shower attachment. A step leads to the sizeable double aspect bedroom area which has a part-sloping ceiling and a rooflight window giving views over the paddocks and countryside beyond. The room also benefits from a range of built-in wardrobes and a TV point.

Bedroom 2

A good sized double room with a window to the rear, exposed beams, TV point and built-in cupboard.

Bedroom 3

A good sized double room with a window to the rear and exposed beams, together with a TV point.

WC

With a window to the side, this room has a sloping ceiling and a timber floor, fully tiled walls and is fitted with a low-level WC and basin with storage below.



Gardens

The characterful gardens lie mainly to the front of the house, overlooking the paddocks and rolling Wolds landscape beyond. There is a large area of gravelled patio, ideal for low-maintenance pot gardening and entertaining with a pretty paved terrace to one side, boasting a raised flower bed planted with herbs. Adjacent is a raised timber deck which takes in the wonderful views. A paved pathway leads to a metal hand gate and on to the stable yard.

Stables

The smart stable yard forms an L-shaped courtyard comprising a pair of brick and pantiled buildings with concrete apron and overhang to each building. Each block comprises two good sized loose boxes giving **4 stables** in total, all with electricity connected, both internally and externally. The present owner has received planning permission to build 3 further stables behind the existing stables in the paddock land.

Stable 5

A smart timber stable with a concrete base and corrugated roof with an overhang and internal and external lighting.

Implement Store/Hay Store (18.2m x 8.9m).

This impressive and extremely useful building has a concrete floor with block base and corrugated walling, together with a rolling door for vehicle access and a lockable personnel door. The space has electric lighting and electric point and plumbing for a washing machine.

The space could easily lend itself for the provision of further stabling with internal sub-division, whilst still leaving space for storage for forage and/or vehicles and ground-keeping equipment, etc. The building is equally useful for pastoral farming to house livestock.

Store Shed

This sizeable building is of mixed construction under a corrugated roof and has electric lighting and lends itself to the storage of many items, from logs to hay and straw and/or gardening equipment, etc.

Manege

This sheltered, quiet and smart manege has timber post and rail fencing and a sand and flexi-ride surface, as well as floodlighting.

Corrugated Field Shelter

This useful shelter is situated in the paddock closest to the house and is comprised of corrugated iron with an open front.

The Land

The peaceful and gently rolling paddocks are a real feature to the property, not only ideal for equine but also for pastoral use, as well as being abundant in wildlife and character. Comprising six main paddocks with hedged boundaries and water connected to the land via standpipes. There is great potential to create a most attractive, peaceful and unique business venture such as the provision of yurts and/or camping (STP), capitalising on the peace and abundant nature afforded by the old pasture, deep hedgerows and unspoilt peaceful surroundings.

Footpath

A public right of way crosses the property along the driveway and through the land exiting on the eastern boundary.

Planning Permission

The property has the benefit of full planning permission which was granted on 18/05/2021 for the erection of a field shelter consisting of 3 stables and the construction of hardstanding, with the existing field shelter to be removed. The building must be begun not later than 4 years from the permission date. The approved plans can be viewed online on the ELDC website (ref.N/008/00601/21) or in the agents office.

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 private drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.



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