



Equestrian

Mill View, Grainthorpe, LN11 7HX

M A S O N S
EST. 1850



The Property

This smart and beautifully maintained equestrian home boasts an extensive range of exceptional outbuildings to include a pair of commercial units previously used as a show room and sales office, together with further outbuildings providing excellent potential for conversion into additional living, leisure accommodation, further commercial units or further stabling (STP). The property is approached off the road into a spacious and impressive courtyard which is flanked by the fabulous range of brick outbuildings. The smart 3 bedroom bungalow is seated within 4.1 acres (STS) of grounds and paddock land with views to the rear over open country and the Lincolnshire Wolds beyond. The bungalow is beautifully presented throughout and benefits from a smart contemporary style kitchen, together with a large open plan living room/diner with a log-burning stove. The property also boasts a spacious principal suite with a dressing room and adjacent shower room.

The range of outbuildings include an impressive brick and pantile triple garage and workshop (10.65m x 9.05m), a pretty traditional barn comprising a stable, feed store, general store and a log shed, together with an external WC. The L-shaped range of commercial buildings were granted change of use in 1990 for use as a show room and sales office and have since been used as a village shop. All of the buildings have great potential to be further developed to expand the commercial side of the property and/or to be converted into holiday units/additional living accommodation (STP). There is ample parking and turning space outside the bungalow together with a sizeable yard area which has a new hardcore surface for the parking and turning of horse boxes, etc.

The property also benefits from a smart static caravan (3 bedrooms with private drainage, water and electricity connected) available by separate negotiation.

An exciting equestrian live/work opportunity with land (4.1 acres STS), situated close to Louth and the Lincolnshire Coast.







“A spacious entertaining space with doors to the rear gardens and a log burning stove”

A wide, gravel-covered courtyard is the central focus of the image. To the left, a red brick building features a white door and a window with a 'PARKING' sign. To the right, another red brick building has a dark wooden structure attached to its side. In the background, a white house with a solar panel is visible. The sky is bright blue with scattered white clouds.

“A smart and inviting courtyard with ample space for parking and turning, ideal to service the commercial space”

Approximate Floor Area = 128.8 sq m / 1386 sq ft
 Outbuildings = 231.4 sq m / 2491 sq ft
 Total = 360.2 sq m / 3877 sq ft (Including Garage / Excluding Open Space)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63712

Situation and Directions

To travel to the property from Louth proceed away from town on the A16 towards Grimsby. Proceed through Utterby and take the next right hand turning onto Pear Tree Lane. Proceed over the staggered crossroads onto Bull Bank. Continue to the T junction with Wragholme Road and turn right. Continue into the village, through the S bends and the property will be found on the right hand side.

Grainthorpe is a popular village located 8.4 miles from Louth, 14 miles from Grimsby and a short drive to the coast. The village boasts a primary school, playground and playing fields, a village shop and a church.

Accommodation

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

Entrance Hall

A bright hallway with smart and practical tile-effect laminate flooring and doors to an airing cupboard as well as a large walk-in store cupboard with shelving built in.

Utility

With a window to the rear gardens and tile-effect laminate floor, this room houses the Worcester oil boiler and has space and plumbing for a washing machine beneath a timber work surface. Door to:

WC

With a window to the rear garden, low-level WC, corner basin and tile-effect laminate flooring.



Kitchen

A spacious kitchen fitted with a range of sleek, contemporary style units with LED kickboard lighting, granite-effect surfaces and matching splashbacks. The room has two breakfast bar style seating areas, a wall-mounted TV point and windows overlooking the main courtyard, together with a feature radiator and tile-effect laminate flooring. The kitchen benefits from a pair of wall-mounted electric ovens with pop-out warming drawers below, space and plumbing for an American style fridge freezer, a double sink with drainer and central tap with hose attachment, a gas hob (five rings) with extractor over, as well as an integrated dishwasher and bin cupboard. A door leads to:

Inner Hallway

With a timber floor and doors to:

Living Room/Diner

This sizeable room is flooded with light to the side and rear of the property and gives views over the paddocks and open farmland with the Wolds beyond. A set of French doors lead to an enclosed patio area and on to the rear garden, creating a flowing indoor/outdoor entertaining space. The room which has attractive timber flooring, boasts a large log-burning stove with a brick surround and a timber mantel. There is ample space for both dining and seating, as well as a wall-mounted TV point.

Family Bathroom

A smart, contemporary style bathroom with a window to the side of the house and tiled floor, as well as sleek marble-effect marine boarded walls. The room is fitted with an L-shaped vanity unit with storage cupboards, a wash hand basin and a low-level WC with concealed cistern, as well as a kidney-shaped bath with shower over.



Principal Bedroom Suite

A good sized double room with a window to the side of the house, attractive timber flooring and an impressive bank of built-in wardrobes with sliding mirrored doors housing both hanging space and a drawer unit and a wall-mounted TV point. Door to:

Dressing Room

A bright and useful room with a window overlooking the main courtyard. The room has timber flooring and space for both clothes storage and a dressing table as required. This room is presently used as an office. Door to:

En Suite Shower Room

A good sized shower room/wet room with a window to the side of the house. The room is fitted with a vanity unit with a basin and storage below, a WC and a spacious walk-in shower.



Bedroom 2

A neat double bedroom with windows overlooking the gardens, paddocks and Wolds beyond. The room has a timber floor, wall-mounted TV point and a bank of built-in wardrobes with both hanging space and shelving, together with a concealed sink and vanity area with a tiled splashback and surround.

Bedroom 3

A smart double bedroom with delightful views over the rear gardens, paddocks and open countryside beyond.



Outbuildings

The plethora of exceptional outbuildings provide stabling for 3 horses, an impressive triple garage with workshop, a tack room, feed store, general store and a pair of commercial units; all with the potential for conversion to further commercial units, further stabling and/or living, leisure and holiday accommodation (STP).

Commercial Buildings

This pair of commercial buildings form an L shape within the main courtyard and are of brick and pantiled construction with timber windows and electric heating. The buildings were granted change of use in 1990 to form a show room with store and a sales office. They have since been used as a village store. Further potential usage includes offices, nursery, yoga studio/health retreat as well as conversion to a holiday cottage/let (all subject to planning). The larger of the two buildings has been divided into two spaces and benefits from a personnel door and two sets of part glazed external doors, as well as having two sink units connected and an air conditioning unit. The second unit has a glazed frontage, part glazed access door and built in shelving. The commercial buildings are subject to business rates and benefit from a separate commercial electric meter.

There is an external WC in the traditional building just across the courtyard which can be used to service these units.



Traditional Barn

This most attractive barn is built of brick with a pantiled roof with an overhang to the front. The building is subdivided and forms a log store which also houses the oil tank, together with a sliding door to a **Tack Room/Feed Room**, a **Pony Stable** to the rear and a further door leading to an **External WC** and on to an attractive **Store Room** with mezzanine floor. The building has potential to be converted to a holiday let and/or further commercial usage (STP).



Triple Garage and Workshop (10,65m x 9.05 m)

This sizeable and most impressive brick and pantile building has boundless possibilities. The building has external lighting and three up and over garage doors, set within a concealed walkway, leading to an impressive space comprising three separate garage/store areas, one with a large workshop to the rear which has an interconnecting door and a side personnel door to the garden. The building has electric lighting and ample electric points. This space could be added to the commercial side of the property (STP) and/or converted to accommodation or further stabling if required (STP).



Stable Block and Yard

Set within large yard area which has a recently laid asphalt and stone surface and ample space for parking and turning horse boxes and cars, etc. the corrugated single pitch, open fronted building has lighting and water connected. The building has been recently fitted with two smart and sizeable internal stables of timber construction.

The Gardens

The gardens lie to the rear and side of the property and are mainly lawned with raised border planting, as well as a large, fenced **aviary area** to one end which has store sheds as well as aviary fencing. This area could be utilised for dogs and/or cats for both domestic use or as a commercial kennel/cattery (STP).

The Land

The paddocks are level and lie to the rear and side of the property, with hedged boundaries and a peaceful outlook to the open countryside to the Wolds in the distance. The land can be subdivided with electric fencing via a point fitted to the mains in the stable yard. The paddocks can be accessed off the large stable yard and also via a separate gated access from the road, giving a useful secondary access if the land were to be utilised for business purposes such as camping/glamping (STP).

Mobile Home

Available by separate negotiation this smart 3 berth mobile home has mains electricity and water and a connection to the private drainage system.



SITE PLAN



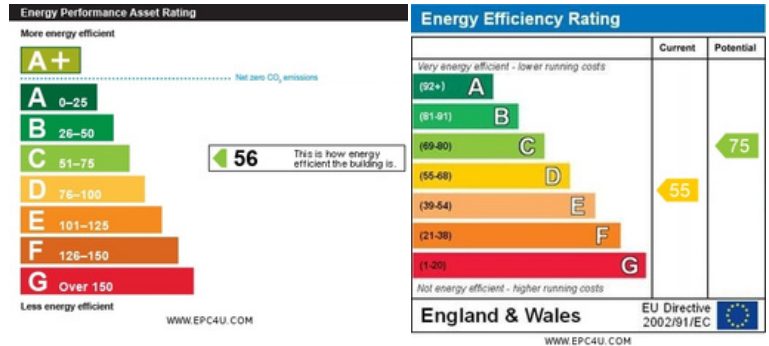
Viewing

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 and an an oil fired heating system, but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.

Commercial and Domestic EPCs



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