



Equestrian

The Old Farmhouse and Cottage, Saltfleetby,
LN11 7TP

M A S O N S
EST. 1850



“A characterful Dining Room which is open to the adjacent Kitchen/ Breakfast Room”

Directions

Proceed east from Louth on the B1200 (Legbourne Road) and at the roundabout take the first exit, continuing along the B1200 towards the coast. Carry straight on at the traffic lights at Manby Middlegate and follow the road to Saltfleetby which extends for several miles. Stay on the main road and continue past the Prussian Queen Pub. The farmhouse is then the second property on the left hand side.

The Property

Approached over a picturesque brick built bridge, this beautifully maintained equestrian home boasts a smart and characterful 4 bedroom principal house with a sizeable workshop/garage and utility barn adjacent. The barn offers conversion potential (STP) and is flanked by a neat, gated stable yard with 2 timber stables, a hay barn and a lunging ring/sand turnout area. The property is seated in 2.6 acres (STS) of well maintained grounds and level paddock land to the rear. A set of solar panels in the rear paddock provide supplementary electricity and a feedback tariff.

The present owners have further added to the appeal of the property by renovating the 2 bedroom secondary cottage to a high standard, creating a potential Air BnB income generating opportunity, over flow accommodation, multigenerational living and/or rental investment opportunity. These features have been further enhanced by the addition of a static caravan hook-up point with a hard core surface, private drainage, water and electricity connected, neatly located to the rear of the secondary cottage. In all creating a fabulous compact equestrian home with Live/Work potential (STP).

“A smart and characterful equestrian home (2.6 acres STS) comprising a 4 bedroom principal house together with a recently renovated 2 bedroom cottage”



Accommodation

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

An attractive **entrance porch** with windows to either side, a part glazed front door, as well as a practical tiled floor and glazed door leads to:

Entrance hall

With an attractive brick floor and stairs to the first floor. Doors to:

Dining room

A characterful room with a TV point and a window to the front of the house. This room has a wide, beamed opening to the adjacent kitchen and is made characterful with a central beam, brick flooring and an inglenook style fireplace and log burner.

Kitchen

This bright and well appointed kitchen has views over the rear paddocks and land beyond. The kitchen is fitted with a TV point and has granite surfaces, a breakfast bar, an integrated fridge, butler's sink with a central tap, a wall mounted double oven and a door to a walk-in **pantry** with built-in shelving. The kitchen also has a gas hob supplied by LPG gas bottles, and spotlight ceiling lights. Door to:

Boot Room/Lobby

A useful room with an external door to the side of the house, a tiled floor, space for coat hanging and housing the Worcester oil-fired boiler. Door to:

WC

Ideally located by the rear external door, this room has a tiled floor, a window to the rear of the house, WC and basin.





“A spacious Sitting Room with a log burner and French doors to the rear gardens”

Sitting room

A bright and spacious room featuring an attractive brick face fireplace with log burner inset and a timber mantel. The room has a TV point, a window to the front of the house and French doors leading to the rear gardens.

Door to:

Office

A more recent extension providing an ideal office/playroom with a bay window to the side of the house.

Stairs rise from the entrance hall to the **first floor galleried landing**, with doors to:

Bedroom 1

A good sized double room with an attractive Welsh sloping ceiling and a window to the front of the house. Door to:

En suite shower room—a generously sized en suite with a window to the rear of the house, taking in the views of the paddocks and farmland beyond. The room has part tiled walls and a tiled floor and is fitted with a walk-in corner shower unit, a WC and a basin with vanity unit below.

Bedroom 2

An attractive and good sized double room with windows to the front and side of the house as well as attractive sloping Welsh ceiling

Bedroom 3

A small double/single room with a window to the rear of the house.

Bedroom 4

Ideal for a small single bedroom/nursery and/or a dressing room, this bedroom has a window to the front and a loft hatch.



Family bathroom

A bright and good sized bathroom with a window to the rear of the house. The room has part tiled walls with a tiled floor and is fitted with a contemporary bathroom suite, comprising a bath, a basin with vanity below, low level WC and a walk-in shower unit.

OUTSIDE

The Gardens

The gardens are well maintained and are mainly laid to lawn with open views to the rear over the paddocks and farmland beyond. There is an enclosed area close to the back door of the property presently used as a hot tub area.

Static caravan space

The caravan space and hook-up point is situated to the rear of the cottage and accessed from the road via a hardcore drive to a sizeable hardcore parking area with hook a double electric hook-up point, drainage to a septic tank and mains water connection . The area is privately situated and overlooks the rear paddocks.



Outbuildings

Workshop/garage

A sizeable building which has potential for conversion into a holiday cottage and/or additional accommodation (STP). This space is presently used as a workshop/garage and storerooms with garage doors, a side personnel door and windows to either side as well as concrete flooring. Originally the old dairy to the farmhouse, this useful and practical space was re-roofed around 13 years ago.

Utility room

A useful space situated close to the back door of the house. This room is fitted with a sink and drainer and has space and plumbing for two washing machines and two tumble dryers, as well as housing the solar panel control point.

The Stable Yard

The attractive and neat yard area has been recently resurfaced with stone and is accessed from the front of the property via a gated **hardcore** driveway. The yard is fenced and overlooks the paddocks and all weather turnout area.

Lunging ring/all weather turnout

A useful space, ideal for winter turnout and/or lunging. The area has a membrane with a sand surface together with post and rail fencing.

Stables

Comprising two timber loose boxes with overhangs and concrete bases, one with a lockable tack room, all with concrete aprons. There is an adjacent timber **hay barn** with a gated entrance and concrete apron.

Solar panels

The solar panels are situated to the rear of the property and were installed in 2013. We understand that the solar panels are paid and owned outright by the vendor and they have a feed-back tariff to the national grid.



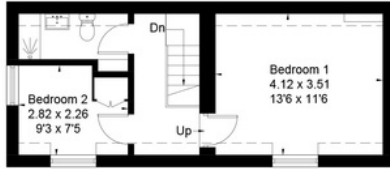


“The fenced and gated stable yard with sand turnout paddock/lunging ring is nestled close to the house, overlooking the paddocks”

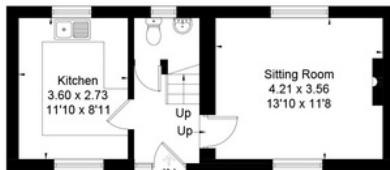
Approximate Floor Area = 179.1 sq m / 1927 sq ft
 Cottage = 65.1 sq m / 701 sq ft
 Outbuilding = 122.4 sq m / 1317 sq ft
 Total = 366.6 sq m / 3945 sq ft



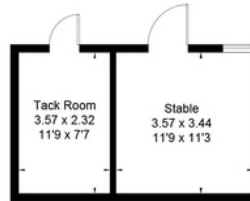
= Reduced head height below 1.5m



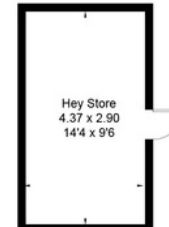
First Floor - Cottage



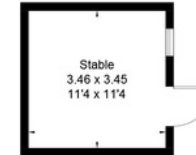
Ground Floor - Cottage
 (Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



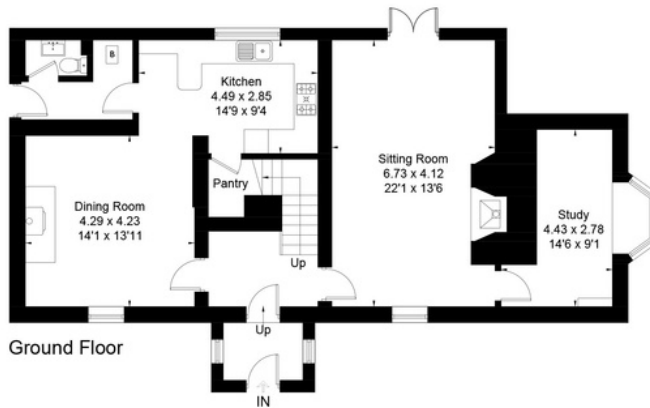
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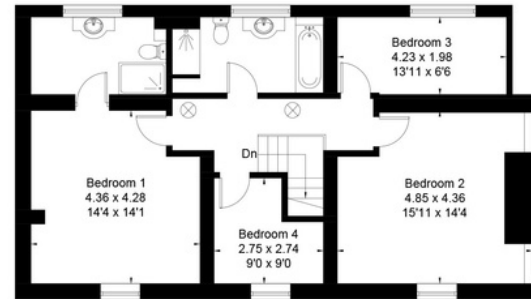
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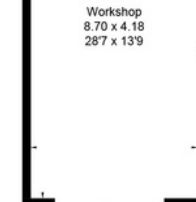
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Ground Floor



First Floor



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 #64169

The Cottage

This delightful and characterful cottage was granted planning permission to convert from an outbuilding to a dwelling in 1980. The property has been recently renovated to a good standard in a contemporary style whilst being sympathetic to the period nature of the building. The renovations include new double glazed windows, a smart contemporary style kitchen and shower room. The property, which has a separate electrical supply and septic tank to the main house, could be let or run as a holiday cottage or equally used alongside the main house as overflow/multi-generational living accommodation. The private gravelled garden/parking area to the front of the property is paved and and has views over the stream. A door leads to a secluded block paved **patio/dining area** to the side of the property. There is a large parking and garden area to the rear of the property, which could be allocated to the cottage if required.

Accommodation

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

Part glazed front door to;

Entrance hall

With smart contemporary style tiled flooring, stairs to the first floor and doors to:

Kitchen

A bright contemporary kitchen with windows to the front and rear of the property.



The room has smart tiled flooring, spotlight ceiling lights and is fitted with a new range of base and wall units with granite effect surfaces and tiled splash-back. The kitchen has breakfast bar seating and is fitted with a Bosch electric hob with extractor over, Bosch electric oven, Kenwood Slimline integrated dishwasher, a sink and drainer with a central tap and there is space and plumbing for a washing machine.

Sitting room

A good sized room with windows to the front and rear, as well as spotlight ceiling lights and an electric wall mounted heater point.

WC

a neat WC with a window to the rear, tiled flooring, low level WC and basin.

Stairs rise to the **first floor galleried landing** with wood effect laminate flooring, a loft hatch and doors to:

Bedroom 1

A spacious and characterful double room with exposed beams and sloping ceiling. The room has an attractive low level window to the front of the house and a TV point.

Bedroom 2

A small double/single room with a double aspect and a part sloping ceiling and exposed beams. Presently set up as a dressing room, this room has a cupboard which houses the hot water cylinder.

Shower room

A smart, recently fitted shower room with a low level WC, towel rail, sink with vanity unit and walk-in shower cubicle. The room has part sloping ceiling and an exposed beam.



SITE PLAN



Viewing

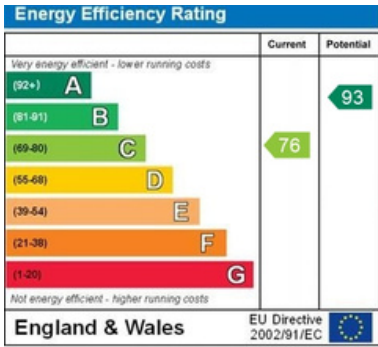
Strictly by prior appointment through the selling agent.

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 main property is connected to mains electricity and water with private drainage and an oil fired heating system together with solar panels which provide energy for the house and an overflow feed in tariff to the grid. The main property is in Council Tax band E. The cottage has a separate electricity supply to the main house with electric heating, private drainage and mains water to the main house with electric heating, private drainage and mains water.

No utility searches have been carried out to confirm at this stage.

Main House EPC



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

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