



Equestrian



Rosedene, Swinster Lane, East Halton, DN40 3NR

M A S O N S
EST. 1850



*"The extensive and flowing
reception spaces
overlook the pretty Cottage style
gardens"*

Directions

Travelling from the South, proceed into the village of East Halton and along East Halton Road onto Townside, continue past the right hand turning onto Scrub Lane and then take the next right hand turning onto Swinster Lane. Rosedene is situated at the end of Swinster Lane on the right hand side.

The Property

Quietly situated at the end of a no-through lane, with views over open countryside, Rosedene is approached through two sets of impressive gates onto a sweeping semi circular driveway. The property is a well equipped equestrian home seated in 3.1 acres (STS) of grounds and paddocks. The pretty cottage has an excellent layout with a flowing, semi open plan living space centred round an inglenook style double sided log burner. The 3 characterful reception rooms overlook the cottage gardens as well as having attractive views down the stable yard to the manege. A ground floor double bedroom with a smart en suite shower room lends the property to multigenerational living.

Presently used as a livery yard, Rosedene benefits from a useful and sizeable American style barn with 10 internal loose boxes plus various store areas and a lockable tack room. There is a separate timber stable block comprising 2 further stables, and a yard area which has separate access to the cottage and parking space for horse boxes. In addition, the property boasts a smart flood lit manege with a bank of arena mirrors to one end.

The paddock land is level and sheltered with hedging and benefits from a mains connection for electric fencing and water connection.

“A well equipped equestrian home (3.1 acres STS) with a pretty 4 bedroom cottage and stabling for up to 12 horses, to include an American style barn and a smart floodlit Manege”



Accommodation

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

Part-glazed entrance door to:

Boot Room/Utility

A bright and practical room with windows to the side of the house and space for boots and coats, a tall storage cupboard together with a unit with space to house a washing machine, tumble dryer and a fridge or freezer.

Kitchen

A smart and characterful semi-open plan kitchen with a window to the side of the property and a wide opening to the adjacent dining room, which in turn leads through a wide archway to the sitting room, making a fantastic flowing living space which boasts a double-sided, multi-fuel stove.

The kitchen has a tiled floor and is fitted with a range of base and wall units with wood-effect surfaces and a ceramic one and a half bowl sink and drainer with central mixer tap, situated beneath the side window. The room is also fitted with an integrated dishwasher, a range cooker with extractor over and has space for a fridge/freezer.



Dining Room

Situated adjacent to the kitchen and accessed by a wide entrance, the semi-open plan dining room has timber-effect flooring and exudes character with a beamed ceiling, pretty scalloped plate racks to the walls and a feature double-sided, multi-fuel stove with a timber mantel. An attractive internal bay window looks into the adjacent conservatory and a wide archway flows into the adjacent sitting room. Doors lead to the adjacent inner lobby and inner hallway.



“The flowing and spacious reception rooms exude character and charm ”

Sitting Room

A bright and sizeable room which has a double aspect, taking in the gardens and giving lovely views of the stables and manege beyond. The room (with TV point) benefits from the other side of the double-sided, multi-fuel stove and has French doors leading to the patio and gardens beyond.

Inner Lobby

With understairs storage and space for further storage, the room has a door to the adjacent WC/shower room.

Shower Room/WC

A neat room with a window to the side of the property, wood-effect flooring and a smart suite to include a vanity unit and basin, WC and a glazed shower unit. The room features attractive tongue and groove panelling as well as marine boarding to one wall and a door to a further storage area/walk-in cupboard which houses the gas-fired boiler. Door to:

Bedroom 2

An attractive double bedroom with a bay window to the rear of the property overlooking the gardens and a door to the inner hallway.

Rear Inner Hallway

With a lockable door to the adjacent garden room, doors to bedroom 2 and dining room and stairs to the first floor.

Garden Room

A sizeable room with an insulated roof and windows on three sides which overlook the gardens. French doors lead onto the rear patio and the room is fitted with a TV point and radiator.



Stairs rise to the first floor landing which has an attractive arched window and doors to:

Bedroom 1

A good sized double room which has a window overlooking the gardens and which benefits from a TV point as well as a walk-in cupboard/dressing area and an airing cupboard.

Bedroom 3

A double room with a window overlooking the gardens and a bank of built-in wardrobes.

Bedroom 4/Study

A single room with a window to the side of the house, ideal for use as a nursery or study.

Family Bathroom

A neat bathroom with a window to the side of the property, the room is fitted with a basin, a bath with a shower over and a WC.



Outside

The property is approached via a sweeping in-and-out driveway which curves around a pretty semi-circular lawn planted with plum, cherry, apple and pear trees. A concrete parking area adjacent to the house is flanked by a brick and pantile **garage** and the American style barn. Post and rail fencing and a gate separates the yard area from the house area.

The pretty cottage style garden is sheltered with hedging and softened with border planting. An attractive, paved patio, which has a wisteria covered pergola, can be accessed off both the conservatory and the sitting room making a delightful entertaining space which is further enhanced by the sizeable **Summer House** with glazed windows, electric points and lighting. A path leads around the house to a store area with a **log store** and **garden shed** and on to the back door. There is a further attractive planting of fruit trees adjacent to the manège.



The Stable Yard

Neatly situated close to the house, the stable yard comprises a U-shaped range of brick and pantile buildings grouped around a central covered and gated yard area, creating an American barn style set up which comprises 10 loose boxes of varying size, together with various store areas and a smart tack room with lighting, sockets and two lockable doors. Adjacent to the American style barn is a timber stable block comprising 2 further loose boxes with electric lighting, paved apron and overhang. In addition, there is a good-sized and useful timber-framed hay store. The yard, which has a separate access from the lane is fenced and gated away from the house and has space to park horse boxes.

Manege

The smart sand and rubber manege is situated to one end of the yard and boasts floodlighting and a bank of arena mirrors, as well as high post and rail fencing.

The Land

The land lies mainly to the rear of the property, sheltered on three sides with mature hedging and is sub-divided into several paddocks with electric fencing which is connected to the mains. Water is connected to two water troughs within the main group of paddocks.



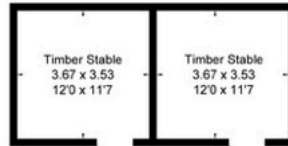


*“The house looks out onto the stables
and Manege beyond ”*

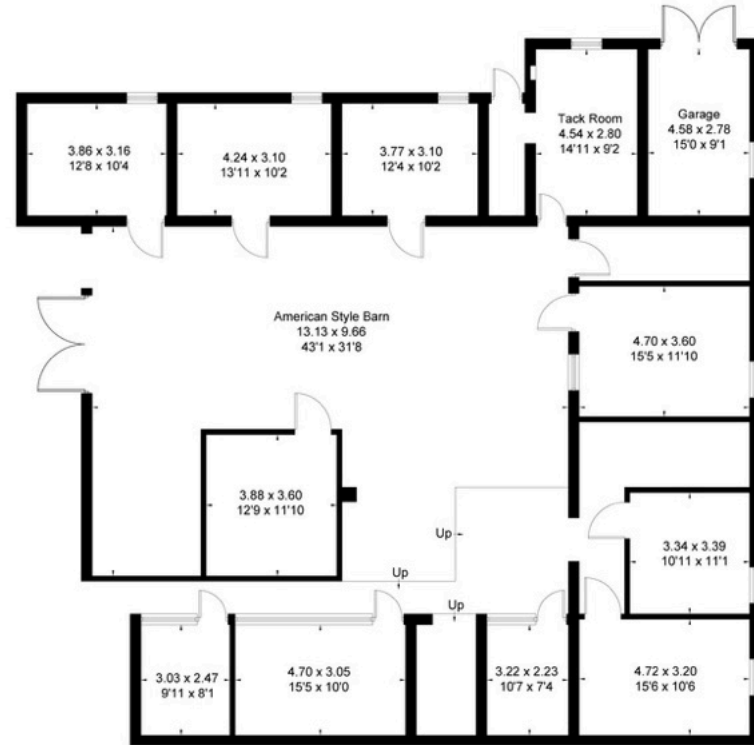
Approximate Floor Area = 142.3 sq m / 1532 sq ft
 Outbuildings = 186.4 sq m / 2006 sq ft
 Total = 328.7 sq m / 3538 sq ft (Excluding Open Barn)



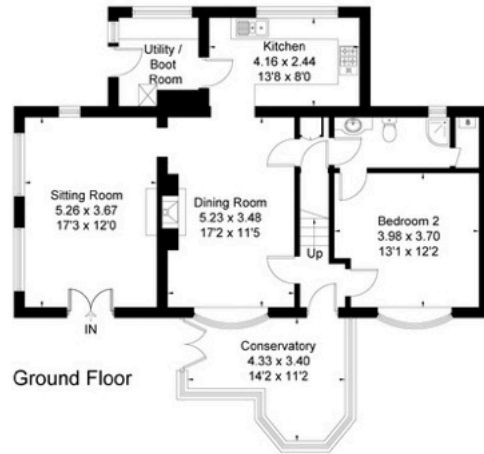
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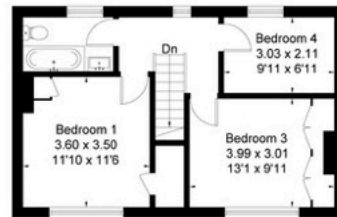
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(Not Shown In Actual Location / Orientation)



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 #68779

There is a further narrow paddock adjacent to the menage, ideal for restricted grazing, which also has a disused gateway onto the lane.

Location

East Halton is a small village and civil parish in North Lincolnshire, situated close to the Humber estuary, approximately 4 miles (6 km) north-west from Immingham and 1 mile (1.6 km) north from the neighbouring village of North Killingholme. The village benefits from a well-appointed village has a Grade II listed church together with a public house, primary school, convenience store, vegetable shop and post office.

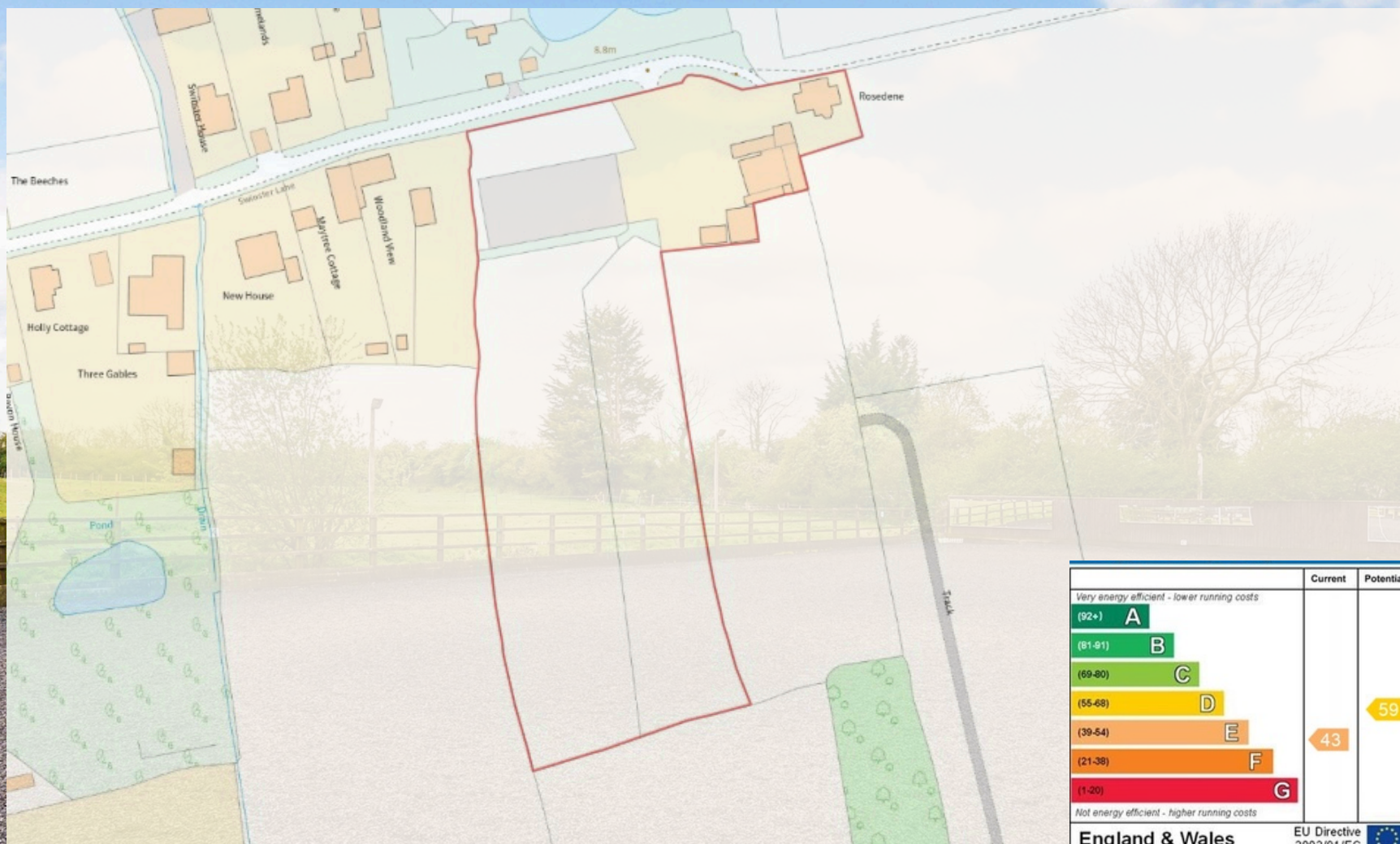
Viewing

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 has LPG gas central heating and is connected to mains electricity and water with connection to mains sewer 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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