



Rural and Equestrian



Greenacres
Scamblesby LN11 9XU

M A S O N S
EST. 1850

A superb equestrian property positioned in a scenic and peaceful setting within the Lincolnshire Wolds area of outstanding natural beauty. This four bedroom bungalow has grounds of 5.6 acres (STS) including formal gardens, pasture paddocks with stocked lake and an extensive range of stables and outbuildings providing a unique live/work or equestrian lifestyle. The property comprises renovated and modernised accommodation including 4 bedrooms, bathroom, 3 reception rooms, utility room, double garage and kitchen diner opening onto extended decked area with Jacuzzi. The property stands in an elevated position giving stunning views across scenic Wolds countryside.





















Directions

From Louth take the A153 towards Horncastle and travel a good distance passing Cadwell Park motor racing track on your left, continue down Cawkwell hill and take the first left turning into Scamblesby village. Travel past the Green Man public house and take the left turning at the primary school. Travel a distance through the village and follow the road around to the left onto Chapel lane. Follow the road for around half a mile and Greenacres can be found on the right hand side at the bottom of Rowgate hill.

The Property

A freehold four bedroom bungalow with attached double garage believed to date back to 1977 having brick-faced cavity walls and pitched timber roof construction covered in concrete tiles. A well-proportioned property having generously sized rooms with a recently re-designed and extended layout by the current vendors to incorporate open plan living with a kitchen/diner/sitting room and double doors through to a very large lounge and the addition of a rear utility room. The property stands in an elevated position overlooking its own grounds and paddocks and the Lincolnshire Wolds beyond. The property benefits from having oil-fired central heating with a relatively recently installed boiler and uPVC double-glazed windows with matching uPVC soffits, fascias and guttering.

Accommodation

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

Entrance Porch

Accessed via newly paved steps from the driveway is the impressive canopy with pitched timber roof and concrete interlocking tile covering with attractive spiral brick pillars leading to the part-glazed uPVC double-glazed entrance

door with attractive lead features and having matching side windows. A useful entrance porch being decorated in neutral colours and having newly carpeted flooring providing useful storage space with large sliding glazed door leading through into the:

Hallway

A generous L-shaped hallway providing a light and spacious area, newly carpeted flooring and neutrally decorated, six-panelled timber doors to the main principal rooms and having a useful large built-in airing cupboard housing the hot water tank together with shelving for laundry.

Lounge

An exceptionally generous lounge benefitting from two very large bow windows to the west aspect giving superb view of the surrounding grounds and excellent views of Scamblesby and the surrounding Wolds countryside. Newly carpeted flooring and to one end, a large cream coloured multi-fuel burner with timber mantelpiece and stone hearth. Various light points and double French doors with glazed side panels leading through to the:

Kitchen Diner

A very generously sized kitchen diner having recently been renovated and re-designed, fitted with a range of wall and base units finished in a Shaker style cream colour with beech handles, roll top laminated marble-effect work surfaces and having attractive beige marble splashback tiling above all work surfaces. Built-in Blomberg double electric eye-level oven together with a large Leisure Cookmaster electric range cooker with five ring halogen hob over and warming plate with glass and stainless steel extractor above. Space for microwave and space for fridge and freezer or dishwasher under counter and having one and a half bowl ceramic sink with chrome mono mixer tap.

Dining area extending into sitting area, large french doors leading out onto the decking and garden with matching

side windows allowing light to flood into the space and giving excellent panoramic views of Gaumer Hill beyond. Leading from the kitchen via a fully glazed uPVC entrance door is the:

Utility Room

A recently re-designed utility room having large glazed windows, together with the uPVC fully glazed uPVC entrance door. A range of fitted base units finished in a cream colour with roll top stone-effect laminated work surface with tiled splash back and having a single bowl stainless steel sink with chromo mono mixer tap. Large high-level storage cupboard to the side and space for washing machine and tumble drier.

Pantry

Having small window to the rear aspect with LG American style fridge freezer and housing the relatively recently installed Worcester oil central heating boiler and timer controls. Further door leading through to:

Sitting Room/Study

A good size study or reception room with large bow window overlooking the rear garden and orchard, newly carpeted floor.

Bedroom 1

A large double bedroom having recently been revamped with insulated floors and new carpet. Large window to the side aspect overlooking neighbouring farmland with separate part-glazed uPVC entrance door also housing the electricity consumer unit and loft access hatch where ladder and lighting is provided to the insulated and part boarded space providing ample storage.

Bedroom 2

A good sized double bedroom having double-glazed window overlooking the rear garden and orchard and

having a range of built-in wardrobe space with new carpeted flooring and having further built-in cupboards with storage above.

Bedroom 3

Another double bedroom being neutrally decorated and having new carpeted flooring with window overlooking the rear garden and further useful built-in wardrobe space with cupboards over.

Bedroom 4

A final double bedroom having sliding entrance door. Large window overlooking the front aspect driveway and land and having new carpeted flooring.

Bathroom

A recently re-fitted family bathroom having white three piece suite consisting of P-shaped bath with thermostatic shower over and glazed shower screen, wash hand basin with vanity storage cupboard below, back to wall WC and built-in storage cupboards. Two small frosted glass windows with fully tiled walls in an attractive marble effect with feature chrome beading and having vinyl tiled floor covering with chrome central heating towel rail and shaver point.

Cloakroom

A useful space providing room for shoes and coats with window.

WC

Having low-level WC finished in white with matching vintage-style wash hand basin with fully tiled walls and feature circular frosted glass portal window with cupboard unit to side.

Double Garage

An excellently sized double garage having twin up and over doors with two large windows to the side aspect and

having exceptionally high ceilings with further loft space above accessed via a hatch. Oil storage tank located to the rear together with workshop bench area and multiple power points and lighting with a range of built-in shelving and also housing the electric meter.

Outside

Accessed via a smart tarmac driveway with a five bar timber gate, the driveway sweeps around to the front of the property giving ample parking and turning space and access to the double garage. To the side of the drive is a well maintained barked garden area, with the front boundary made up of a mixture of fencing and hedging. Newly paid steps leading up to the front decked area which has been extensively extended to the front side and rear with Cotswold brick retaining wall and inset LED lighting to the perimeter having a sheltered west facing aspect overlooking the property's grounds and the rolling countryside beyond from the elevated position that the property stands in. The decking area extends around to the side of the building giving access to the double uPVC doors from the dining room. Set within the decking is a 7 person Jacuzzi connected to mains wiring. To the rear garden is a good sized lawned area having a range of mature trees and orchard with hedging to boundaries.

The main front garden area gives generous space with mature trees and having a mixture of post and rail and hedged perimeter. With gated access to the paddock which also has its own separate access from the road. Looking back at the property from the front garden the bungalow stands impressively in an elevated position on Rowgate Hill.

Paddocks Stables and Outbuildings

The well maintained grounds are currently set up for equestrian use with the field separated into multiple paddocks, 2 having their own field shelters. Water and

electricity is also connected to the stables and outbuildings and separate roadside entrance.

The land is separated by post and rail fencing, within the paddocks is a range of mature trees such as horse chestnut, cherries and limes. The paddocks can be accessed by a separate entrance from the road via metal gates leading into a large hardstanding area leading round to a good range of outbuildings.

Towards the bottom of the paddock is a large recently enlarged stream-fed lake which is surrounded by woodland area on the far side, creating an excellent natural habitat for wildlife and is frequently visited by moor hens, geese, tufted ducks and mallards. The lake is between 5ft and 8ft deep and is stocked with Carp and crayfish creating an ideal fishing enterprise opportunity. The outbuildings consist of:

New Stable block Brand new addition constructed with concrete floor, blockwork walls with feather edge cladding, corrugated steel roof covering, kickboards and stable doors consisting of **three** boxes measuring 12' x 13.5' and a tack room measuring 12' x 9'.

Stable block 24' x 15' having three boxes with stable doors, of timber construction with corrugated roofing, flagged and chalk floor.

Workshop/barn 30' x 15' store to end leading to raised workshop area with workbenches having light and electric and being of timber construction with corrugated and felted roof boards.

Animal Shelter/ Machine store 30' x 15' of timber construction with Yorkshire boarding to the front and part rear. Corrugated rubberised roof covering and felted beneath, earth and chalk floor.

Viewing

Strictly by appointment through the selling agent.

Floor Plans and EPC Graph

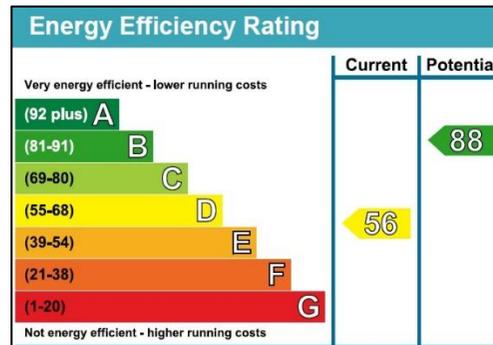
NB A PDF of the full Energy Performance Certificate can be emailed on request

Location

Scamblesby is a highly regarded country village positioned in the Lincolnshire Wolds Area of Outstanding Natural Beauty and well placed for travelling to the market towns of Louth, Horncastle and Market Rasen, (7, 7 and 14 miles respectively). Lincoln is about 23 miles away and within easy commuting distance whilst the Lincolnshire coast is a similar distance to the east. Scamblesby benefits from the newly renovated Green Man public house, the highly regarded primary School, a popular riding school, the church of St Martin and a busy community village hall. Also having good access to The Viking Way leading through the Wolds. The area has many attractive country walks and bridleways and is just a short distance away from Cadwell Park motor racing circuit.

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. Carpets and curtains are included 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 water, electricity with a private drainage system and oil fired central heating. No utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.



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