



# RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND  
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE

JB/HO/780B

## LINCOLNSHIRE

*Approximate Distances:*

Winterton 5 miles ♦ Scunthorpe 9 miles ♦ Barton on Humber 10 miles

A SUPERB APPROX 26 ACRE EQUESTRIAN CENTRE SITUATED IN AN ELEVATED POSITION ABOVE THE ALKBOROUGH FLATS WITH EXCELLENT EQUESTRIAN FACILITIES AND BUSINESS POTENTIAL

## WILLOWCROFT LIVERY

SANDPIT LANE

ALKBOROUGH DN15 9JG



*The Residence*



*General View*

A **DETACHED MODERN COUNTRY HOUSE** WITH THREE BEDROOMS, EN-SUITE DRESSING ROOM, HALLWAY, BATHROOM AND GAMES ROOM ON THE GROUND FLOOR WITH ENTRANCE PORCH, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, DAY ROOM, UTILITY, CLOAKROOM AND STUDY ON FIRST FLOOR; DOUBLE GLAZING; OIL FIRED CENTRAL HEATING

**EQUESTRIAN FACILITIES** INCLUDE 26 STABLES IN FOUR YARDS, TACK BARN, HAY BARN, DAY CABIN AND STORAGE UNITS

**MANEGE** c. 60m x 22m

**THE LAND** GENTLY SLOPING AND LEVEL PRODUCTIVE PASTURE LAND ENCLOSED WITH MATURE HEDGING AND STOCK PROOF FENCING LARGE HARDSTANDING FOR NUMEROUS TRAILERS/HORSE BOXES; **COARSE FISHING LAKE**

**EXTENDING IN ALL TO APPROX. 26 ACRES (About 10 Hectares)**

## **THE RESIDENCE**

Completed in approximately 1994 block and brick construction under a tiled roof with double glazing and oil fired central heating

A Manhattan style home with the living space on the first floor and bedrooms on the ground floor along with 2 subterranean rooms. The property has the following accommodation with approximate room sizes

**ENTRANCE PORCH** windows to either side and double doors to the front leading to: Entrance Hall. Stairs down to bedrooms. Radiator

**SITTING ROOM** 14'1 x 17'9 (About 4.3m x 5.4m) two windows to the side, two windows to the rear. Brick built inglenook fireplace housing coal effect gas fire, exposed beams, two radiators, double doors into dining room

**DINING ROOM** 14'1 x 14'2 (about 4.3m x 4.3m) two windows to the rear, exposed timbers, radiator

**STUDY** 12' x 10'11 (about 3.6m x 3.3m) two windows to the front, exposed timber floorboards, radiator

**CLOAKROOM** access to the loft, radiator, low level WC, pine vanity unit with inset wash hand basin, spotlights

**KITCHEN** 16'2 x 13'7 (about 4.9m x 4.1m) Two windows to the front, exposed timbers, spotlights, tiled flooring, fitted with matching range of wall and base units with worktops over, 1½ bowl sink, mixer tap. Oil fired AGA, integral double oven, central island with hob. Space and plumbing for dishwasher. Arch leading to:

**DAY ROOM** 14'2 x 17'9 (about 4.3m x 5.4m) two full length windows to the rear, two windows to the side, wooden flooring, radiator, ornate gas fire. TV point, exposed timbers

**UTILITY ROOM** window to the rear, stable door to the side, wall units, worktop, space and plumbing for washing machine and tumble dryer. Oil fired Boiler, tiled flooring, door to:

**CLOAKROOM** window to the side, low-level WC, *Belfast* sink, radiator.

From entrance hall stairs lead down to:

**HALL** radiator, door to airing cupboard

**BEDROOM ONE** 17'1 x 17'11 (about 5.2m x 5.4m) two sets of French doors to the rear, window to the side, radiator, TV point

**EN-SUITE BATHROOM** window to side, panelled bath, low level WC, pedestal wash hand basin, radiator, extractor, part pine panelling

**DRESSING ROOM** 12'4 x 14'4 (about 3.7m x 4.4m) with open wardrobes, hanging rails and shelving, mirrored wall, wooden flooring

**BEDROOM TWO** 9'8 x 13'6 (about 2.9m x 4.1m) two windows to the rear and radiator

**BEDROOM THREE** 14'8 x 9'8 (about 4.4m x 2.9m) two windows to the rear and radiator

**BATHROOM** window to the side, with panelled bath, low level WC, pedestal wash hand basin, shower cubicle with power shower, wood flooring, radiator and extractor

**GAMES ROOM** 12'4 x 22'5 (about 3.7m x 6.8m) spotlights, door to further room measuring 12'4 x 5'8 (about 3.7m x 1.7m)

## **SERVICES**

**MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, PRIVATE GAS, OIL FIRED CENTRAL HEATING, TELEPHONE AND BROADBAND** (connected and available subject to normal transfer regulations)

## **LOCAL AUTHORITY**

**NORTH LINCOLNSHIRE DISTRICT COUNCIL**

## **OUTBUILDINGS AND EQUESTRIAN FACILITIES**

There are the following outbuildings and equestrian facilities with approximate sizes:

**COVERED YARD** 60' x 85' (about 18m x 26m) Steel stanchion building with block inserts Concrete base, pitched concrete sheet roof, incorporating:

**FOURTEEN BLOCK STABLES** with loft over providing storage; light and power.

Stables measuring between 11'1 x 11'4 (c.3.3m x 3.4m) and 14'3 x 13'5 (c.4.4m x 4m)

**TACK ROOM** 14' x 7'5 (c.4.3m x 2.2m)

## **L-SHAPED TIMBER STABLE YARD**

with a pitched concrete sheet roof with overhang set on a concrete base, light and power. Incorporating:

**THREE STABLES** 12' x 12' (About 3.6m x 3.6m)

**TACK ROOM** 18' x 12' (About 3.6m x 5.5m)

FURTHER STABLE YARD ONE Block built, pitched concrete sheet roof with overhang, light and power, concrete base incorporating:

FIVE STABLES between 13' x 10'6 (About 4m x 3.2m) and 13' x 12' (About 4m x 3.6m)

FURTHER STABLE YARD TWO block built, pitched concrete sheet roof with overhang. Concrete base, Light and power, incorporating:

FOUR STABLES 10'7 x 9' (About 3.2m x 2.7m) between 10'7 x 10'3 (about 3.2m x 3.1m)

TACK BARN 59'8 x 22' (About 16m x 6.7m) Steel stanchion. Block built with double doors to the front, pitched concrete sheet roof with weather boarding. Separated into FIFTEEN STORAGE BAYS, Light and power, double doors to the front. Incorporating cloakroom with low level WC and wash hand basin with stainless steel sink and worktops. Space for fridge and space and plumbing for washing machine, base unit

DAY CABIN 19'3 x 9'2 (about 5.9m x 2.7m) windows to the side and front. Kitchen area 9'2 x 12'2 (about 2.7m x 3.6m)

FURTHER CABIN 16' x 8'10 (about 4.9m x 2.7m) providing storage for tools

HAY BARN 24' x 45'4 (about 7.3m x 13m) steel stanchion with weather boarding and pitched concrete sheet roof

MANEGE 60m x 22m woodchip surface, post and rail surround, floodlit

HARD STANDING for horsebox / trailer parking

FIELD SHELTER 12' x 24' (about 3.6m x 7.3m) Timber with a box profile roof

### **THE LAND**

A mixture of gently sloping and level productive pastureland separated into paddocks. Mature hedging with stock proof fencing and mature trees.

### **THE LAKE**

The lake is stocked with a mixture of coarse fish such as Tench and Perch.

**IN ALL APPROX. 26 ACRES  
(About 10 Hectares)  
(TO BE CONFIRMED)**

*N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited WILLOWCROFT LIVERY, but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.*

### **GENERAL AND SITUATION**

The sale of Willowcroft Livery offers purchasers an opportunity of acquiring a superb livery/competition stables with excellent income potential and very good equestrian facilities coupled with a spacious well presented family home. Of special interest is the property's locality to the Alkborough flats with its huge range of birdlife. Offering fantastic walking and cycling (A bridle way is planned although has not been completed to date).

The property is situated down a private drive with no near neighbours and is approx 5 miles from Winterton with a range of facilities, supermarket, Post Office, school, doctors and church. For a wider range of facilities the town of Scunthorpe is approx 9 miles and the market town of Barton on Humber approx 10 miles.

### **DIRECTIONS**

From the M180 junction 3 leave the motorway and join the M181, at the roundabout continue straight over onto the A1077 Bypass and Scunthorpe continue over the roundabout and continue on this road for approximately 6 miles. After passing Winterton take the second left hand turning onto Thealby Lane turn right along Coleby Road towards West Halton and left onto Alkborough Lane proceed along this road until reaching Alkborough turn right onto Front Street which leads to Whitton Road turn left onto Sandpit Lane follow this road to the bottom and the property will be found beyond the gates.

### **VIEWING**

Strictly by appointment only with the Agents  
**RURAL SCENE Tel: 01264 850700**

**OFFERS IN EXCESS OF £699,500**



*Equestrian Facilities*



*Manege*



*Internal Stables*



*Tack Barn*



*Land*



*Lake*



*Sitting Room*



*Kitchen*



*EPC Graph*