



30 HIGH STREET
East Ferry, Gainsborough, North Lincolnshire DN21 3DZ

- Approx. 3.4 Acres • Detached Three Bedroom House
- Substantial Adjoining Traditional Barn • Purpose Built Stable Yard • Manege

Ref: AR/RU/4770

RURAL
SCENE

Equestrian | Smallholdings
Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:
Gainsborough 6 miles • Scunthorpe 8 miles
M181 / M180 8 miles

A spacious and well presented detached three bedroom house with approx. 3.4 acres and excellent private equestrian facilities including manege, timber stable block and garage

The property provides an opportunity for purchasers to acquire a refurbished and developed private equestrian property situated in the small village of East Ferry.

We are informed that there is excellent outriding in the surrounding area along numerous country lanes, plus off-road riding in nearby Laughton Woods.

The property is within driving distance of several well known equestrian centres and event arenas, including Port Royal Arena UK.

East Ferry has a public house, extensive shopping facilities can be found in Gainsborough and Scunthorpe.

THE RESIDENCE

A detached house with double glazing and wood pellet fired central heating, the accommodation with approx. room sizes is as follows:

Ground Floor

Entrance Hall door to front, stairs to first floor, understairs storage, radiator

Sitting Room 12'9 x 12'1 (about 3.9m x 3.6m) window to front, radiator, coving to ceiling, feature fireplace with stone hearth (no fire in situ)

Rear Hall 8'3 x 6'2 (about 2.5m x 1.8m) door to rear, radiator, tiled floor

Kitchen 12' x 8' (about 3.6m x 2.4m) window to side, range of wall and base units with wooden worksurfaces, tiled flooring, five ring gas hob, extractor, integrated oven and grill, Butler sink with mixer tap, integrated dishwasher, wine rack

Lounge / Dining Room 21'4 x 14'4 (about 6.5m x 4.4m) double doors to rear, window to front, multi fuel burner set in chimney recess with marble hearth, radiator, wooden flooring, rose and coving to ceiling

First Floor

Front Landing window to front, radiator

Bedroom One 14'1 x 13'1 (about 4.3m x 4m) window to front, radiator, wooden flooring

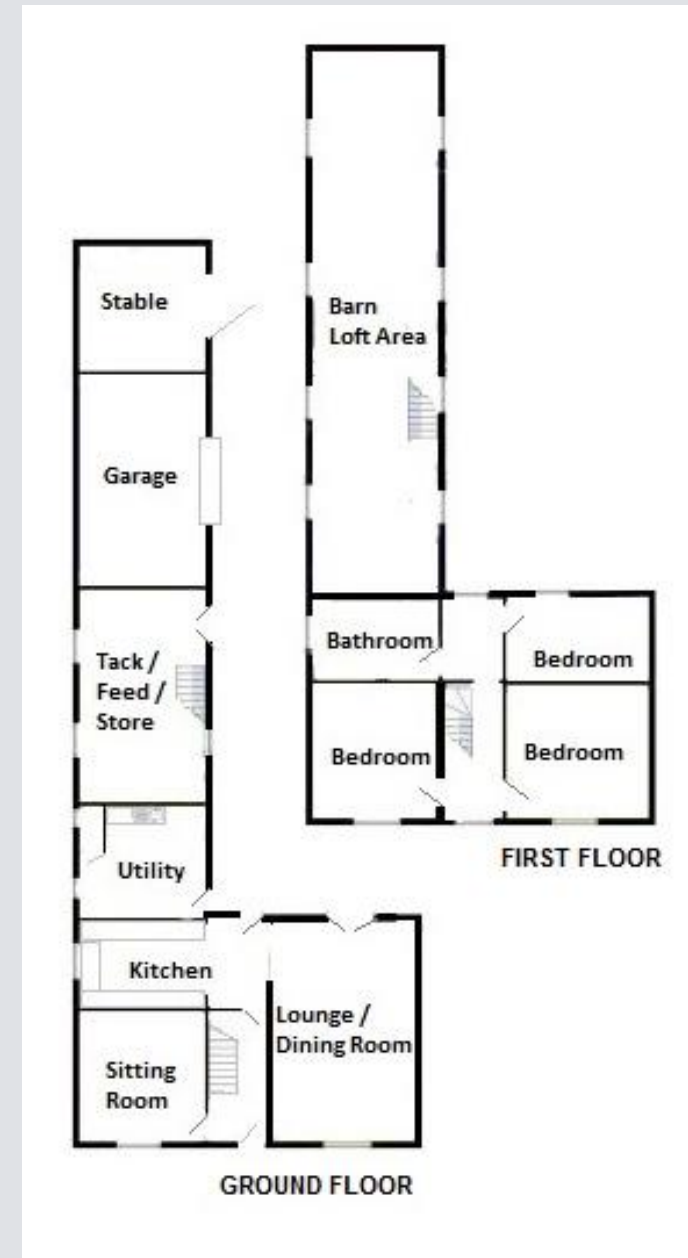
Bedroom Two 13'3 x 11'3 (about 4m x 3.4m) window to front, radiator

Rear Landing / Reading Area 8'7 x 8'4 (about 2.6m x 2.5m) window to rear, radiator, access to loft space

Bedroom Three 12'4 x 8'4 (about 3.7m x 2.5m) window to rear, radiator

Bathroom 12'1 x 8'1 (about 3.6m x 2.4m) window to side, suite comprising large corner shower cubicle, freestanding claw foot roll top bath, wash hand basin, WC, tiled flooring and walls, extractor, heated towel rail

FLOORPLAN



Floorplan Intended for Guidance – Not to Scale

OUTSIDE, OUTBUILDINGS & LAND

There are formal gardens with patio and bordered lawn areas to the property and a blocked paved driveway provides ample parking for horse boxes / lorries. There is a lane at the bottom of the garden which is not owned by the property, but has right of way for farmers to access neighbouring fields.

There are the following buildings with approximate sizes:

Adjoining the residence to the rear is a **Substantial Traditional Barn** which in the agents opinion is ideal for conversion to further accommodation, subject to the necessary planning being obtained, incorporating:

Utility Room 10'9 x 11'1 (about 3.3m x 3.3m) window to side, door to outside, plumbing for washing machine, hot and cold water taps, brick / concrete floor, power and light

Cloakroom window to side, wash hand basin, WC, tiled flooring

Tack / Feed Room / Store 20'6 x 14'9 (about 6.3m x 4.5m) windows to front and side, double doors to outside, stairs leading to loft space

Garage 21' x 15' (about 6.4m x 4.6m) electric roller shutter door

Stable 14'11 x 11'4 (about 4.5m x 3.4m)

Large Loft Area 53'4 x 14'10 (about 16.3m x 4.5m)

Timber Shed housing the Biomass boiler

Stable Yard of timber construction consisting:

Seven Loose Boxes each 12' x 12 (about 3.6m x 3.6m)

Hay Store/Tack Room 12'5 x 11'11 (about 3.7m x 3.6m)

Rug Room / Feed Room 11'7 x 9'7 (about 3.5m x 2.9m)

Manege 60m x 22m post and rail enclosed with Vesitrak silica sand and rubber surface

The land is situated beyond the stable yard and manege and comprises eight manageable paddocks divided by electric fencing, there is a mains water supply to the field troughs

IN ALL APPROX. 3.4 ACRES
(About 1.3 Hectares)

High Street, Collingbourne Ducis, Marlborough, Wiltshire SN8 3EH
01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

*N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited **30 High Street** 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 surveyor's inspections and their solicitor's 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.*

LOCAL AUTHORITY

WEST LINDSEY DISTRICT COUNCIL

Tel: 01427 676676

Currently Council Tax Band **C**

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, WOOD PELLET FIRED CENTRAL HEATING; TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations) Energy Rating **D**

DIRECTIONS

From Gainsborough take the country road north down to the eastern side of the River Trent, through the villages of Walkerith and East Stockworth, continue on to East Ferry and the property will be found in the centre of the village on the right hand side.

VIEWING

Strictly by appointment only with the Agents

RURAL SCENE - TEL 01264 850700

PRICE

Offers in Region of £400,000

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