FIELD FARM EQUESTRIAN

Langham Road, Mumby, Alford, Lincolnshire LN13 9SL

- Set In Over 60 Acres of Land and Just Over a Mile from The Nearest Beach
- Six Bedroom Farmhouse with Adjoining Building / Potential Annexe
- Holiday Business with Excellent Income
- Five Holiday Cottages
- Four Static Caravans
- Camp Site
- Lake
- Equestrian Facilities inc. Indoor and Outdoor Arenas, Cross Country Course, Show Jumping Paddock, Stabling
- Tack Rooms, Kennelling, Other Outbuildings and Barns

REF: AR/SI/5638
GENERAL AND SITUATION

Approximate Distances:
Ingoldmells 5 miles ● Alford 7 miles
Skegness and Sutton On Sea 8 miles
Louth 20 miles ● Horncastle 22 miles
Boston 31 ● Lincoln 40 miles

A fantastic lifestyle property with a reputable and profitable business set in just over 60 acres

Comprising a six bedroom main farmhouse with adjoining brick building (currently used as a two bedroom annexe by the current vendors), five holiday cottages, four static caravans, camp site and stocked fishing lake. A full range of equestrian facilities including indoor and outdoor arenas, grass fields and jumping paddock, 1.2 mile cross country course, 35 - 40 individual turnout paddocks as well as large grazing fields, American barn stabling for 29 horses, tack room, workshop, barns, kennelling and much more.

The current vendors and family operate a very successful equestrian holiday business at this property, further details of which are available from the agents.

The village of Mumby sits between Chapel St Leonards and Anderby Creek, north of Skegness on the east coast of Lincolnshire. The beauty of this location for equestrians is that you can hack to the beach which is just one mile away. Mumby itself has a church and pub and wider ranges of services and shops can be found in Alford, Skegness and Louth which are all within easy reach.

SIX BEDROOM FARMHOUSE

With oil fired central heating and double glazing, the accommodation in brief is as follows, please refer to floorplan for approx. room sizes:

Ground Floor

First Floor
Six Bedrooms (four with en suite facilities), and Family Bathroom

POTENTIAL ANNEXE

Adjoining the Farmhouse is a building comprising Entrance Hallway, Shower Room, Open Plan Lounge / Dining Area / Kitchen Area and Two Bedrooms. The current vendors utilise this as a two bedroom annexe, however the original planning permission passed for this in 2009 was for a ground floor lounge, garden room, porch, snug, store and pool house with wet room.

LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL
Council Tax Band A

SERVICES

MAINS ELECTRICITY, MAINS WATER AND BOREHOLE PRIVATE SUPPLY, PRIVATE DRAINAGE (septic tanks), TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

Main Residence Energy Rating D
Holiday Cottage Energy Ratings E

FIVE HOLIDAY COTTAGES

Featuring luxury furnishings and original style features, these are converted barns dating back to the early 1900’s.

The Hay Loft and The Granary Cottages
Both two bedroomed cottages with quaint furnishings and original beautiful features with open plan living space including lounge / dining / kitchen areas, sleeping six guests. The living areas have exposed beams, high ceilings and exposed brick walls. The Hayloft has two en suites.

The Piggery, The Parlour and Hill Holt Cottages
Three beautiful quaint cottages, these converted barns with unique features including exposed beams, high ceilings and exposed brick work with open plan living areas and sleep a maximum of four guests with one bedroom and shower room and pull out sofa bed in living area

FOUR HOLIDAY HOMES / STATIC CARAVANS

The holiday homes are sited in a lightly wooded area overlooking the lake, grazing paddocks and outdoor arena. They include the following:

Lake View, The Paddocks and The Meadows are all 8 Berth with three bedrooms, hallway, shower room, open plan lounge / dining area / kitchen area and two bedrooms.
Woodlands is 6 berth with two bedrooms.

DIRECTIONS

Heading south-west on the A52 turn left onto Thames Street and then turn left onto Langham Road. Continue on Langham Road turning slight right then turn right on Ember Lane. Turn left (Ember Lane) and the property can be identified on the left hand side.
EQUESTRIAN FACILITIES

Designed to provide riding for all ages and abilities comprising the following:

Outdoor Arena c.40m x 20m with waxed Pro-track sand surface, built by Maple Arenas

Indoor Arena c.30m x 15m with waxed Pro-track sand surface, sound system, covered viewing area, refreshment area with tiled floor

Show Jumping Paddock measuring approx. one acre

Cross Country Course with approx. 34 jumps over 1.2 miles. Most jumps have differing height options ranging from 50cm to 1m, includes bank and water complex and a huge range of different fences.

Stabling 29 large IAE internal stables with sliding doors, integrated feed bins and hay racks. Stabling is available over three American style barns comprising:

Rosie Barn with fourteen stables each approx. 12’ x 12’ (about 3.6m x 3.6m) Tack and Feed Rooms with tiled flooring, saddle and bridle hooks

Maple Barn comprising eight stables each approx. 12’ x 12’ (about 3.6m x 3.6m) and Tack Room

Oak Barn comprising seven stables each approx. 12’ x 12’ (about 3.6m x 3.6m), Additional Hay / Storage Area and Tack Room and steps to Storage Area

The Stables have water supplied via a borehole

Hacking endless local hacking including the beach approx. one mile away accessed via Green Lane.

SHOP

Ground floor Tack / Gift Shop selling a range of equestrian products and gifts. Stairs lead to:
First floor Party Room with bar, (separate oil fired boiler heating)

ADDITIONAL OUTBUILDINGS

There are various other outbuildings including:

Small Workshop / Barn with power, water and light

Hay / Store Barn

Large Workshop with roller shutter door, power and lighting, housing CCTV hub, stairs to First Floor Workshop

Kennel Block comprising four double whelping kennels and thirteen / fourteen additional kennels with lighting and water

GRAZING LAND

There are 35 - 40 holiday paddocks, individually post and railed / electric fenced. There are also some larger fields utilised as grazing land for the owners / livery horses. There is a water supply to the paddocks via a borehole.

THE CAMP SITE / CAMPING FIELD

The camping area is located next to the fishing lake. Electric hook ups are available. There is a toilet and shower block comprising Ladies Facilities incorporating two toilet cubicles and two showers. Gents Facilities incorporating one toilet cubicle and one shower.

FISHING LAKE

The lake is approximately two acres and we understand is stocked with roach, rudd, bream, carp and tench. The lake has nineteen pegs and offers fishing for day ticket / season ticket holders.

MISCELLANEOUS

The vendors inform us there is a public footpath over the land at the front of the property and there is also an easement until 2020 over the back edge of the rear field for a nearby wind farm for maintenance purposes.

IN ALL APPROX. 60 ACRES
(About 24 Hectares)

VIEWING
Strictly by appointment only with the Agents
RURAL SCENE - TEL 01264 850700

PRICE GUIDE
£2,750,000

(Additional Fixtures, Fittings, Machinery and Implements available by negotiation)
N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited Field Farm 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.
RURAL SCENE FOR THE VENDORS AND THEMSELVES GIVE NOTICE THAT THESE PARTICULARS ARE SET OUT AS A GENERAL GUIDELINE FOR INTENDING PURCHASERS AND DO NOT CONSTITUTE AN OFFER OF CONTRACT.