



Second Holme Farm, Grainsby Lane, Tetney, DN36 5JP

- Detached 4 Bedroom Farmhouse
- Equestrian Facility with 9 Acres
- Indoor/Outdoor Menage
- 2 Stable Blocks & Crew Yard
- Grainsby Gun Room (business)
- Planning Permission for Barn
- Viewing is Essential
- Beautiful Rural Setting

Asking price £750,000



LOVELLE
ESTATE AGENCY

INCORPORATING *Peter*
Mountain

Second Holme Farm, Grainsby Lane, Tetney, DN36 5JP

INTRODUCTION

We are delighted to offer for sale this rare and exciting prospect of purchasing this detached farmhouse set in 9 acres of grounds. Together with equine facilities, detached barn with full planning permission for a two bedroom property and a thriving business. The property is ideally located in a secluded position on the edge of this popular village location, the property enjoys uninterrupted views across open countryside and dates back to 1889 and once formed part of the Grainsby Estate. Benefitting from uPVC double glazing and oil fired central heating. The main features included in the farm are:

- * Detached four bedroom period property.
- * Triple Garage
- * Equestrian facilities include indoor & outdoor menage, two stable blocks & crew yard.
- * Commercial premises/business 'Grainsby Gun Room'
- * Detached barn with full planning for a two bedroom dwelling.
- * Grounds extending to approximately 9 acres.
- * Viewing is essential to fully appreciate, what this property has to offer.

LOCATION

Situated on the outskirts of the village of Tetney within a rural setting. Tetney is a popular traditional village, approx 6 miles to the south of Grimsby and 9 miles to the charming market town of Louth. The village itself has many amenities including local village shops, public house and the village hall which holds many village activities. Excellent primary schooling within the village. Excellent road links into Grimsby, Louth and Cleethorpes. Tetney has a great secondary schooling with a choice of catchment, Tollbar Academy, Humberston Academy, Monks Dyke Technology College and King Edward Grammar School Louth. There is also an abundance of local recreational facilities in the nearby coastal resorts of Cleethorpes and Mablethorpe.

DIRECTIONS

From Louth head towards Grimsby on the A16. Take the first right hand turn that is signposted Tetney, this is Grainsby Lane. Continue along this lane and the property is located on the right hand side and can be identified by our for sale board.

SALES PARTICULARS

SECOND HOLME FARM



ENTRANCE HALLWAY

French style uPVC entrance door into the porch. The part glazed door leading into the hallway. Original handcrafted balustrade and spindle staircase rising to the first floor accommodation with under stairs storage cupboard. Feature plasterwork archway. Telephone point and coving to ceiling. Window to side elevation and radiator.

LOUNGE

4.50m x 3.96m (14'9 x 13'0)

Window with views across open countryside to the front. Feature York stone fireplace with open fire grate and hearth. Coving to the ceiling. Wall light points and TV aerial points. Radiator.



SITTING ROOM

4.04m x 3.99m (13'3 x 13'1)

Dual aspect room with windows overlooking the front and side elevations. Wooden fire surround with brick inset and open fire grate. Coving to the ceiling and plate rack to the walls. Radiator.



KITCHEN DINER

3.99m x 3.66m (13'1 x 12'0)

Dual aspect kitchen with windows to the side and rear elevations. Fitted with a range of wood effect wall and base units with complementary work surfaces over incorporating a ceramic sink unit with mixer tap. Tiling to the splash areas. Stainless steel electric oven and hob. Radiator.

UTILITY ROOM

2.57m x 2.29m (8'5 x 7'6)

Window to the rear. Plumbing for a washing machine.

CLOAKROOM

2.29m x 1.80m (7'6 x 5'11)

Window to the side. Fitted with a two piece suite comprising low flush WC and pedestal wash hand basin. Tiling to the walls. electric consumer unit and oil fired central heating boiler.

FAMILY ROOM

5.16m x 3.25m (16'11 x 10'8)

Boasting windows and door to the side and rear elevations . This room could be used for a variety of things and has venting for the tumble dryer. Radiator. Access to the cloakroom/WC and rear porch.

REAR PORCH

2.03m x 1.65m (6'8 x 5'5)

Windows to rear and side elevations and glazed entrance door. Ceramic tiled floor.

LANDING

Window to side elevation. Large cupboard which could be used for storage or has potential to become an en suite bathroom. Coving to ceiling. Access to all bedrooms and bathroom.

BEDROOM ONE

3.99m x 3.63m (13'1 x 11'11)

Window to front elevation enjoying the open views. Built in airing cupboard with storage over. Coving to ceiling and radiator.



BEDROOM TWO

3.99m x 3.73m (13'1 x 12'3)

Window to side elevation enjoying open views. Coving to ceiling and radiator Small built in wardrobe.

BEDROOM THREE

4.04m x 3.45m (13'3 x 11'4)

Window to front elevation with open countryside views. Coving to ceiling and radiator. Access to roof space.

BEDROOM FOUR

2.69m x 2.41m (8'10 x 7'11)

Window to rear elevation. Coving to ceiling and radiator.

FAMILY BATHROOM

Sloped ceiling room with window to the side elevation. Fitted with a four piece suite comprising panelled bath, pedestal wash hand basin, close coupled wc and shower cubicle with mains mixer shower. Tiling to the walls and radiator.



OUTSIDE

GROUNDS

The property and the grounds extend to 9 acres. The formal gardens to the property are well screened from the road by mature trees and hedging and are predominately laid to lawn. There is an extensive driveway leading to the triple garage (43' x 17'0) and offering parking for several vehicles. Double metal gates lead onto a large crew yard which offers access around the entire property for horse boxes, trailers, tractors and lorries. The formal rear garden is also laid to lawn with with a hard standing parking area and timber summer house (8'11 x 8'11) with double doors.



EQUESTRIAN FACILITIES

There are five paddocks to the side and front of the property. The first, smaller pony paddock has wooden post and rail fencing to boundaries. Four larger paddocks which are separated by electric fencing and timber posts. Drinkers with water connections are situated across the paddocks



HARDSTANDING AREA

5.16m x 11.28m (16'11 x 37'0)

With partial brick outer wall and previous electric hook up, this area could be utilised to provide an additional stable block, tack room, store subject to necessary consents.

STABLE BLOCK ONE

Block construction with corrugated roofing. Outside lighting, overlooking the outdoor manège and paddocks.

Currently used as three stables and a secure/lockable feed or tack store.

STABLE BLOCK TWO

Two large stables and additional open bay with pedestrian/equine walk through from outdoor manège. Access door from the indoor manège. Lighting and water.

OUTDOOR MENAGE

22.00m x 40.01m (72'2 x 131'3)

Large area with post and rail fencing with standard 20m x 40m dressage lettering - helpful for schooling!

Fibreglass sand surface, 2 x floodlights (1 at A, 1 at C) and timber five bar gate for access (in between E & H)

INDOOR MENAGE

22.35m x 16.76m (73'4 x 55'0)

Accessed via double timber gates. Floodlights to the ceiling. Sand and rubber surface. Majority brick sides with timber barn style slatting to roof with roof lights.



GRAINSBY GUN ROOM

This busy gun and country store selling hunting clothes and shooting apparel for men, women and children is ideally located on the outskirts of Tetney village in a delightful rural setting.

The business was established by our clients in March 2016 and is only now being offered to the market due to our clients' desire for a well-deserved retirement. The business operates 6.5 days per week and generates a turnover in the region of £64,000 YTD, with a gross profit of approximately 30 %. (Planning for gun room, saddlery and country store.)

The business has built up an excellent reputation within the area for the very high quality of the goods and services offered, which has resulted in a loyal client base, with a high volume of repeat trade and word of mouth recommendations.

This is an excellent opportunity for a new owner, perhaps a husband and wife team, to take this already thriving business to the next level.

The premises include: main reception area (21'8 x 12'4) with entrance door and window to the front. Show room (49'3 x 39'4). Stock room (12'4 x 7'9) Gun Room (21'8 x 12'6) with counter. Customers disabled toilet fitted with a low flush WC and wall mounted wash hand basin with electric hand wash over. Outside there is ample of customer parking for up to 7 vehicles.



BUSINESS DETAILS

* We are advised Freehold and Independent services heating via oil boiler.

* Opening Hours: Monday - Sunday: 9.00am - 5.30pm

* The business is owner run

* The business generates a turnover in the region of £64,000 YTD as of the 2016 accounts, with a gross profit of approximately 30 %.



PLANNING PERMISSION FOR BARN CONVERSION

Planning consent and the opportunity to develop the existing barn into a two bedroom residential dwelling with extensive living accommodation and parking. To view the full planning consents please visit the East Lindsey planning portal searching application no: N/178/01683/14 .



Accommodation briefly comprises:

- * Entrance/lobby.
- * Kitchen & Utility room.
- * Lounge & dining room.
- * Snug/ Home office.
- * Two bedrooms.
- * Dressing room & En Suite
- * Garden Store & Parking

GENERAL INFORMATION

TENURE

We are advised by the owners that the property is Freehold, although we have not had confirmation from the Solicitors.

SERVICES

Mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services. The property has Oil fired central heating system.

LOCAL AUTHORITY

East Lindsey District Council - Telephone 01507 601111.

VIEWINGS

By appointment with the sole selling agents LOVELLE ESTATE AGENCY telephone (01507) 603366

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGES

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our office on 01507 603366 to arrange an appointment.

ENERGY PERFORMANCE CERTIFICATE

A copy of the full Energy Performance Certificate for this property is available on request.

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LOVELLE ESTATE AGENCY

INCORPORATING *Peter*
Mountain

Louth

Lovelle Estate Agency, 5 Cornmarket, Louth, Lincolnshire LN11 9PY
01507 603366

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