



Springside Stables, Louth Park,
Keddington, LN11 7HL

£795,000



LOVELLE
ESTATE AGENCY

INCORPORATING *Peter* **Mountain**

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INTRODUCTION

We are delighted to offer for sale this unique equestrian property occupying an elevated position just 1 ½ miles from Louth town centre. This well presented property is set on the edge of the Louth Park Estate via a private tree lined lane and sits in approximately 10 acres of grounds. The property was originally used as offices for Louth Park Estate and the current vendors have converted and extended it into a superb family home with plenty of equestrian facilities. The bungalow itself offers deceptively spacious and well planned accommodation with pretty formal gardens. Benefitting from uPVC double glazing and oil fired central heating system.

- * Lounge with log burner & sitting room.
- * Farmhouse dining kitchen & utility/study.
- * Dining room & sun room.
- * Master bedroom with en suite shower room.
- * Three further double bedrooms.
- * Large family bathroom.
- * 10 fenced paddocks & 12 Stables.
- * Large haybarn & various other outbuildings.
- * 20m x 14m outdoor menage.

LOCATION

Located just 1 ½ miles from the popular market town of Louth where you will find all of the attractions of a busy market town. The town has a wide spectrum of retailers, both local and national companies which feature coffee shops, department store, bistro, furniture and hairdressers to name a few. Excellent road links via the A16 and regular local bus service.

DIRECTIONS

Leave the Cornmarket via Eastgate, go straight over both mini roundabouts and continue along Eastgate into Eastfield Road. Continue along this road, there will be a sign for Louth Park on the right hand side. Turn right onto this private driveway and the property is located on the left hand side.

SALES PARTICULARS

OPEN CANOPY PORCH

Timber open canopy porch with security lighting.

ENTRANCE HALL

Large welcoming entrance hall approximately 37' long. UPVC part glazed entrance door with matching side panel. Large walk in airing cupboard with lighting, shelving and radiator. Textured ceiling and telephone point. Two access points to the loft space which is boarded out and has lighting. Radiator. Part glazed and solid internal doors lead to most rooms.

LOUNGE

6.83m x 4.88m (22'5 x 16')

Located at the rear of the property with views over the grounds with windows to the rear and side. French style doors open onto the patio area. Feature rustic brick fireplace with cast iron log burner. Textured and beamed ceiling. TV aerial, telephone and wall light points. Radiators.



SITTING ROOM

4.88m x 4.88m max (16' x 16' max)

Triple aspect room with windows to the front and side elevations. Textured ceiling and radiator. Cupboard housing the electric consumer unit.



DINING KITCHEN

7.59m x 4.17m (24'11 x 13'8)

Bright and airy farmhouse kitchen with Coachouse Pine bespoke solid pine wall and base units with complementary work surfaces over incorporating a 1 1/2 bowl ceramic sink unit with mixer tap. Dual fuel range cooker with extractor above. Plumbing for a washing machine and dishwasher. Beamed ceiling with recessed lighting. Attractive tiling to the splash areas and tile effect vinyl flooring. TV aerial point and radiator. Stable style door leading to the sun room. Loft access. Door leading to the utility/study and the dining room.



UTILITY/STUDY

3.66m x 2.69m (12' x 8'10)

Window to the side elevation and radiator.

DINING ROOM

4.50m x 3.63m (14'9 x 11'11)

Dual aspect room with windows to the side and rear elevations. Textured ceiling and radiator.

SUN ROOM

4.27m x 3.96m (14' x 13')

Brick dwarf wall and uPVC construction with french style doors opening onto the rear garden. Radiator. Door leading to a cloakroom wc with close coupled wc and wash hand basin.



MASTER BEDROOM

4.06m x 3.68m (13'4 x 12'1)

Window overlooking the rear garden. Bespoke Coachouse pine triple fitted wardrobes with storage cupboards above. TV aerial point and radiator. Door leading to the en suite shower room.



EN SUITE SHOWER ROOM

Window to the rear elevation. Fitted with a modern white three piece suite comprising enclosed shower unit with radio, water jets and shower. Close coupled wc and vanity wash hand basin. Attractive tiling to the walls and tongue and groove panelling to the ceiling with recessed lighting. Shaver socket point and chrome heated towel rail. Extractor fan.



BEDROOM TWO

4.06m x 3.00m (13'4 x 9'10)

Window to the rear elevation. TV aerial point and radiator. Access for maintenance of the shower unit.



BEDROOM THREE

3.81m x 3.20m (12'6 x 10'6)

Window to the front elevation. TV aerial point and radiator.

BEDROOM FOUR

3.81m x 3.20m (12'6 x 10'6)

Window to the front elevation. TV aerial point and radiator.

FAMILY BATHROOM

Large family bathroom with windows to the rear elevation. Fitted with a modern four piece white suite comprising shower cubicle with mains mixer shower and corner jacuzzi bath. Fitted bathroom furniture incorporating an enclosed cistern wc and vanity wash hand basin. Attractive tiling to the walls with decorative border tile. Tongue and groove panelling to the ceiling with recessed lighting. Shaver socket point and extractor fan. Tile effect vinyl flooring and radiator.



OUTSIDE

The property sits on approximately 10 acres of grounds and is surrounded and screened by various specimen of mature trees and hedging to the perimeters. The land is divided into formal gardens for the property, equestrian land forming 10 individual fenced paddocks and various outbuildings and stables.



FRONT ELEVATION



FORMAL GARDENS

The front of the property is accessed by an extensive driveway and is enclosed by fencing. Predominately laid to lawn with mature tree and shrubs. Dusk till dawn lighting surrounds the property. Outside water tap. The water meter is located in the front garden. There is uniquely an underground bunker in the front garden, gated vehicular and pedestrian access to the rear.

The pretty rear garden is enclosed by fencing and has gated pedestrian access. The garden immediate to the property benefits from being low maintenance, laid to gravel with paved pathways and central patio area. Raised borders filled with a variety of flowers and shrubs. Outside water tap and log store. This area leads onto a lawn and then onto a timber summerhouse (16' x 10') with electrics, timber garden shed, dog kennels and run and greenhouse. Oil storage tank for the central heating system.



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INCORPORATING *Peter*
Mountain

Louth

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

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