



Ramscroft Stables, Ramscroft Cottage and Land
Withern LN13 0LQ

MASON'S
RURAL & EQUESTRIAN



Ramscroft Stables, Ramscroft Cottage and Land

Chalk Lane, Withern, Alford, Lincolnshire LN13 0LQ

An exceptional and versatile equestrian property, superbly presented and positioned in a quiet rural location on the village fringe and comprising two dwellings with well-maintained paddocks, outbuildings and manege.

- Main residence recently extended and re-arranged to provide superb two bedroom accommodation with extensive living areas and garage attached.
- Two-bedroom cottage adjacent creating a live/work opportunity as a potential holiday cottage, annexe, residential rental proposition or ancillary accommodation for the main residence.
- 5.2 acres of land (STS) with post and rail fencing creating five pasture paddocks and a floodlit riding arena approximately 36m x 20m (scaled from mapping).
- Spacious parking and manoeuvring areas for vehicles, trailers, horseboxes etc.
- L-shaped range of stables, hay store and large general store/tack room.
- American barn with four loose boxes and spacious open area.
- Large formal lawned gardens with wildlife pond, separate cottage garden and orchard.
- Positioned at the very end of a small country lane with very few nearby properties.

Sole Agents:

Masons Rural and Equestrian
Cornmarket, Louth,
Lincolnshire LN11 9QD

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enquiries@masons-surveyors.co.uk





Directions

From Louth take the Legbourne Road, proceed to the roundabout and take the second exit along the A157. Follow the road through the villages of Legbourne and South Reston, then proceed to Withern and in the centre of the village take the right turning into Chalk Lane. Follow this small lane to its eventual conclusion where the gateway into Ramscroft Stables is on the right.

The Property

Believed to date back to the late 19th century, the two dwellings form a substantial part of an unconventional group of three attached properties, the third element being a small country bungalow which does not form part of the sale. The cottages have rendered principle walls which are partly solid built and partly of cavity wall construction where extended, beneath principal pitched timber roof structures covered in concrete tiles. The cottage has electric heaters whilst the main residence has an efficient LPG central heating system and both properties have double-glazed windows.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Main Residence

Ground Floor

Double-glazed door with wide matching side panel to the: -

Entrance Lobby with quarry tiled floor and sliding doors to cloaks cupboard with hooks and shelving. Door to garage and utility room and part-glazed door to: -

Open Plan Reception Area and Sitting Room

With wide opening to the breakfast kitchen adjacent. Arched brick-lined fireplace with inset Stovax Huntingdon cast iron multi-fuel stove and oak mantel shelf above. Wall mounted Worcester LPG combination central heating boiler with digital programmer. Door to staircase leading to the first floor. Understairs lobby with door to: -

Dining Room

A spacious room with an arched opening through to the lounge and double-glazed doors to the conservatory. Oak-effect laminated floor covering, wall and ceiling lights.

Lounge

Cast iron pillared fire surround framing an inset Stovax multi-fuel cast iron stove. This bright and airy room has a window overlooking the main garden and a wide side patio door with side panel onto a decked area. Ceiling and wall lights on dimmer switch. The room is L-shaped overall, wrapping around the central chimney breast. Door to: -

Wash Room

White suite of low-level WC and pedestal wash hand basin; ceramic tiled floor and part-tiled walls, arched alcove with inset spotlight and tiled plinth with glass shelf. Three-light ceiling fitting and access to the wing roof void.

Conservatory

A superb size and enjoying panoramic views across the gardens and paddocks beyond. Electric panel heater, ceramic tiled floor with electric underfloor heating, opaque polycarbonate roof with skylight panel and combined three-branch light and ventilation fan.

Breakfast Kitchen

Another spacious room with an extensive range of mainly satin wood-faced



units and wall mounted china cabinets chosen to complement these with a long breakfast bar beneath. Roll-edge work surfaces with ceramic tile splash-backs, pull-out larder rack, corner carousels, space with plumbing for dishwasher and recess for fridge freezer. Wide recess with electric cooker point for a range cooker. Views across the garden and paddocks, ceiling and pelmet lighting, smoke alarm and high-level cupboard with electricity consumer unit having MCBs.

First Floor Landing

With trap access to the principal roof void and tilt-and-turn window.

Master Bedroom Suite

Comprising a double room with small ornate cast iron fire surround, fine view across the garden and a shaped archway into the En Suite Dressing Room with attractive built-in birch-effect furniture comprising wardrobes, airing cupboard containing foam-lagged hot water cylinder with immersion heater, angled dressing table, shelving and drawers. Halogen ceiling spotlights.

Bedroom 2

A further double room also enjoying views across the garden and pond towards the paddocks. Double doors to a deep over-stairs cupboard.

Shower Room

With contemporary fittings comprising a large ceramic tiled and glazed shower cubicle with mixer unit and glazed screen door; low-level WC and pedestal wash hand basin. Ceramic tiling to walls and window reveal, tilt-and-turn window, large mirror over the basin with three lights above and four-light ceiling fitting. Shaver socket.

Outside

Garage/Workshop

Attached to the house with connecting door and having up-and-over door, three double strip lights, power points, bench over base units and further base and wall cupboards. Door to: -

Utility Room

Two base cupboards, mini drawer units, roll-edge & woodblock work surfaces with white ceramic sink and tiled splash-back. Strip light and part-glazed, stable-type double-glazed door. Space with plumbing for washing machine.

Well maintained and extensive lawned gardens extending around the rear and side of the house with natural hedges to the outer boundaries, fencing on one side of the rear garden and post and rail fencing with gate onto the cottage garden adjacent. Secluded, enclosed decking area adjoining the lounge patio door, flower beds, borders and natural pond with oxygenating pump powered from external power points by the rear utility room door. Orchard area to a grass bank adjacent with a variety of fruit trees including apple, Victoria plum, cherry and pear. Patio area adjoining the conservatory and gravel clothes-drying area.

Adjoining Cottage

Ground Floor

Entrance Hall approached through a part-glazed, (double-glazed) front door with tiled canopy porch outside having LED spotlight inset. Electric wall heater, smoke alarm, electricity consumer unit with MCBs and oak-effect laminated floor covering. Glazed door with eight bevelled panes to **Dining Lounge** with ceiling and wall lighting, electric coal-effect fire in pillared surround and double-glazed patio door with side panel creating a light and airy room together with views across the cottage garden. **Kitchen** fitted with oak-faced base and wall units with drop handles and to include china cabinets and corner shelves; roll-edge textured work surfaces with tiled splash-backs, one and a half bowl stainless steel sink unit and space for cooker with electric point and cooker hood above having inset light. Ceramic tiled floor and space with plumbing for washing machine. Ceiling and pelmet lighting.

First Floor Landing with electric wall heater, smoke alarm and trap access to roof void. **Bedroom 1**, a double room with over-stairs wardrobe having clothes rail; electric wall heater and part-sloping ceiling. Views across the main approach to the house and paddock. **Bedroom 2** with electric wall heater and views across the cottage garden. Part-sloping ceiling. **Bathroom** with white suite of low-level WC, pedestal wash hand basin and bath with oak-effect side panel and shower fittings to the mixer tap. Ceramic tiled splash-backs and part-tiled walls, shaver socket and electric chrome towel rail/radiator. Ceiling spotlights, LED wall light and extractor fan. Part-sloping ceiling.



Ramscroft Cottage



Outside The cottage has its own rear garden with a timber decking area by the patio door, lawn beyond and gravel bed with ornamental shrubs and spring bulbs. Yew tree to one side, brick wall to the side boundary together with close boarded fencing and a picket fence with gate to the garden of the main residence.

Land and Outbuildings; L-shaped range of Clydesdale stables comprising **three stables** with wide stable doors and double doors to a **tack room/general store**. The stables have lined lower walls, power supply and lighting inside, deep canopy, two stables have rubber mats and there is an outside security floodlight. This range is positioned on a spacious concrete paved yard with wide driveway and gate from the main entrance drive and a gravel parking area ideal for horse box or trailer. Attached to the rear of this range is a timber-built **Hay Store** with two large openings. Clydesdale **American Barn** – timber-built on a concrete base and an excellent size with a large open area, **four loose boxes** along one side with stable doors and double-shuttered window openings onto the paddocks; skylight panels, strip lighting and power points.

Just beyond the American Barn is the post and rail fenced riding school which has a drained silicon sand and rubber surface, six flood lights, gated entrance and further gates to the two front paddocks. The arena is sheltered by hedges on three sides. There is a small concrete-built fuel store close to the house and an enclosure with the LPG storage vessel on a hire agreement.

The two properties and the grounds are approached through a pillared entrance at the end of the lane onto a spacious parking and turning area for several vehicles with a drive continuing through gates into the paddocks and there is a separate access from the lane into the two front paddocks. There are various external lighting points around the property including security lights and an external water tap.

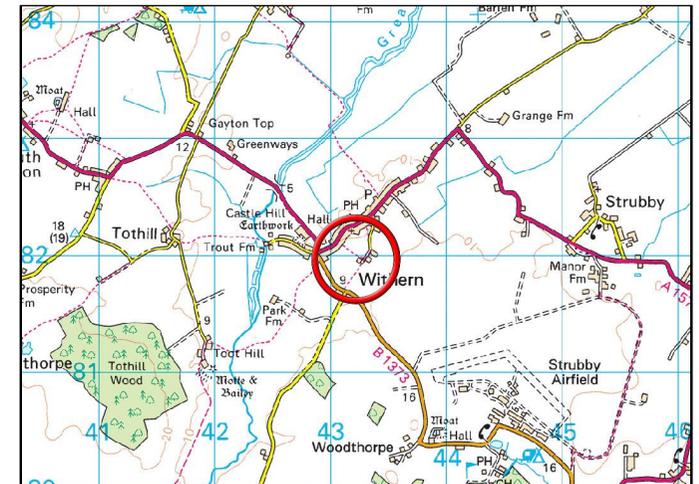
NB There is a public footpath through the grounds which the owners have found to be very little used.

Viewing : Strictly by prior appointment with the selling agent.

Location:

Withern is a rural village located approximately midway between the market town of Louth and the Lincolnshire coast with a lane from the village fringe to the nearby village of Aby at the foot of the Wolds – an area which enjoys a network of bridleways across the Wolds. There is an equestrian centre at the Kenwick Park leisure complex on the outskirts of Louth. Free day passes can be obtained to ride horses on the beach which extends for several miles to the north of Mablethorpe and south as far as Skegness and Gibraltar Point. Louth has three markets each week, a variety of individual shops, good schooling facilities, cinema, theatre and many sports clubs and associations. The main regional business centres are in Grimsby and Lincoln.

General Information: The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains water, electricity and drainage but no utility searches have been carried out to confirm at this stage. Council Tax bands : - Ramsgate Cottage – A, Ramsgate Stables –C.



Floor Plans and EPC Graphs

A copy of the full Energy Performance Certificate for each property can be e-mailed on request

Main Residence, Cottage and Outbuildings

TOTAL APPROX. FLOOR AREA 5187 SQ.FT. (481.9 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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STABLE BLOCK
 APPROX. FLOOR AREA 972 SQ.FT. (90.3 SQ.M.)

HAYSTORE
 26' x 11'8
 7.9m x 3.6m

STABLE
 11'6 x 11'6
 3.5m x 3.5m

STABLE
 11'6 x 11'6
 3.5m x 3.5m

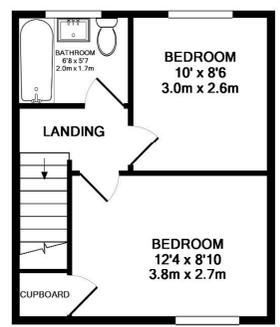
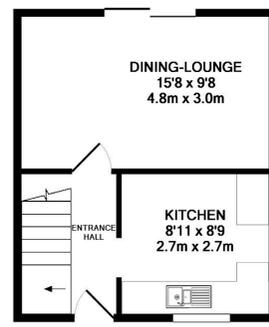
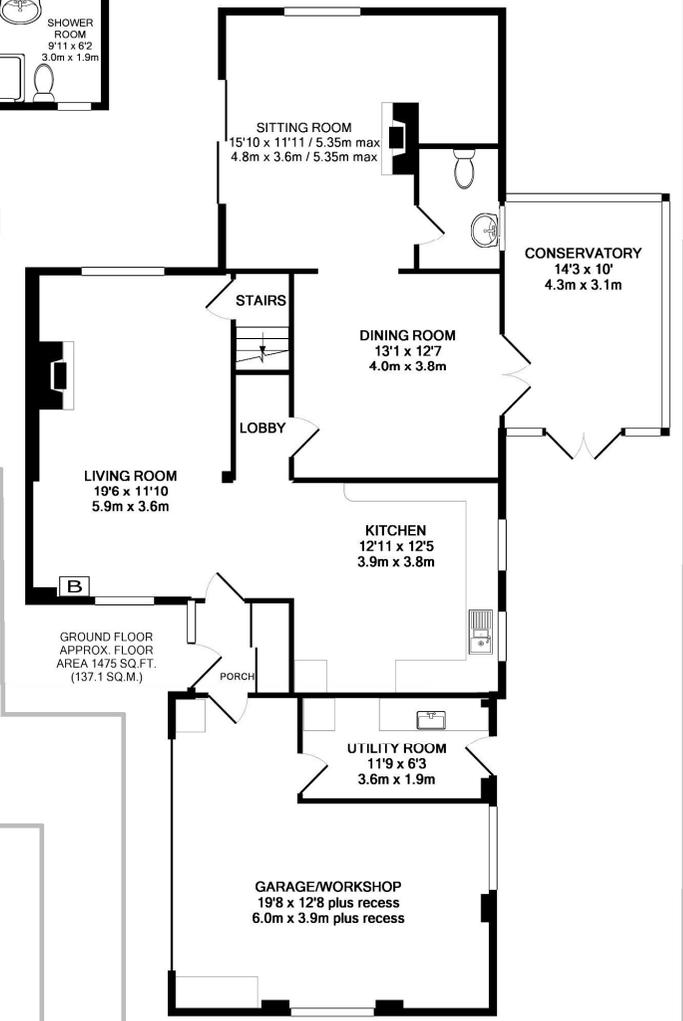
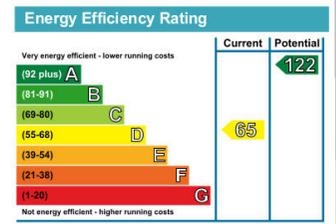
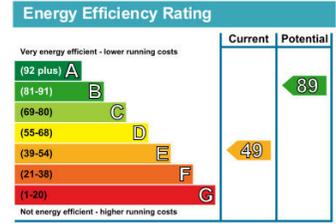
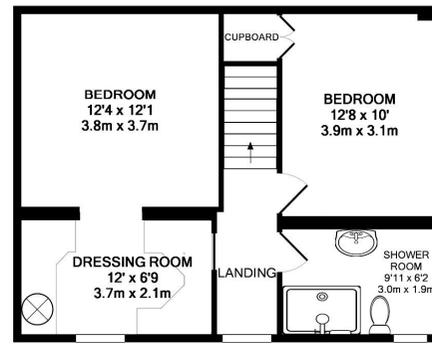
TACK ROOM/
 GENERAL STORE
 23'10 x 11'6
 7.3m x 3.5m

STABLE
 11'6 x 11'6
 3.5m x 3.5m

AMERICAN BARN
 APPROX. FLOOR AREA 1655 SQ.FT. (153.8 SQ.M.)

LOOSE BOX
 12'1 x 12'
 3.7m x 3.7m

AMERICAN BARN
 55'1 overall x 30'1
 16.8m overall x 9.2m





Commarket, Louth, Lincolnshire LN11 9QD T 01507 350500 F 01507 600561

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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