



Brook Hill House, Magna Mile, Ludford,
Market Rasen, Lincolnshire, LN8 6AH





Brook Hill House, Magna Mile, Ludford, Market Rasen, LN8 6AH

- Stunning County Home
- 5 Bedrooms
- Set in 1.89ha (4.66 acres)
- Range of Brick Stables
- Outdoor Exercise Arena
- Private Driveway
- No Onward Chain
- Fenced Paddocks

£750,000

Will Barker & Co
12 The Point, Lions Way,
Sleaford, Lincs, NG34 8GG
01529 414555
info@willbarker.co.uk
www.willbarker.co.uk

Location

Ludford lies on the edge of the Lincolnshire Wolds. The village offers a range of local amenities, including a village hall, church and pub.

The nearby market town of Market Rasen provides a wider selection of shops, supermarkets, cafés, restaurants, schools and leisure facilities, together with its well-known Market Rasen Racecourse.

Brook Hill House is located; 9 miles west from Louth, 14.5 miles south of Horncastle and 21 miles northeast from the city of Lincoln.

Brook Hill House

Brook Hill House with periodic features offers an excellent opportunity for those seeking an equestrian lifestyle, with two grazing paddocks and an outdoor arena to the rear. The property further benefits from a substantial driveway providing ample off-road parking, together with stables and a tack room. The property is surrounded by mature trees which creates a private secluded dwelling.

The spacious and versatile accommodation briefly comprises on the ground floor an impressive entrance hall, living room, dining room, study, farmhouse kitchen with an aga, utility room, pantry, sun and W.C.

To the first floor are five well-proportioned bedrooms 2 with ensembles including the principal bedroom with a walk-in wardrobe, together with a family bathroom.



01529 414555
info@willbarker.co.uk
www.willbarker.co.uk





The Courtyard

Located to the southeast of the house is the courtyard, which contains a range of brick stables, outbuildings and stores. They have been used for equestrian purposes and provides a versatile range of buildings which could have a range of uses.

Outdoor Arena

The property benefits from an outdoor arena with a rubber surface, albeit not been used for a few years.

Stable Block

Barn – 4.31m x 6.13m

Stable 1 – 4.34m x 4.26m

Stable 2 – 4.34m x 4.33m

Stable 3 – 3.82m x 4.33m

Stable 4 – 2.44m x 4.33m

Stable 5 – 3.04m x 4.33m

Stable 6 – 2.46m x 4.33m

Coal Store – 2.10m x 3.10m

Store – 5.29m x 3.21m

Former Grooms Accommodation/Offices

Attached to the stables is a 2-storey brick building which was once formerly used as a groom's accommodation.

Ground floor – 6.27m x 4.63m

First floor to include WC and kitchenette – 6.48m x 4.30m



Energy Performance Certificate - G

Wayleaves, Easement & Rights of Way

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi-easements, and all wayleaves whether referred to or not in these sales particulars.

Method of Sale

The freehold interest to the property is being offered for sale by Private Treaty.

Plans & Areas

The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

Boundaries

The successful purchaser will be deemed to have full knowledge of all boundaries and neither the vendors nor their agents will be responsible for finding the boundaries for the ownership thereof.

Viewings

Prospective purchasers wishing to view the property should make an appointment through the selling agents. Those wishing to view the property do so at their own risk.

Local Authorities

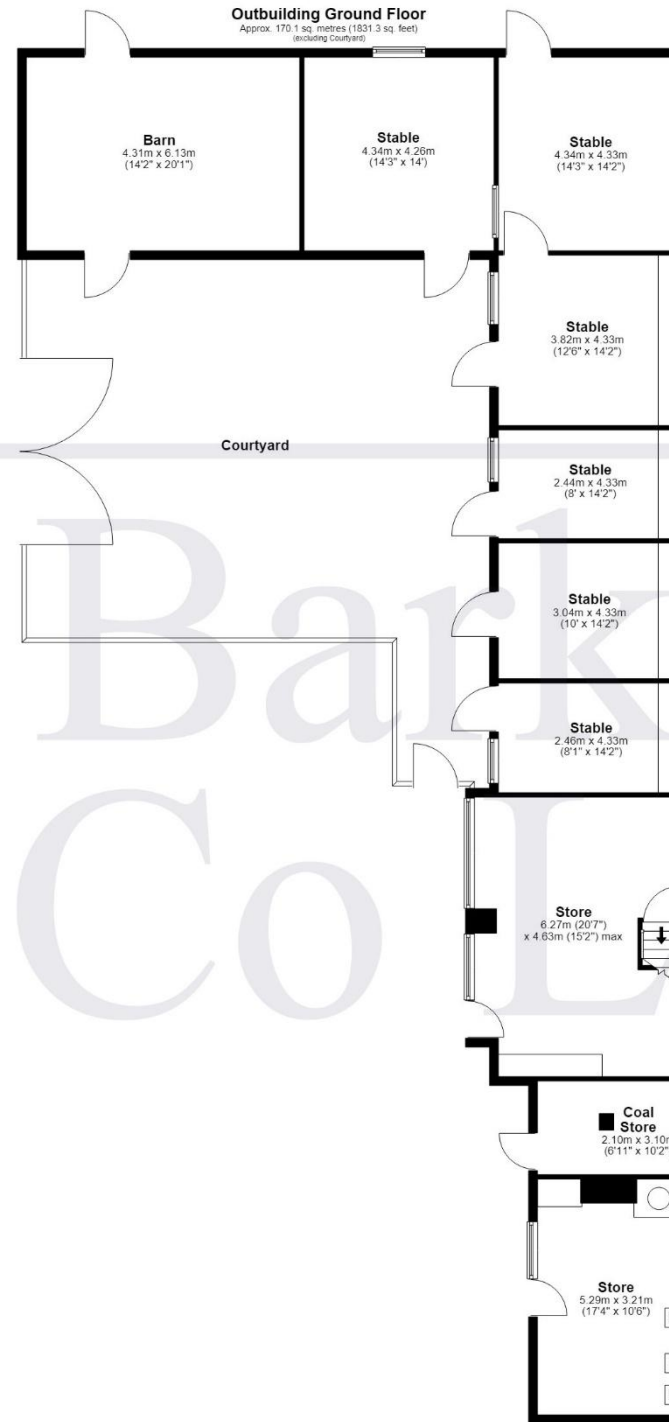
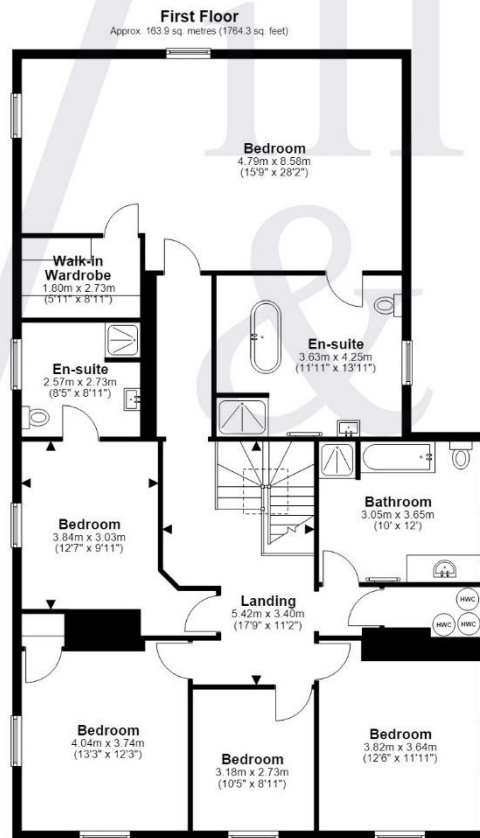
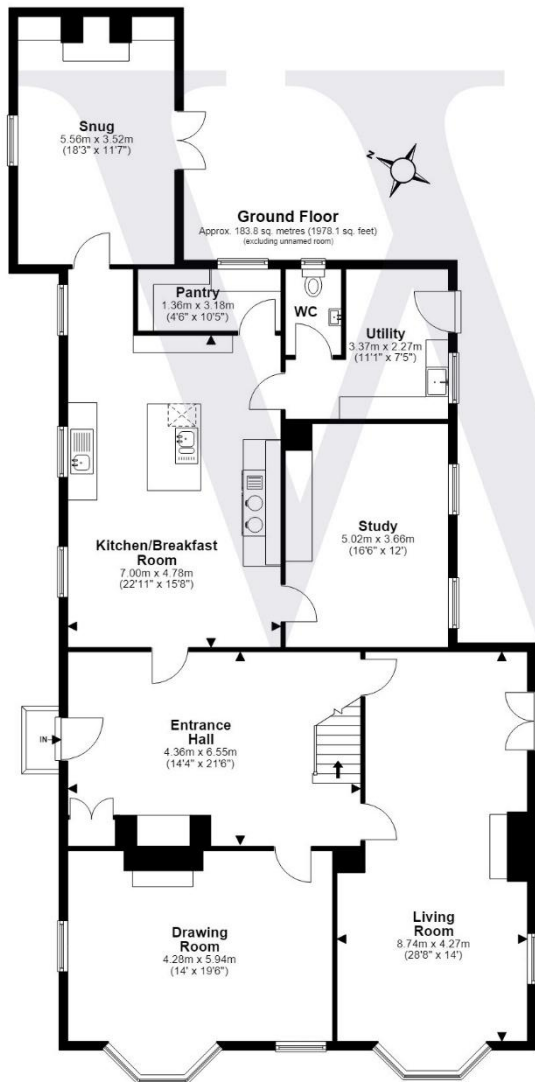
East Lindsey District Council, The Hub, Mareham Road, Horncastle LN9 6PH - 01507 601 111

Lindsey Marsh Drainage Board, Manby Park, Wellington House, Manby, Louth LN11 8UU - 01507 328 095









Total area: approx. 545.4 sq. metres (5871.0 sq. feet)



1.0m

Mile

127.4m

A 631

128.6m

The Old Workshop

The Sycamores

River Bain

Pond

Home Dene

Issues



