



5.13 Acres - Blue Roan , Torrington Lane

| East Barkwith, Market Rasen | LN8 5RY

Offers In The Region Of £700,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.

# 5.13 Acres - Blue Roan

Torrington Lane |

East Barkwith, Market Rasen | LN8 5RY

Offers In The Region Of £700,000

Rare Opportunity to buy an Equestrian Home, a truly loved Detached Dormer Bungalow set in 5.13 Acres in a 'Stunning Edge of Village' position backing onto and looking over your own Land and Paddocks which extend to the side of the property. East Barkwith is a very highly regarded village which has the popular Crossroads In serving good pub food throughout the year. There is a Post Office and Village Stores within the village and an active community with a Village Hall running many events throughout the calendar. Anyone needing a wider selection of services can travel to Wragby, three miles away which has a village Primary School, a Good selection of Independent Shops and a Leisure Centre with its own Swimming Pool. Market Rasen is eight miles distance with Secondary School and has a Railway Station for anyone needing to travel further afield, whilst Louth has a well regarded Grammar School and is thirteen miles away.

The current owner has nurtured this home back into full glory with a gorgeous, bespoke design and fitted Rhodes Kitchen, a real heart of the home with space to dine, relax or entertain. It is warmed by Oil fired central heating and retained by uPVC double glazing. The accommodation comprises in brief; Rear Boot Room, Entrance Hall with Karndean flooring, Spacious Living Room with Inglenook and Three Ground Floor Bedrooms plus a Bathroom, whilst the Main Bedroom Suite is on the First Floor and has an En-Suite Shower Room.

It has been used for Equestrian Purposes and is set in and has views over 5.13 Acres. There are numerous Outbuildings which include Garage, Two Stables, Third Stable/Tack Room, Triple Three Bay Open Tractor Barn, Two Field Shelters and there are currently Four Paddocks a Menage.

- Dormer Bungalow in 5.13 Acres
- Highly Regarded Village
- Triple Bay Tractor Barn
- Spacious Living Room
- Bathroom plus En-Suite Shower Room
- Stunning Edge of Village Situation
- Two Stables & Tack Room
- Stunning & Bespoke 'Rhodes Kitchen'
- Four Double Bedrooms
- Beautiful Garden. Garage & Parking

## Rear Boot Room

5'7 x 6'7 (1.70m x 2.01m)

Approached via half panelled, composite entrance door with three obscure double glazed inserts. Window to rear. Box seating with storage under. Moroccan style tiled floor. Inner stable door to:-





### Entrance Hall

Karndean 'herringbone' flooring. Dado rail. Stairs to First Floor with wooden banister and turned spindles. Radiator.

### Living Room

24'4 x 14'8 (7.42m x 4.47m)

Inglenook with brick hearth and wooden beam over with multi fuel burner. Three radiators. Bow window to the front, two windows to the side. Double doors and matching side screens to tiled terrace and garden beyond. Dado rail. Coving.

### Bespoke 'Rhodes' Kitchen/Diner/Family Room

24'4 x 14'8 (7.42m x 4.47m)

Comprehensive range of Ivory colour wall and base units with pewter style handles. Wall units with pelmets and concealed lighting under. Corner units finished with soft curved edges. Pull-out bin drawer. Neff built-in dishwasher. Built-in larder fridge. Peninsula breakfast bar with double opening glass cabinet and storage cupboards under. All base units topped with Corian style, granite effect work-surfaces. Taupe colour 'metro' style tiled splashbacks. Wood effect cushion flooring. Windows to front and side. One double and one single radiator. Double doors and matching side screens to rear garden. Dado rail. Access to loft.



### Utility Room

11'2 x 5'8 (3.40m x 1.73m)

Oak effect work-surfaces. Fitted wall and base units plus matching larder unit. Belfast sink. Window to front. Radiator.

### Bedroom Two

15'6 x 12'0 (4.72m x 3.66m)

Window to rear. Ornate coving. Double radiator.

### Bedroom Three

11'7 x 10'9 plus wardrobe (3.53m x 3.28m plus wardrobe)

Mirror fronted double wardrobe. Window to front. Radiator.

### Bedroom Four/Dining Room

11'8 x 10'7 plus wardrobe (3.56m x 3.23m plus wardrobe)

Double wardrobe with matching storage cupboard over. Radiator. Window to front.







### Bathroom

8'8 x 8'10 into recess (2.64m x 2.69m into recess)

White traditional style suite of panelled bath. Pedestal was hand basin. Low Level w.c. Tile effect cushion flooring. Tiled splashbacks to water sensitive areas. Radiator. Double opening airing cupboard and storage with housing hot water cylinder.

### First Floor Landing

Roof-light window. White panel effect door to:-

### Bedroom One

22'4 x 12'9 (6.81m x 3.89m)

Two double wardrobes with stripped wood doors. Access to eaves storage. Double radiator. Two Velux roof-light windows. White panel effect door to:-

### En-Suite Shower Room

White suite of corner shower. Wash hand basin in white high-gloss vanity unit with double cupboard under. Low level w.c. Tiled to full height in pale grey marble effect tiles. Extractor fan.



### Landscaped Gardens Surrounding

Approached via five bar vehicular gated access. Gravelled driveway with parking for around five cars plus additional hard-standing for further cars or vehicles. Lawns. Ornamental pond. 'Mini Orchard' with Apple, Plum and Pear Trees. Hollyhocks. Cold water tap. Cottage borders and beds. Mature shrubs and trees. Timber garden shed. Log stores. Replaced 1,500 litre oil tank in December 2024. Tiled terrace accessed from the Living Room.

### Range of Outbuildings and Stables

#### Large Garage

19'2 x 14'0 (5.84m x 4.27m)

Light and electric. Electric roller door. uPVC double glazed window to side. Stable door to side.

#### Stable One

14'0 x 14'6 (4.27m x 4.42m)

Accessed via stable door. Light. External water tap on a separate metre with no drainage charge.



### Stable Two

14'1 x 14'7 (4.29m x 4.45m)

Interlinked to Stable One for foaling mares. Light. Accessed via stable door. Light.

### Adjoining Timber Stable Three/Tack Room/Feed Room

11'4 x 15'6 (3.45m x 4.72m)

Light and electric.

### Open Triple Bay Tractor Barn

14'2 x 35'0 (4.32m x 10.67m)

### Paddocks and A Menage

Divided into Four Paddocks Wildlife Pond. Two Field Shelters. Sand floored Menage.

### Additional Information

Tenure: Freehold

E.P.C. Rating: E

Services: Mains Electric, Water and Drainage. Oil Fired Central Heating.

Council Tax Band: D - East Lindsey





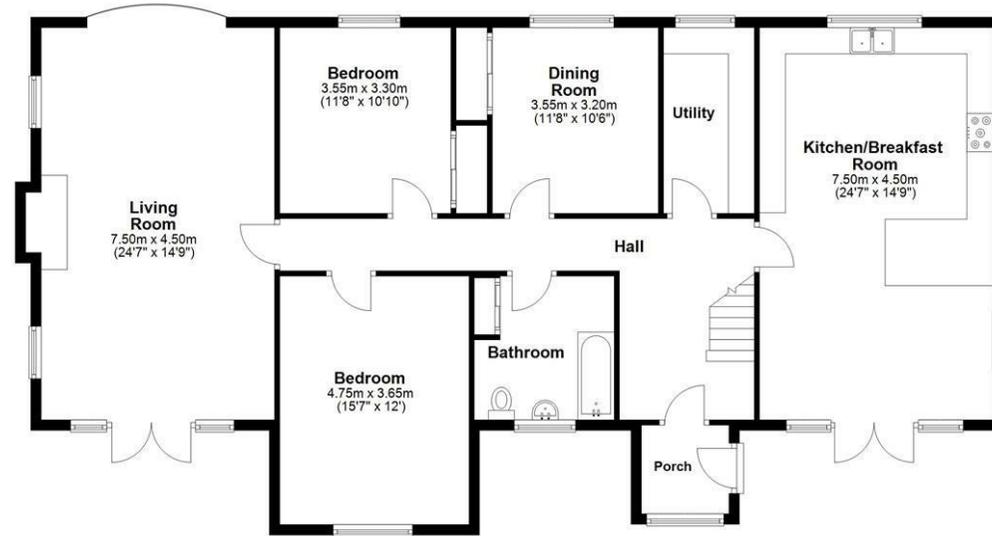


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

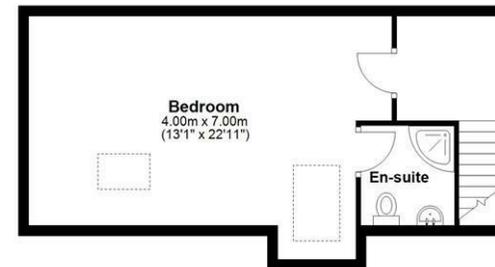
### Ground Floor

Approx. 144.6 sq. metres (1556.1 sq. feet)



### First Floor

Approx. 37.6 sq. metres (404.4 sq. feet)



Total area: approx. 182.1 sq. metres (1960.5 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

**Perkins George Mawer & Co**  
 Corn Exchange Chambers  
 Queen Street  
 Market Rasen  
 Lincolnshire  
 LN8 3EH

01673 843011  
 info@perkinsgeorgemawer.co.uk  
 www.perkinsgeorgemawer.co.uk

Agents Note:  
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.