



Four bedroom equestrian farmhouse

Hillview Paddocks, Alford Road, Huttoft, Alford, LN13 9RB

Hall • Kitchen breakfast room • Dining room • Reception room • Four bedrooms (one en suite) • Family bathroom
Integral double garage • Four stables • Hay barn
Storage shed and second timber garage • Wood stores
Gardens and paddocks about 3.4 acres • EPC rating: E

Description

Hillview Paddocks, within the Coastal Country Park, is an unusual and attractive red brick, double-fronted four bedroom farmhouse built in 1936 with several later additions. The house, which is surrounded by gardens and paddocks is on a generous corner plot of about 3.4 acres. There are attractive countryside views from the house from three directions, including westward distant views of the Lincolnshire Wolds, an Area Of Outstanding Natural Beauty.

Originally a small farmstead, it has been thoughtfully converted and adapted for equestrian use by the present owners over 7 years and now has post & rail fencing throughout the paddocks, stables, a large renovated barn, secure equestrian shed and a tack section within the utility room. A key equestrian feature is the nearby beach riding.

In more detail the accommodation comprises front hall with staircase and a ground floor guest bedroom set into a bay window with en suite shower room. Across the hall is the reception room set into a bay window with a multi-fuel stove and a door through to the dining room with (feature alcove) and French doors leading to the south facing garden. The dining room is open through to the superb double aspect

kitchen breakfast room which has a good range of fitted wall and base units. There is a rear porch with access to the garden and an internal L-shaped utility room/tack room/boot room with Belfast sink and purpose-built saddle rack area, separate toilet and wash basin room. The L-shaped integral double garage and workshop enjoys an extensive range of south facing windows and would lend itself to a variety of uses including playroom, cinema or even annexe subject to the necessary planning consents. The first floor has three bedrooms and a family bathroom.

Outside the property is approached via a driveway which leads to a five bar gate, the gardens surround the property and give access to the multi-gated grassed farmyard and south-facing garden. There are four stables, a feed room, a 40' hay barn, a storage shed, a second (timber single) garage with an adjacent paved seating area and a row of connected sheds. There are many trees and bushes around three sides of the property including a few ash trees with Tree Protection Orders.

Services Mains water and electricity. Private drainage. Oil fuelled central heating.
Local authority East Lindsey District Council





Hillview Paddocks
Main House gross internal area 142 sq m/1,531 sq ft
Garage gross internal area 84 sq m/903 sq ft
Store gross internal area 45 sq m/487 sq ft
Hay Barn gross internal area 73 sq m/783 sq ft
Stable Block gross internal area 62 sq m/664 sq ft
Quoted Area Excludes 'External Boiler Room & Wood Store'

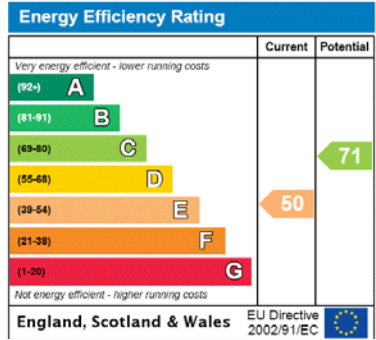


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