

Jaques Bank, Thorne

Hunters are pleased to offer for sale a unique opportunity to acquire a purpose built modern equestrian yard comprising: owner and groom accommodation, twin yard of 20 monarch stables, (4 foaling boxes), 6 additional stables, tack rooms, feed/hay stores, walk through horse solarium, 2 arenas, fenced paddocks and additional grazing, in all extending to over 30 acres. The main living accommodation comprises lounge kitchen, three bedrooms and bathroom. The Groom's Cottage comprises hall, kitchen, lounge, dining area, bedroom and bathroom.

£1,350,000

Council Tax: A



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DESCRIPTION

ACCOMMODATION

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Built in 2007 the yard and accommodation form a quadrangle with owners and grooms accommodation having views of the stables. The drive leads to central open archway, with a clock tower and weather vane over, that leads directly into the yard.

The main living accommodation comprises lounge, kitchen, three bedrooms and bathroom. The groom's cottage comprises hall, kitchen, lounge, dining area, bedroom and bathroom.

In addition to the stables there are two tack rooms, feed stores, field shelters and storage barn. There is a public reception room with shower and WC facilities, ideal for visitors attending events. You have farmland adjoining and the Boat Dike Drain forming the northern boundary. EPC Rating: Barn C / EPC Rating: Cottage D

The facility benefits from an excellent location within easy reach of the M18, M180 and the M62 which connect to the M1 and A1 along with access to Thorne village and the larger towns of Doncaster and Scunthorpe which offer a good range of facilities and amenities.

STABLES & YARD

Accessed via a wide double archway with block paved yard is set on a twin yard configuration comprising twenty stables with Monarch doors, tack rooms, feed rooms and walk through solarium.

Paddock & Grazing

A number of paddocks enclosed with post and rail fencing and each having a water supply. Beyond the paddocks is an expanse of grass land which can be used hay/haylage. In total the facility has a site area in excess of 30 acres.

Council Tax

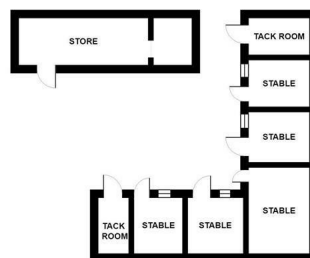
Through enquiry of the North Lincolnshire Council we have been advised that the properties are both in Rating Band 'A'

AGENTS NOTE

We have been advised by the vendor that this property has an equestrian use clause, but prospective buyers should make their own enquires prior to offer.







FOR IDENTIFICATION PURPOSES ONLY

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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