



16 High Street, Rippingale, Bourne PE10 0SR

£550,000



*** SUPERB EQUESTRIAN PROPERTY OFFERING THREE BEDROOMS, ONE BEDROOM ANNEXE, TWO DOUBLE GARAGES WITH STABLES AND RIDING ARENA *** Offers are invited in excess of £550,000 by Saturday 4th November for this exquisite property which is located in the popular village of Rippingale. The premises include a spacious three bedroom house, one bedroom annexe, six stables, tack room, two double garages, three separate fields and a sand floodlit riding arena. The living accommodation offers fitted kitchen / breakfast room, lounge, separate dining room, conservatory, cloakroom and utility room. Upstairs, there are three bedrooms, ensuite and dressing room to main bedroom, and a family bathroom. Don't miss out on this fabulous opportunity. EPC Energy Rating D / Council Tax band E.



DOOR TO:

ENTRANCE HALL

Laminate flooring, single radiator and stairs to first floor.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising low level W/C, wash hand basin and window to front aspect.

LOUNGE

20' 11" x 11' 11" (6.38m x 3.63m) (approx.) Exposed beams, open fire place with raised hearth, brick surround and wooden mantle, two radiators, laminate floor and windows to front and rear aspect.

DINING ROOM

12' 11" x 11' 1" (3.94m x 3.38m) (approx.) Tiled flooring and leading to:

CONSERVATORY

13' 11" x 9' 8" (4.24m x 2.95m) (approx.) Double glazed windows, tiled flooring, radiator and double patio doors to rear garden.

KITCHEN

12' 2" x 10' 7" (3.71m x 3.23m) (approx.) Fitted with a range of wall and base units with work surfaces over, double sink with mixer tap over, electric double oven with LPG gas hob, windows to rear and side aspect and stable style door leading to:

UTILITY ROOM

Wall mounted units, single sink with drainer, oil boiler, tiled flooring and door to garden.

FIRST FLOOR LANDING

Window to front aspect, airing cupboard and storage cupboard.

BEDROOM 1

14' 2" x 11' 11" (4.32m x 3.63m) (approx.) Window to rear aspect and archway to:

DRESSING ROOM

10' 0" x 6' 0" (3.05m x 1.83m) Formerly 4th bedroom, built-in wardrobes, vanity wash basin with cupboards under, radiator and window to front aspect.

BEDROOM 2

10' 2" x 11' 3" (3.10m x 3.43m) (approx.) Window to rear aspect and radiator.

BEDROOM 3

10' 4" x 10' 7" (3.15m x 3.23m) (approx.) Built-in wardrobes, basin set within vanity unit, radiator and window to rear aspect.

BATHROOM

Fitted with a four piece suite comprising low level W/C, wash hand basin, bidet and panelled bath. Two built-in storage cupboards, two radiators and wall mounted electric heater.

ANNEX

16' 0" x 8' 2" (4.88m x 2.49m) (approx.) (Formerly a double garage) Door to:

LIVING ROOM

8' 1" x 16' 4" (2.46m x 4.98m) (approx.) Windows to front aspect, two built-in storage cupboards, two radiators and wall mounted electric heater.

BEDROOM

9' 0" x 9' 0" (2.74m x 2.74m) (approx.) Windows to side aspect and built-in wardrobes.

BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Heated towel rail and window to side aspect.

EXTERNAL STORE

Contained steel oil tank with door opening onto the path running along the side of the house.

GARDEN

The front garden is mainly laid to lawn with mature trees and a gravel driveway bordered by brick walls. Gated access to rear garden with grass bordered with hedging. Driveway to side leads to:

STABLES

Two stable blocks, both containing three loose boxes; all loose boxes measure approximately 12ft. x 12ft. the main stable block is of brick construction and benefits from electric and water supplies. there is also a tack room within the main stable block. The yard area in front of the stables is laid to gravel. The second stable block is of wood construction with three stables; this also benefits from an electric and water supply.

FIELDS

All fields are fenced with part wire and part wooden posts and rail fencing.

DOUBLE GARAGE

OPEN FRONT SHED

16' 2" x 5' 2" (4.93m x 1.57m) (External size approx.) Includes to further loose boxes. Profile tin roof and sides with wooden supports and frame.

RIDING ARENA

The approx. 30m x 18m manage benefits from a sand and rubber based surfaces. It also has the benefit of flood lighting, wooden and steel fencing and a 12ft (approx.) gate.

SERVICES

The property benefits from mains water and single phase electricity. The property is served by mains foul drainage. The residential property has an oil fired central heating system with the storage tank.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			

75

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EU Directive 2002/91/EC