



East Midlands Equestrian Properties

Derbyshire, Leicestershire, North Lincolnshire, Northamptonshire, Nottinghamshire and Rutland

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Lilac House, Lilac Grove, Kirkby in Ashfield, Nottinghamshire, NG17 8PT.

Ordnance Survey Ref. SK 4908 5542



An established equestrian property, situated on the edge of open country, with easy access to Alfreton (London St Pancras 150 mins), Nottingham and the M1 motorway network.

The accommodation briefly comprises: 4 bedrooms (1 ensuite), lounge, kitchen/diner, utility room, dining room/bedroom 5, bathroom, conservatory and integral garage.

With floodlit manege, 3 stables, tack/feed room, barn and four paddocks.

In all approximately 2.25 acres (subject to measured survey).

Guide Price £349,000



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An established equestrian property, with an immaculate 4/5 bedroom house, that was built to a very high specification in 1999, stable block, manege, barn and well-maintained grazing land. This property would make an ideal equestrian family home. Well located 4.7 miles from Alfreton (London St Pancras 150 mins), 5.2 miles from Mansfield and 14.4 miles from Nottingham.

ACCOMMODATION

Entrance Hall

5.07m x 2.02m (16'7 x 6'7)

Glazed entrance door with side panel, wood laminate floor, stairs to galleried first floor landing, doors to lounge and kitchen/diner, hallway off.

Lounge

4.46m x 3.94m (14'7 x 12'11)

Wood laminate floor, radiator, window to front, feature Adam style fireplace with tiled surround and hearth, wired for wall-mounted flat screen TV, wall lights, French doors to conservatory.

Conservatory

3.76m x 3.41m (12'4 x 11'2)

Wood laminate floor, brick base with glazing to three sides, fitted ceiling and window blinds, French doors to patio and gardens.

Kitchen/Diner

4.45m x 3.95m (14'7 x 12'11)

Slate tiled floor, a range of fitted hand made pine base and eye level units, with matching work surfaces with an inset Belfast sink, mixer taps and drainer, radiator, tiled splashbacks, built in Belling range style cooker with seven gas fired hobs and a plate warmer, electric oven and extractor hood over. Space and plumbing for dishwasher. Under cupboard lighting and inset ceiling lights. Concealed gas fired combination boiler. Windows to side and rear, door to utility room, part glazed stable door to rear.

Utility Room

2.95m x 2.85m (9'8 x 9'4)

Slate tiled floor, window to rear, matching hand made pine base and eye level fitted units, matching work surface, Belfast sink with mixer taps, space and plumbing for washing machine and dryer (vented), space and plumbing for American style larder fridge/freezer. Inset ceiling lights. Door to hallway.

Hallway

5.20m x 0.98m (17'1 x 3'2)

Wood laminate floor, door to under-stairs cupboard, doors to dining room/bedroom five, bathroom and bedroom four, personnel door to integral garage.

Dining Room/Bedroom Five

3.97m x 2.86m (13'0 x 9'4)

Wood laminate floor, radiator, window to front.

Bathroom

2.93m x 2.82m (9'7 x 9'3)

Ceramic tiled floor, fully tiled walls, white suite – panelled corner bath, pedestal wash hand basin and low level W.C., corner shower cubicle with Mira Sport electric shower, ladder style heated towel rail, inset ceiling lights, frosted window to rear.

Bedroom Four

2.97m x 2.87m (9'8 x 9'5)

Wood laminate floor, radiator, window to rear, built in wardrobe/cupboard.

Integral Garage

5.88m x 3.00m (19'3 x 9'10)

With concrete floor, "up and over" door, fluorescent light fittings and plumbing in place for radiator if required.

First Floor Landing

3.20m x 2.95m (10'6 x 9'8)

Carpeted, radiator, window to front, smoke alarm, Suffolk latch doors to master bedroom and bedroom two.

Master Bedroom

4.93m x 4.46m (16'2 x 14'7)

Wood laminate floor, two radiators (one in wardrobe), windows to front and side, built in hand made pine wardrobes, TV point, inset ceiling lights, sloping ceiling to dormer window, Suffolk latch door to ensuite.

Ensuite

2.96m x 2.02m (9'8 x 6'7)

Ceramic tiled floor, radiator, Velux double glazed sky light. White suite: table mounted wash hand basin with mixer taps, low level W.C. Fully tiled shower cubicle with mains supply power shower. Spot lighting and inset ceiling lights, Expelair, built-in cupboard.

Bedroom Two

5.36m x 2.97m (17'7 x 9'9)

Carpeted, radiator, window to front, sloping ceiling to dormer, spot lighting, Suffolk latch door to bedroom three.

Bedroom Three

4.62m x 2.92m (15'2 x 9'7)

Carpeted, radiator, Velux double glazed sky light, sloping ceiling, spot lighting, access to loft space.

OUTSIDE

The property is approached, off a quiet cul-de-sac, via a driveway providing parking for a number of vehicles and giving access to the garage. There are gardens to the side of the house, with a patio and covered barbeque area, a raised lawn with a garden pond and feature running stream and a large timber decking area. The drive continues to the side of the property through a five bar gate giving access to the stable yard, manege and paddocks beyond.

STABLE BLOCK – brick and block construction with a pitched pantile roof, mains electricity and water. The concrete apron opens on to very neat block paved yard with inset surface water drainage.

Stable 1 – 3.6m x 3.5m (11'10 x 11'8)

Tack/Feed Room – 3.5m x 2.1m (11'8 x 7'1) – stainless steel sink and drainer with electric water heater over, security door with combination lock.

Stable 2 – 3.5m x 3.5m (11'8 x 11'8)

Stable 3 – 4.0m x 3.2m (13'1 x 10'8) – loft storage over.

Timber Barn – 9.9m x 3.6m (32'9 x 12'0) – block base walls with timber cladding and sloping corrugated sheet and felted roof.

Three Chicken Houses - timber construction with pitched roofs in three separate runs.

MANEGE – 26m x 17m – silica sand surface, with flood lighting and post and rail fencing.

LAND

Very well-maintained grazing land, divided into three main paddocks with post and rail fencing, and stock proof boundary hedging and fencing.

In all approximately 2.25 acres (Subject to measured survey).





GENERAL INFORMATION

General – Local facilities are located in Kirkby in Ashfield (1.6 miles) and Sutton in Ashfield (2.9 miles); main facilities are available at Alfretton (4.7 miles), Mansfield (5.2 miles) and Nottingham (14.4 miles). There are a number of good primary schools in the area as well as some good secondary schools. The property is only 4.0 miles from the M1 motorway and Nottingham East Midlands International Airport at Castle Donington is 23.5 miles away.

Equestrian – Hacking is on quiet lanes and bridleways nearby. For affiliated and unaffiliated competition, there is easy access to a number of competition centres, the nearest being Kirkfields EC (Unaff Dressage & Show Jumping) 8 miles, Brackenhurst EC (Unaff DR & SJ) 17 miles, Breaston EC (Cross Country, Unaff DR & SJ) 18 miles, Vale View EC (BD, BSJA, Trailblazers, UK Chasers, Unaff DR & SJ) 30 miles and Markfield EC (BD, BSJA & Unaff) 33 miles.

Services - Mains water, gas, electricity and drainage. Double glazed throughout.

LOCAL AUTHORITY: Ashfield District Council – 01623 457284

DIRECTIONS

From M1 Junction 28/A38 roundabout take the A38 east to Sutton in Ashfield. Follow this road for 2.8 miles until you reach the traffic lights at the crossroads with Sutton Road. Turn right here signposted Kirkby in Ashfield and follow this road (changes to Church Street then Church Hill) for 1.4 miles then turn left on to Laburnum Avenue and after about 100 yards turn left on to Lilac Grove and you should see Lilac House straight ahead.

Viewing is strictly by appointment only, please contact East Midlands Equestrian Properties on 01777 872770.

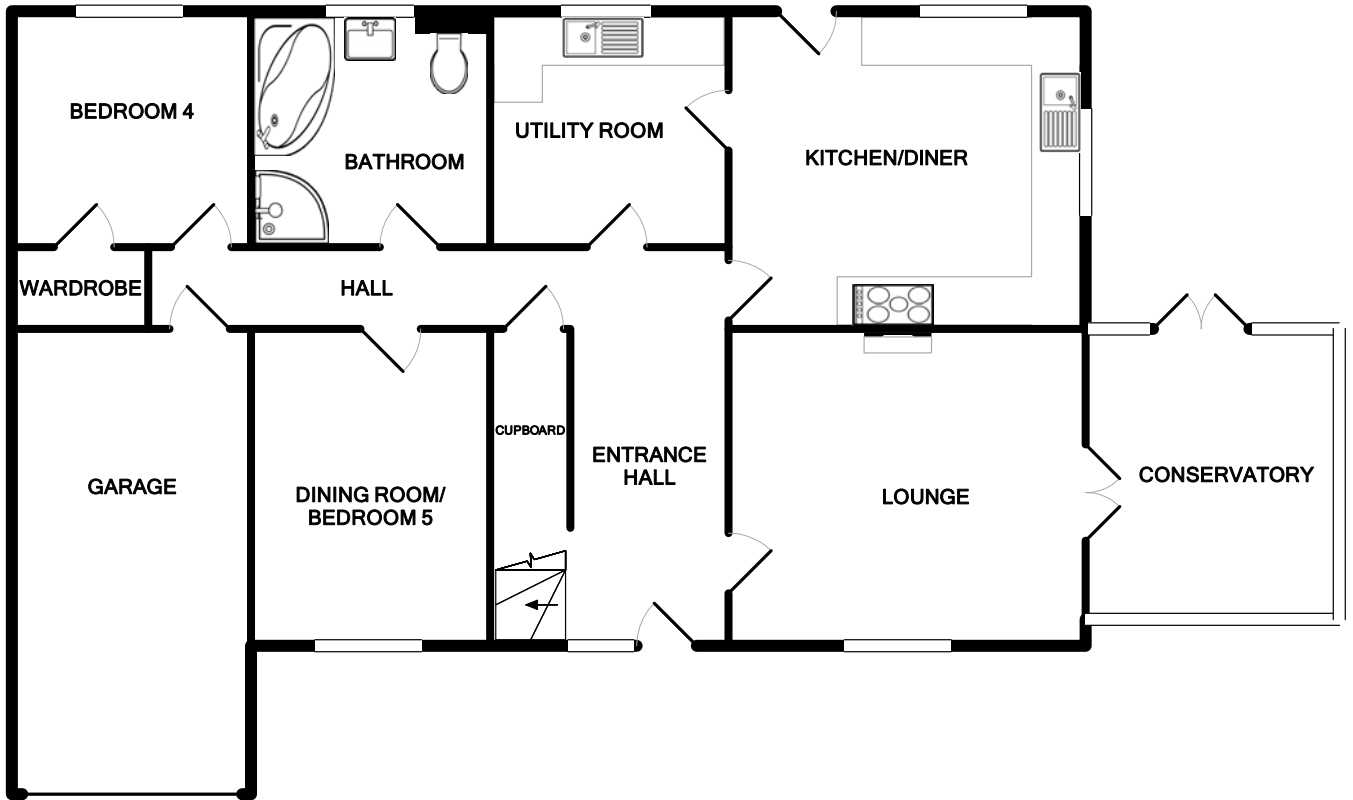
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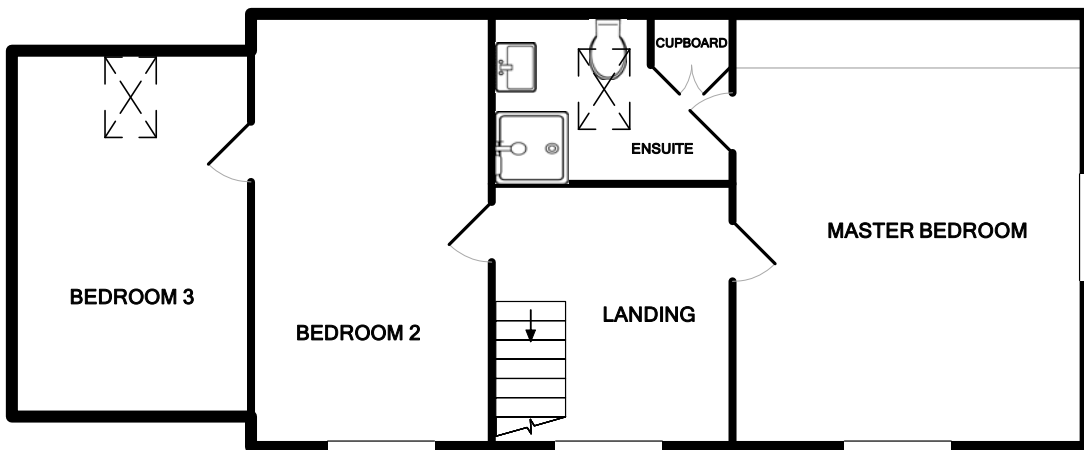
Monday - Friday - 9.00am - 5.00pm

Saturday - 9.00am - 11.30am

Sunday – Closed



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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