



Holland House, Ings Lane
Toynton St Peter, Spilsby, Lincs, PE23 5AU

£650,000

4 Bedroom Detached House

- Freehold
- 14.29 Acres (sts) with enclosed paddocks
- Fantastic One Bedroom Annexe
- Rural Property Open Field Views
- Three Bedroom Farmhouse
- Stables, Arena and Outbuildings
- Solar Panel System
- Private & Peaceful Location
- Oil Central Heating, Economy 7 and Multi Fuel Burner
- EPC Rating - D, Council Tax Band - C, Annexe Council Tax Band - A

[Click here to access the Energy Performance Certificate for Holland House, Ings Lane, Toynton St Peter, Spilsby, Lincs, PE23 5AU](#)



Overview

Occupying an exceptionally private and peaceful position at the end of Ings Lane on the outskirts of Toynton St Peter, Holland House is a registered small holding and a superb equestrian property extending to approximately 14.29 acres (STS). Surrounded by its own land and open countryside, the property offers an enviable, versatile rural lifestyle with very few neighboring properties, making it an ideal retreat for those seeking peace, privacy and space currently used for equestrian activities which also offers the opportunities to be used for self sufficiency- annex as a holiday let which this has been used as in the past, a camping site any many other uses. Having been in the same family since 1945, this property was used for cattle, sheep, horses and to also grow grain.

The main farmhouse provides spacious accommodation comprising a welcoming lounge, kitchen, utility room, family bathroom, generous dining/living room and three first floor bedrooms. A particular feature of the property is the self-contained ground floor annexe, complete with its own entrance, kitchen, utility room, shower room, living/dining room and double bedroom, making it ideal for extended family, dependent relatives, guest accommodation or even as a potential holiday let, subject to any necessary consents.



Externally, the property has been thoughtfully arranged for equestrian use, with enclosed paddocks, two stables, tack room, feed store, outdoor riding arena and an extensive range of outbuildings including workshops, office space, storage buildings and a substantial barn, offering excellent flexibility for equestrian, agricultural or business use (subject to any necessary consents). The generous yard provides ample parking and turning space for horseboxes, trailers and other vehicles.

Despite its peaceful setting, the property remains well positioned for access to a range of equestrian venues, riding clubs and competitions, together with the market towns of Horncastle, Boston and Spilsby.

Properties combining this level of privacy, over 14 acres (STS), extensive outbuildings and established equestrian facilities rarely become available. Holland House offers a unique opportunity to enjoy countryside living in a secluded setting whilst benefiting from versatile accommodation and excellent facilities already in place.

Agent's Note: The property benefits from owned solar panels. The vendor has advised these save approximately £800 per year on energy bills.







Approximate Area = 2007 sq ft / 186.4 sq m

Annexe = 504 sq ft / 46.8 sq m

Outbuilding = 2511 sq ft / 233.2 sq m

Total = 4452 sq ft / 413.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.
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Holland House, Ings Lane, Toynton St Peter
is on the market with our Boston branch

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