

House and Farmyard For Sale by Private Treaty Extending to 1.02 Hectares, 2.52 Acres Comprising A Detached House with approximately 14,370ft² of Outbuildings with Private Gardens

Hurn House Farm | Willows Lane | Boston | Lincolnshire | PE22 0TG



Hurn House Farm, a Substantial Three Bedroomed Detached House Located in Farmyard with Around 1,335m², 14,370ft² of Outbuildings Including Brick Barn, Cold Stores and Workshops

For Sale Freehold with Vacant Possession
£625,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Introduction...

Located approximately 3 miles to the north of Boston, close to the A16 trunk road heading north towards Grimsby.

Boston is a bustling market town with twice weekly markets and is seen as the centre of the local agricultural area, being located approximately 120 miles to the north of London, 35 miles to the south-east of Lincoln and 30 miles to the north-west of King's Lynn.

The farm is located to the north and to the south of Willows Lane, north of Boston and is available for sale in two separate lots.

Description...

A substantial detached three bedroomed house over 100 years old and with later extensions with the accommodation arranged on the ground and first floor. The property has the undoubted potential for further development.

Accommodation...

The property comprises an entrance lobby with WC and utility with access to the garage and stores. It also leads into the kitchen with open plan seated dining area and pantry. There are two further good sized ground floor reception rooms.

The staircase leads from the entrance hall to the first floor where there is a bathroom and three double bedrooms.

It is estimated the Gross Internal Floor Area of the house is 201.2m², 2,165ft² approximately.

Outside...

To the rear of the house is an enclosed private lawned area, summer house with hot tub and patio with open views over agricultural land to the rear.

Two separate gated entrances lead to the yard, majority of which is surfaced and includes a number of agricultural buildings.

Services...

The house has oil fired central heating with a private disposal system for drainage.

Outgoings...

The property is rated at Council Tax Band C.

EPC...

The property has an Energy Performance Asset Rating G15.



Outbuildings...

1860 Brick Barn.....	16.76m x 10.06m, 168m ² , 792ft ²
With Lean to.....	6.1m x 9.6m, 56m ² , 603ft ²
General Store.....	13.72m x 15.24m, 209m ² , 2,249ft ²
Open Fronted Building.....	9.45m x 7.62m, 72m ² , 775ft ²
Workshop.....	18.29m x 7.62m, 112m ² , 1,206ft ²
Cold Store.....	22.86m x 6.10m, 314m ² , 3,380ft ²
	being spray foam insulated, Internal eaves height 4.3m with sliding door.
General Store 2.....	18.29m x 13.72m, 250m ² , 2,691ft ²
	with grain dryer and half drying floor.
Cold Store 2.....	18.29m x 13.72m, 250m ² , 2,691ft ²



Rights of Way...

The land will be sold subject to and with the benefit of all existing wayleaves and easements, covenants and rights of way whether or not disclosed. The purchaser will be deemed to have full knowledge and to have satisfied themselves of any such matters affecting the property in particular.

Tenure...

The land is to be sold Freehold with Vacant Possession.

Boundaries...

The vendors and vendors agent will do their best to specify the ownership of the boundary hedges, fences and other ditches but will not be bound to determine these.

Plans, Schedule and Areas...

The plans attached to these particulars are based upon the Ordnance Survey National Grid and form reference only. The purchasers will be deemed to have satisfied themselves as to the land and schedule.

Local authorities can be contacted: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP, 01507 601111 and Lincolnshire County Council, County Offices, Newlands, Lincoln, LN1 1YL, 01522 552222.



Health and Safety...

Given the potential hazards of a working farm and associated machinery, we would ask you to be as vigilant as possible for your own personal safety when making an inspection of the property.

VAT...

In the event that VAT is/ or becomes payable in respect of the property or assets sold, the purchasers in addition to the consideration will pay to the vendors the full amount of such VAT.

Viewing...

Subject to making an appointment with Poyntons, please contact Jack Fairman.

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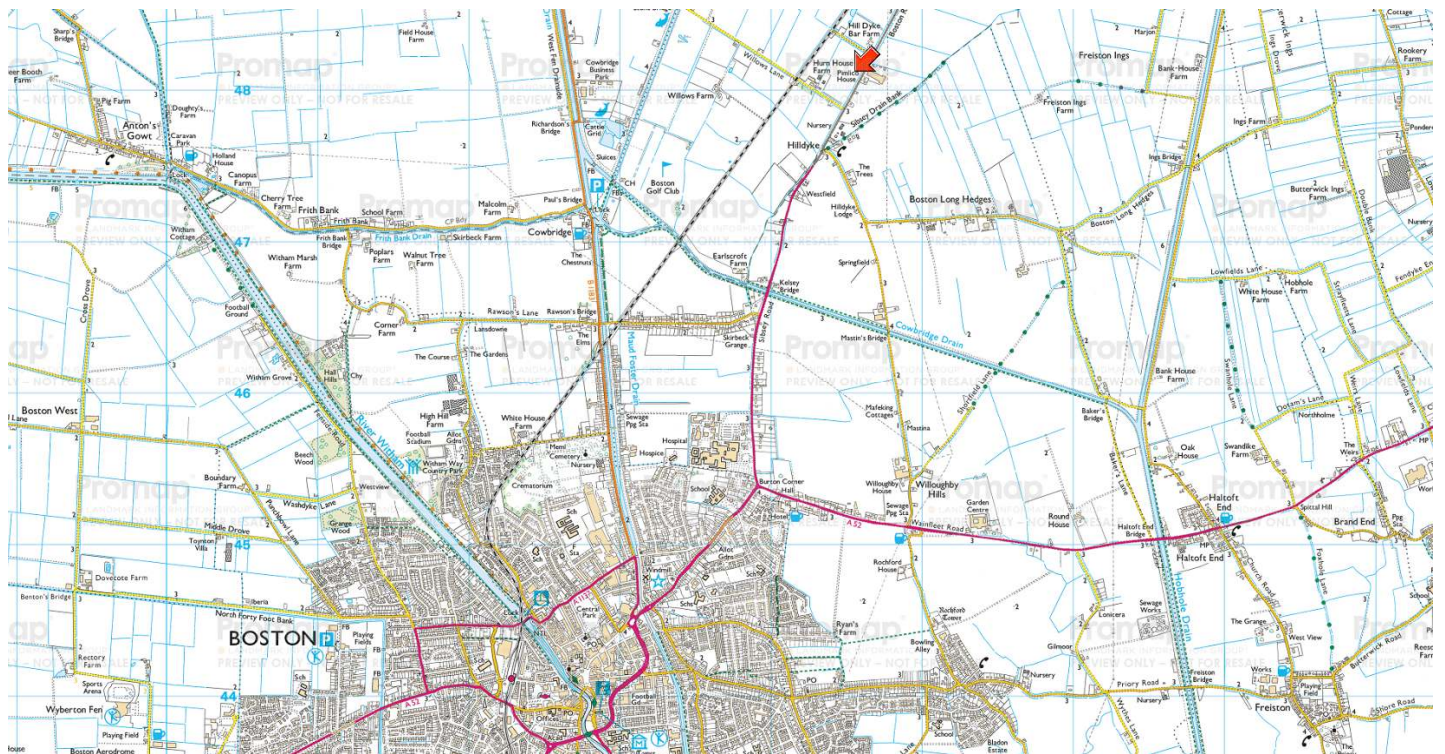
GROUND FLOOR

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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1ST FLOOR

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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