

Exceptional Detached House in Just Under 15 Acres with Over 7,000sqft of Agricultural Workshops

The Willows | Gold Fen Bank | Wrangle | Boston | Lincolnshire | PE22 9BG



Modernised House with 4/5 Reception Rooms, Large Modern Kitchen/Diner, 4 Bedrooms, Dressing Room, Integral Double Garage and Underfloor Heating
Set in 2 Acres of Formal Gardens with 1/3 of an Acre Lake
Adjoining Agricultural Yard Extending to 0.63 Acres, 0.25 Hectares with Over 680sqm, 7,300sqft of Steel Framed Agricultural Buildings
Adjoining Fields of Grade 1 Land Totalling Another 11.75 Acres Approximately
Would Suit Smallholder, Equestrian, Self Sufficient Lifestyle

Available Freehold with Vacant Possession
£875,000 Subject to Contract

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PROPERTY MARKETING SPECIALISTS

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Location...

The historic village of Wrangle has a population of approximately 1,300 residents and lies on the western side of The Wash. The village is approximately 10 miles to the south-west of the coastal resort of Skegness and 7 miles to the north-east of Boston, a large market town with a population of over 68,000 residents, twice weekly markets, a large hospital, port, strong retail offering and good sporting facilities.

There are a number of well-regarded schools in the area. Wrangle is on the A52 trunk road, nearest railway station is at Wainfleet, a market town approximately 5 miles to the north-east.

Wrangle has a village shop, takeaway restaurant, a church and public house. The nearest convenience store is located at Old Leake, which is approximately 2 miles to the south-west on the A52 trunk road.

The property is located to the north of the main village on Gold Fen Bank off Broadgate in countryside.

The house is located to the south of Gold Fen Bank towards the north and end of the plot, the workshops being adjoining to the east, the land holding being located on the southern sides.

Accommodation...

L-shaped Entrance Hall

Having laminate floors, doors to kitchen, study/bedroom, inner hall and garage.

Living Room.....6.4m x 4.5m
Having fireplace with woodburning stove, double patio doors to paved patio area with views over formal gardens.

Garden Room.....4.1m x 3.8m
Having tiled floor, double patio doors to south garden.

Sitting Room.....4.6m x 4.3m
Having Inglenook fireplace with open fire (capped).

Dining Room.....4.4m x 3.3m
Study/Bedroom 4.....4.5m x 3.4m

With Storage and WC off.

Kitchen/Diner.....8.2m max x 5.4m max
Being open plan and L- shaped measuring (8.2m x 3.6m and 3.7m x 1.7m) with double doors to rear garden.

The kitchen features an integrated LED strip lighting system, inset spotlights, pop up SMEG power points and USB charging points.

The kitchen comprises a full range of modern matching white gloss fronted units with black quartz square edged worksurfaces, window sill and island unit.

Units comprise 2 door electrically assisted high level doors, 4 door full height cupboards with integrated freezer and appliances, 6 large sliding pan drawers, inset electric hob, integrated grill and oven with microwave and plate warmer. The island unit having 5 drawer cupboards with integrated dishwasher, bin store, and inset Belfast 1½ bowl sink with hot tap.

Rear Hallway with entrance door leading to the first floor.



First Floor

A bespoke timber return staircase leads to a first floor landing.

Master Bedroom.....4.7m x 4.5m
Having a full range of fitted wardrobes comprising 6 door high level cupboards over 4 door full height wardrobes with 6 drawers, 2 x 2 drawer vanity units with 6 door full height cupboards opposite.

Family Bathroom

Being fully tiled having modern suite, walk in shower, low level WC, moulded basin with 4 door cupboard under, full height towel rail and inset spotlights.

Inner Hall

Having 2 door walk in airing cupboard with lat shelves, pre insulated copper water cylinder.

Family Shower Room

Having pedestal hand basin, low level WC, fully tiled walls and walk in shower.

Bedroom 2.....3.8m x 3.6m
Having fully fitted cupboards comprising 4 door full height cupboards, 2 door wardrobes, vanity unit, 6 drawers and shelves.

Bedroom Suite 3.....3.4m x 5m and 2.8m x 4.3m
Having built in wardrobes.

Garage.....7.4m x 6.1m
Having white uPVC electric door and personnel door to the patio and BBQ area.

WC

Having low level WC, pedestal hand basin and 2 door cupboard.



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Schedule of Accommodation...

The Willows GIFA	312.2m²	3,360ft²
Workshop 1	260.0m ²	2,780ft ²
Workshop 2	260.0m ²	2,780ft ²
Outshod Workshop 3	166.0m ²	1,785ft ²
Total Workshops	686.0m²	7,385ft²

Land...

On the south and south-eastern sides of the formal gardens extend 3 fields providing approximately 11.75 acres of additional agricultural land, which is defined as Grade 1 by the Soil Survey and Land Research Centre.

The land is currently fallow and owner occupied and is offered with Vacant Possession and full entitlements.

Plans of the area offered are included with these particulars.

Agent's Notes...

An additional 3.5 acres field is available opposite the property to the north side of Gold Fen Bank, please enquire for further details.

Outgoings...

The property is rated at Council Tax Band E.

EPC...

An EPC has been instructed and will be available on request.

Viewing...

All viewings are to be made by appointment through the agent.

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Outside...

A Colonnaded entrance way leads to the return gravelled parking area bounded by herbaceous borders, a path leads to the rear of the house through the southern garden, where there is an extensive patio area, covered seating and barbecue area.

To the rear of the property is the main garden consisting predominately of lawn with an avenue of trees leading towards the 1/3 of an acre lake which is currently stocked which has a fountain and is also lit.

A gateway leads to the yard which has a separate vehicular access extending to about 0.6 acres being part hard-cored, part concrete surfaced.

Workshop 1.....18.5m x 13.8m, 255sqm
Having fluorescent lights, wall mounted translucent panels, arranged to provide storage and a workshop area.

Workshop 2.....18.5m x 13.8m, 255sqm
Being of a similar specification to Shed 1.

Outshod Workshop 3.....17.8m x 9m, 161sqm





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GROUND FLOOR

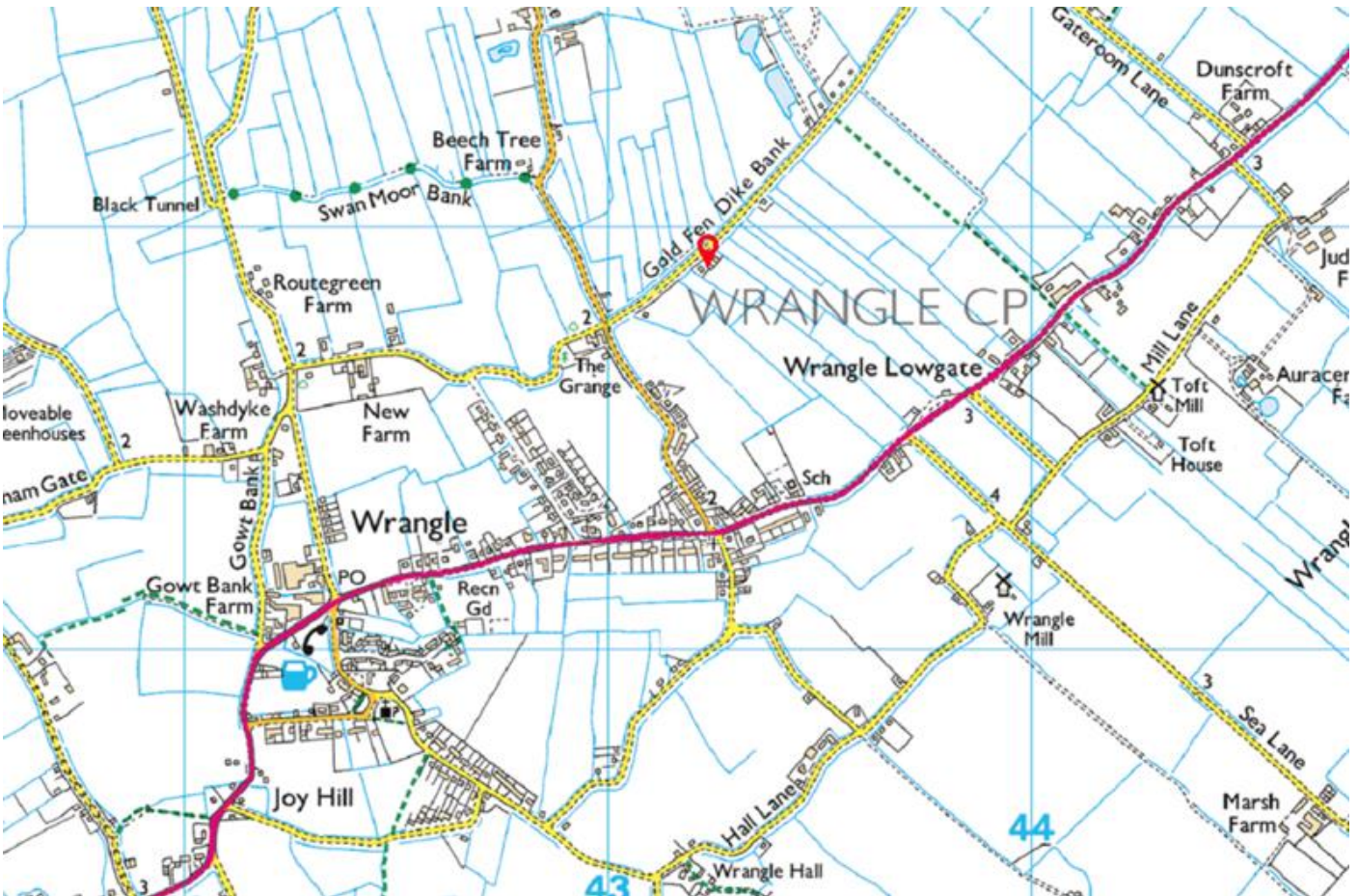
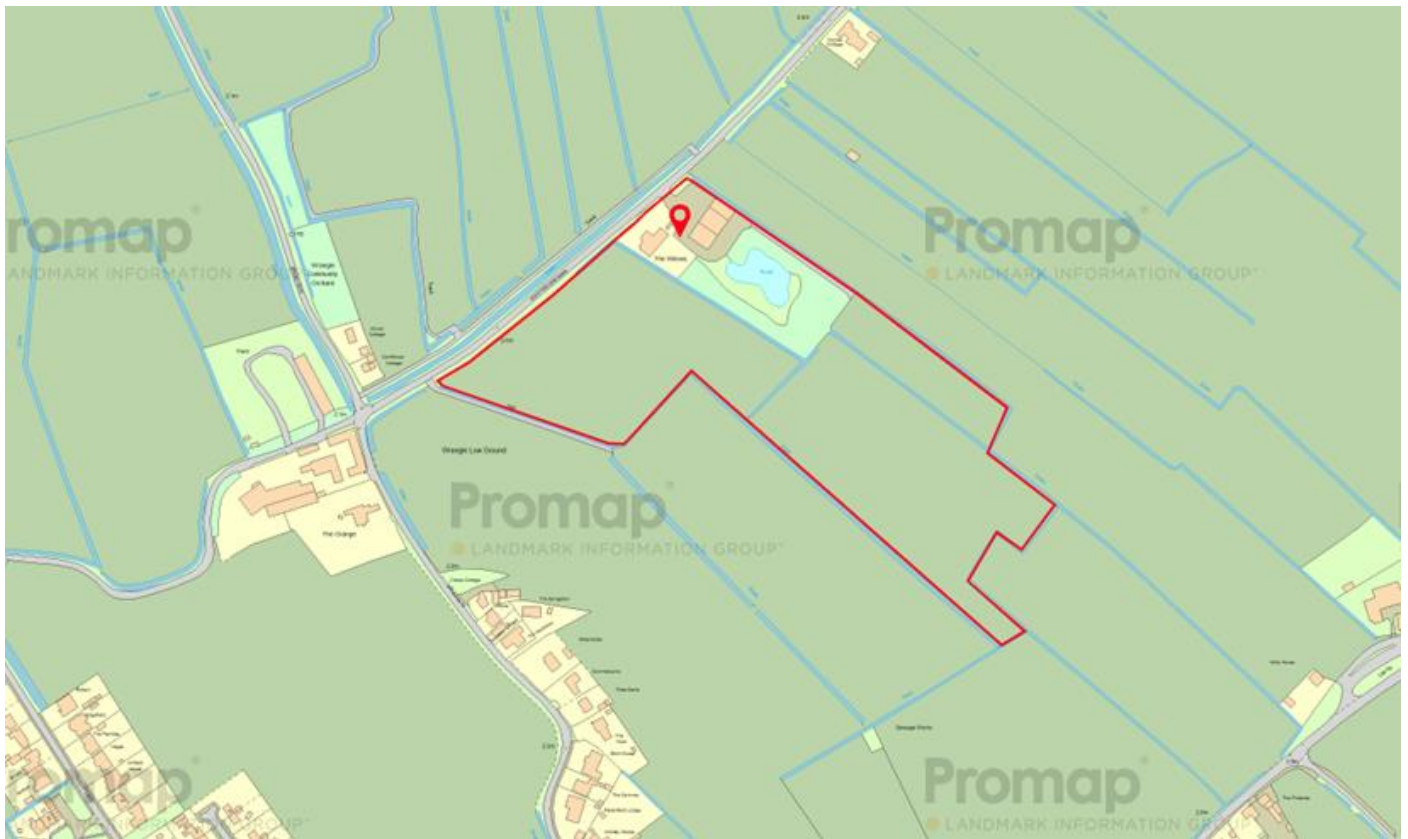


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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