



Barneyfield Lane

For buyers who have always dreamed of owning a property with no immediate neighbours, surrounded by open fields this beautifully presented 'equestrian-ready' property really does occupy the perfect position. Tucked away along a country lane and with grounds approaching six acres, the property includes a lovely formal garden together with the fully equipped equestrian elements and even an agricultural-style 15m x 11m. barn.

The location itself is perfectly fitting for this type of rural property which benefits from considerable privacy, ideal for those who enjoy the country life, less interrupted by cars, or simply just looking forward to a bit of peace and quiet. Having lived nearby myself for many years, the location was no surprise. Less expected was the presentation, which is absolutely superb both inside and out. The property has remained in the same family for decades and has over the years been extended into the fabulous and modern residence that can be seen today.

With up to five reception rooms, Barneyfield Lane certainly offers plenty of versatility for larger families or buyers working from home. As can be seen from the lovely photos, the standard of the accommodation is impressive, with an attention to detail which carries through to the outside.

The substantial equestrian aspect will further the interest in this listing for many viewers and safe to say it will not disappoint: highlights include a 60m x 20m silica sand and rubber menage, stable block with three stables, hay barn and tack and feed rooms along with the generous paddock and field shelter.

The amenities of the village centre are of course also in easy reach. Freiston is a sought-after village, only 3.5 miles east of the market town of Boston with amenities to include the old post office, two village pubs, a community centre, park, vets and a popular family butchers. Freiston Shore RSPB Nature reserve is also only a mile away.

- Extended Three/Four Double Bedroom Family Home
- Approx 6 Acres (sts) To Include Paddock, Menage & Stable Block
- Four Reception Rooms Plus Games Room/Bedroom Four
- Rural Country Lane Location, Considerable Privacy
- Beautifully Presented & Well Appointed Throughout
- 15m x 11m Agricultural-Style Barn
- Bathroom, En-suite & Cloakroom
- Surrounding Open Views
- EPC 'B 85', Council Tax Band C
- Tenure: Freehold







Entrance via canopy porch with lantern style lights, tiled floor and uPVC door leading into the: **Entrance Hall** – The entrance hall features tiled floor with underfloor heating, stable door to the rear patio and further doors arranged off to: **Cloakroom** – Having uPVC obscured window, tiled floor, concealed flush WC, hand basin with mixer tap and splashback, heated towel rail.

Breakfast Kitchen 4.59m x 4.15m – The kitchen features a tiled floor with underfloor heating and has two uPVC sash windows which overlook the patio area to the rear. Fitted units comprise a comprehensive range of cupboard and drawers including glass fronted display cabinets and deep pan drawers and with wooden work surfaces having an inset one-and-a-half bowl sink with directional mixer tap. The kitchen also benefits from a central island with seating space, further cupboards and a Neff induction hob inset into granite work surface with extractor canopy over. Further integral appliances include a two Neff eye level ovens (one steam oven), dishwasher, larder fridge, integral microwave and concealed waste bins. Telephone & USB points. A Door leads through to the dining room and there is open access from the kitchen into the garden room.

Garden Room 4.05m x 3.87m – The garden room is a lovely light reception room with uPVC windows overlooking the garden, French doors to the patio area and a generous apex style skylight. Also having a continuation of the tiled floor with under-floor heating and French doors into the Lounge.

Lounge 5.39m x 4.14m – Like the garden room, the lounge enjoys a double aspect with uPVC sash windows to the front and side. Two wall lights and an exposed brick fireplace with tiled hearth and inset wood burning stove. The lounge and kitchen both have doors to the:

Dining Room 6.51m x 5.25m – The dining room is an excellent size for entertaining and features engineered Oak flooring, two picture lights, wall lights, stairs to the first floor and door the office.

Office 2.97m x 1.46m – Having uPVC sash window to the side, radiator. Further doors from the entrance hall lead to the utility room and games room.

Games Room/ Bedroom 5.96m x 5.56m – Currently used as a games room and occasional bedroom, this fifth reception room features two pairs of French doors to the patio area, uPVC window overlooking the rear garden and fitted cupboards to base and eye level, including electric consumer unit.

Utility 2.54m x 2.24m – Having uPVC window to the front, tiled floor with underfloor heating, fitted cupboard to base and eye level with work surfaces having an inset stainless steel sink/drain unit and space below for washing machine and tumble dryer. Further space for two additional fridges, consumer unit and controls for the water and heating.

First Floor Landing – With uPVC sash window overlooking fields, radiator, wall light and picture light. Doors arranged off to:

Master Bedroom 5.17max. x 4.15m – The master bedroom is a generous double bedroom and enjoys superb views over the rear paddock. Also having a suite of fitted wardrobes to one wall and door to the **En-suite Shower Room** – Comprising a contemporary white suite of walk-in shower cubicle with rain head and hand-held shower, vanity hand basin with mixer tap, cupboards and concealed flush WC. Tiling to the walls and tiled floor, heated towel rail, two wall-lights and bathroom mirror.

Bedroom Two 5.22m x 3.00m – All the first floor bedrooms enjoy superb views either over the neighbouring open fields or the properties own grounds. Bedroom two has two uPVC windows overlooking fields to the front, radiator.

Bedroom Three 4.13m x 2.66m – Also a double bedroom which overlooks the front and has a built-in wardrobe. Radiator.

Bathroom – Comprising a modern four-piece suite of panel bath with central mixer tap, vanity suite with hand basin, cupboards, a concealed-flush WC and a shower enclosure with rain head and hand-held shower. Heated towel rail, bathroom mirror and two decorative wall lights. Airing cupboard housing the hot water cylinder. Tiled floor with electric under-floor heating and tiling to the walls with a central mosaic feature.

Outside

The design of the outside space offers a huge degree of versatility and will suit a wide variety of buyers and serve all kinds of uses. The left side of the property provides a generous enclosed formal garden area with a gated gravel driveway, perfect for secluded parking or storage of a motor home, caravan etc. The garden extends behind the property providing gated access to the equestrian grounds and there is an attractive and private patio area off the garden and games rooms, which has outside lights and tap.

To the right of the property there is further parking space, a hand-gate leading to the main entrance and access to the: **Agricultural Barn 15.19m x 11.75m** – With sliding door, power, consumer unit and lighting.

Adjacent to the barn, gates lead through to the well-equipped equestrian aspect of the property, of which principle highlights include:

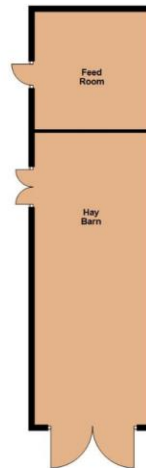
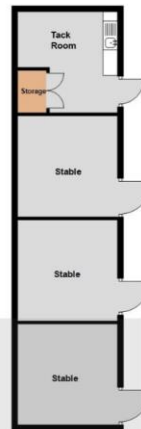
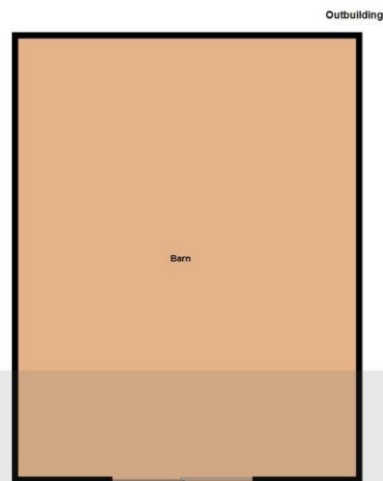
Stable Block – With water and electric connected and comprising:
Three stables measuring 3.50m x 3.48m, 3.59m x 3.54m and 3.58m x 3.47m respectively.
Hay Barn 10.97m x 4.19m
Feed/ Rug Room 4.08m x 3.98m
Tack Room 4.01m x 3.47m (also having work surface with inset sink, consumer unit)

The stable block leads through to the **paddock** with **water-connected field shelter** and to the: **Menage** approx. 60m x 20m and of silica sand and rubber.

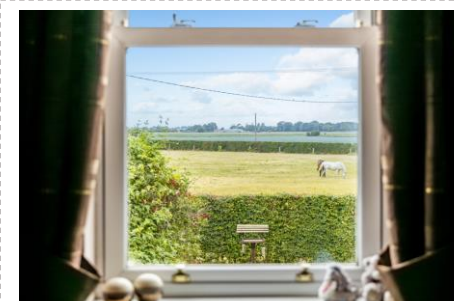








FAIRWEATHER
Land



NOTE: Tenure: Freehold. This property is NOT connected to mains drainage.

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