



Whilst no property could truly claim to have universal appeal, The Farmhouse will surely attract a diverse range of viewers simply because it has so many of the elements that we are often asked for: Extensive gardens, extensive space, parking, garaging, no immediate neighbours, superb country views... it's a long list of virtues. And there's also the versatility of a substantial annex...

The current owners had the Annex built and whilst technically an annex to the main residence only, it really feels like a 2nd property - and it's one of the best we've seen for some time. Externally, they've succeeded in creating a property with the design cue's of a traditional barn conversion, even down to the Juliet balcony from what once would have been a hay loft. As you'd expect from a recently constructed property, inside it feels warm and modern - the ground floor features underfloor heating and includes a kitchen, cloakroom and a lovely large lounge currently used as a snooker room which opens onto the private rear gardens. The first floor space serves as a lounge with two bedrooms and a shower room.

As impressive as the Annex is, it is The Farmhouse itself - with three reception rooms and four bedrooms (including a master bedroom with en-suite and dressing room) that provides the principal space needed for larger families. The farmhouse has been greatly improved by the owners and these updates have sensibly retained the character that you might hope for. This includes Oak doors and flooring, a wood-burning stove in the lounge and traditional cooking range in the kitchen. Handily, the property also has access through to the garages which could serve a variety of uses including gym, workshop etc.

In addition to the two buildings, the garages and gardens, there are a number of other outbuildings, principle among these being a custom-built 46m² caravan store.

- Four Bedroom, Three Reception Room Detached Farmhouse
- Two Bedroom, Two Reception Room Detached Barn-Style Annex Also Included
- Double & Single Garages, Extensive Parking and Further Outbuildings
- Over ¾ Acre Including Extensive Secluded Gardens
- Superb Views Over Neighbouring Open Fields
- Oil-Fired Central Heating and Wood-burning Stoves
- Offered With No Onward Chain
- Tenure: Freehold. The property is not connected to mains drainage. EPC 'D 57'. Council Tax 'C'.







From the driveway the property can be approached via the pitched canopy brick porch having uPVC obscure-glazed door into the: **Entrance Hall** - Having stairs to the first floor, doors to the sitting room and to the study.

Study 4.33m x 3.23m - The study enjoys a double aspect with window to the side and uPVC bay window to the front. solid Oak flooring, double radiator and French doors opening to the dining kitchen.

Dining Kitchen 5.04m x 4.59m – The kitchen is a lovely size and overlooks the rear garden of the farmhouse and includes a comprehensive range of cupboard and drawer units to both base and eye level including glass fronted display cabinets, work surfaces with inset one-and-a-half bowl stainless steel sink/drainers with two lever mixer tap. The generous kitchen has ample table space and an exposed brick recess with sleeper style mantle and a 'Nobel' traditional style oil-fired cooking range which can be included in the asking price. Space and plumbing for dishwasher, tiled floor and doors to the lounge and utility.

Utility 3.00m x 2.37m - The utility has a continuation of the tiled floor and cupboards at base level with work surfaces, inset one-and-a-half bowl stainless steel sink/drainers and spaces for both washing machine and dryer. uPVC window to the rear, double radiator and doors to the Cloakroom and **Larder/ Pantry Room 3.34m x 1.66m** – Whilst an ideal space for further storage and white goods, this room could also serve as a boot room off the garage if needed.

Cloakroom/ WC – uPVC Obscured window, wall tiling and tiled floor, radiator, close-coupled WC and hand basin with cupboard below.

A Further door from the kitchen also leads through to the:

Lounge 5.07m x 3.58m –Featuring uPVC French doors leading out to the gardens and a uPVC window to the side, two radiators and Oak flooring, archway through to the sitting room.

Sitting Room 3.80m x 3.57m – The sitting room enjoys a double aspect with uPVC windows to the side and front, exposed brick fireplace with inset Clearview wood-burning stove, understairs cupboard and door to the entrance hall.

First Floor Accommodation - Landing – With uPVC window to the side aspect, loft access, built-in double airing cupboard with hot water cylinder. Radiator, doors arranged off to:

Master Bedroom 5.19m x 3.71m - with uPVC windows overlooking the front and side both enjoying views over neighbouring fields, Oak flooring and doors to the dressing room and en-suite.

Walk-In Dressing Room - With fitted shelving and hanging space to either side.
En-suite – uPVC obscured window to the rear. The en-suite comprises a tiled corner shower enclosure,, close-coupled WC and pedestal hand basin.

Bedroom Two 5.18m x 3.80m – Bedroom two is a similarly excellent size and enjoys views over the rear gardens and neighbouring fields. Radiator.

Bedroom Three 3.80 x 3.63m – Both bedroom three and four are doubles, with this bedroom also overlooking the driveway and neighbouring open fields.

Bedroom Four 3.80m x 3.60m – Having views over the rear garden and open fields, radiator.

Bathroom The bathroom comprises a four piece white suite in a traditional style with a double-ended bath with centrally mounted taps and mosaic tile surround, pedestal hand basin, close-coupled WC and shower enclosure. Two radiators and wall tiling.







Detached Annex

A composite door leads into the: **Entrance** – Having stairs to the first floor, internet connection, tiled floor and doors to the lounge and cloakroom.

Cloakroom/ WC – With low-profile WC, hand basin with mixer tap, extractor fan and tiling to waist height.

Lounge 7.81m x 5.85m The lounge is a lovely size with uPVC French doors opening onto the garden and open access to the kitchen.

Kitchen 2.42m x 2.34m - The kitchen features a range of soft-closing cupboard and drawer units to both base and eye level, with work surfaces having an inset stainless steel style sink/drainers with mixer tap and four ring ceramic hob with oven below and extractor canopy over. Space for fridge and controls for the underfloor heating.

Annex First Floor Accommodation

Landing 7.12m x 3.46m – **Currently used as a lounge** – Recessed lighting, radiator, door to the Juliet balcony and further doors to the bedrooms and shower room.



Annex First Floor Accommodation Cont'd:

Bedroom One 5.85m x 3.13m - A generous double bedroom with Skylight and uPVC window to the side overlooking the side garden. Radiator.

Bedroom Two 3.90m x 2.26m – Having skylight to the rear aspect and radiator.

Shower Room – The shower room features a contemporary white suite of one-and-a-half size shower enclosure with extractor/light, low-profile WC and pedestal hand basin with mixer tap. Splashback tiling as appropriate and both a heated towel rail and radiator.

Outside – The grounds of the Farmhouse are both well-presented and extensive. Being largely bordered with established trees and hedging, the gardens offer considerable seclusion and have the benefit of no immediate neighbours, enjoying surrounding field views.

The property can be approached through either of the two pairs of farmhouse gates on to the extensive gravel driveway which offers ample parking for several vehicles, caravan etc. The driveway also gives access to the **triple garage block** comprising:

Double Garage 7.73m x 7.37m – Benefitting from two electrically operated roller doors, uPVC window to the rear, power, lighting and oil-fired central heating boiler. A door from this garage also leads through to:

Single Garage 5.68m x 3.75m – Also having the benefit of an electrically operated roller door, power lighting and door to the pantry/boot room.

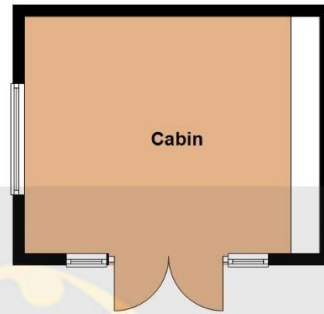
Directly behind the garage block lies the **Caravan Store 8.87m x 5.21m** which is adjacent to the main gardens.

As can be seen from the lovely photo's the gardens of both the Farmhouse and Annex really are quite idyllic, predominantly grassed and separated with hedging and trees which lends each garden a feeling of privacy. Both buildings benefit from attractive patio area's off the lounge and further storage. The Farmhouse includes greenhouse, kennel enclosures, garden shed and a substantial summerhouse with its own patio area, whilst toward the end of the annex garden there are further timber stores/poultry shed and a run. There is also comprehensive exterior lighting.

NOTE: Full details of the Annex planning permission together with usage/limitations can be found on the **Boston Borough Council Planning and Building Control Website**.







Annexe Ground Floor



Annexe First Floor



First Floor





NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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22 Dolphin Lane, Boston
Lincolnshire PE21 6EU

T| 01205 336122

E| sales@fairweather-estateagents.co.uk

