



Bells Farm, Mere Drove, Old Leake, Boston, PE22 9QF



4



1



2

Freehold

£625,000



Key Features

- Detached house
- Five acres (STS) in total
- Four bedrooms
- Garden room, lounge & dining room
- Kitchen, utility & cloakroom
- Stables, tack room & field shelters
- Private gardens & paddocks
- EPC rating E





A unique opportunity to purchase a private equestrian property with a detached house and approximately five acres in total, subject to survey. Set in a rural location with no near neighbours and far reaching open views and registered for equestrian use (not for business use) with paddocks, stables, tack room and field shelters.

Having accommodation comprising: garden room, utility, cloakroom, kitchen, dining room, hall and lounge to ground floor. Four bedrooms and bathroom to first floor.

Outside the property has ample off-road parking, a garage/workshop, private domestic gardens, two paddocks to the side plus further land opposite the property which is split into two further paddocks.

ACCOMMODATION

Part glazed uPVC door through to the:

GARDEN ROOM

3.72m x 2.13m (12'2" x 7'0")

(max) Having windows to front, side & rear elevations, part glazed door to side elevation & garden, radiator and tiled floor.

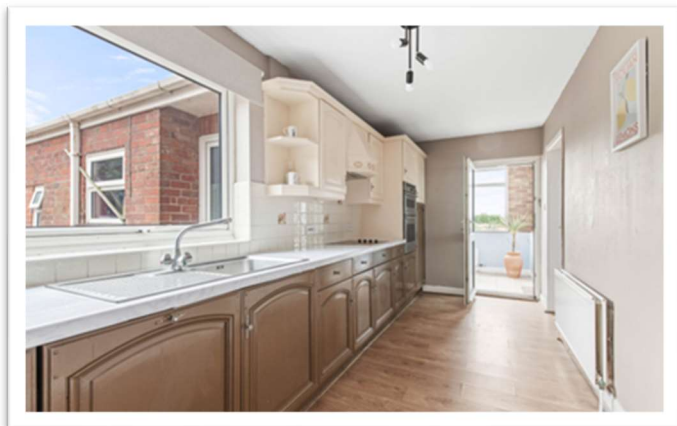
UTILITY

3.48m x 2.74m (11'5" x 9'0")

(max) Having windows to both side elevations, radiator, oil fired boiler providing for both domestic hot water & heating, hand basin with tiled splashback, space & plumbing for automatic washing machine. This room has the potential for a large walk-in shower to be added if required.

CLOAKROOM

Having window to side elevation and low level WC.



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KITCHEN

5.98m x 2.14m (19'7" x 7'0")

Having window to rear elevation, radiator, laminate flooring and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap and electric hob inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards, open-ended shelving & concealed electric double oven with cupboards under & over and further tall unit to side housing integrated electric double oven with cupboards under & over and upright fridge/freezer to side. In the agents opinion, if the wall between the kitchen & dining room was removed there is the opportunity to create a fantastic open plan dining kitchen.

DINING ROOM

4.02m x 3.92m (13'2" x 12'11")

Having windows to front & side elevations, coved ceiling, radiator, laminate flooring, television aerial & telephone connection points and tiled fireplace with flue installed for a wood burner.

HALLWAY

Having window to front elevation, radiator and staircase rising to first floor.

LOUNGE

6.32m x 4.03m (20'8" x 13'2")

Having windows to front, side & rear elevations, coved ceiling, two radiators and brick-built fireplace with flue installed for a log burner.



FIRST FLOOR LANDING

Having radiator and access to roof space.

BEDROOM ONE

4.03m x 3.37m (13'2" x 11'1")

Having window to front elevation, radiator and built-in cupboard over stairs.

BEDROOM TWO

4.05m x 3.38m (13'4" x 11'1")

Having window to front elevation and radiator.

BEDROOM THREE

3.05m x 2.71m (10'0" x 8'11")

Having window to side elevation and radiator.

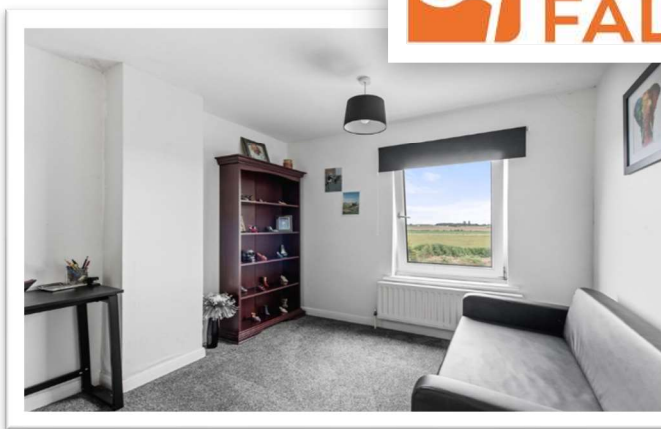
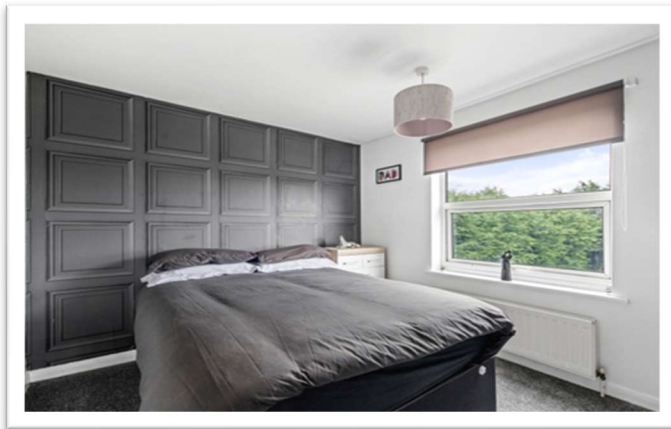
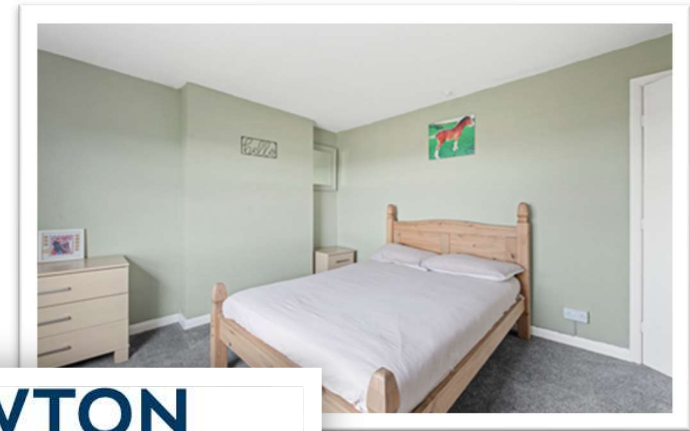
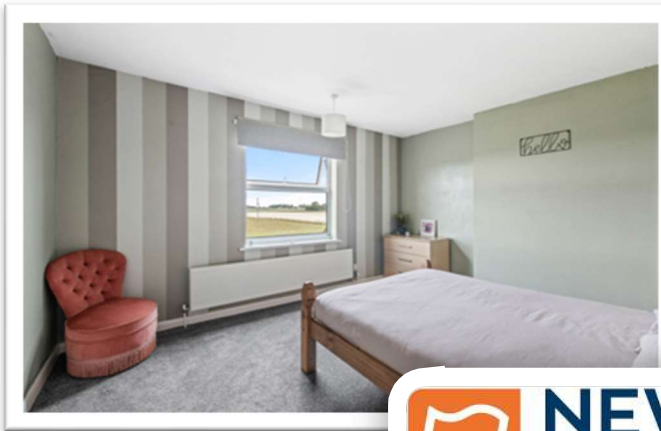
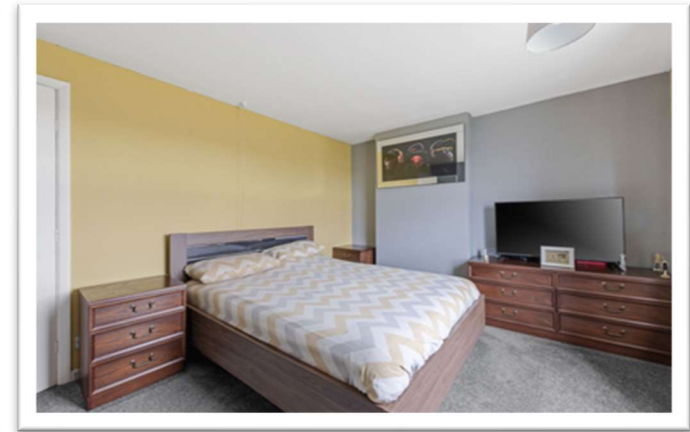
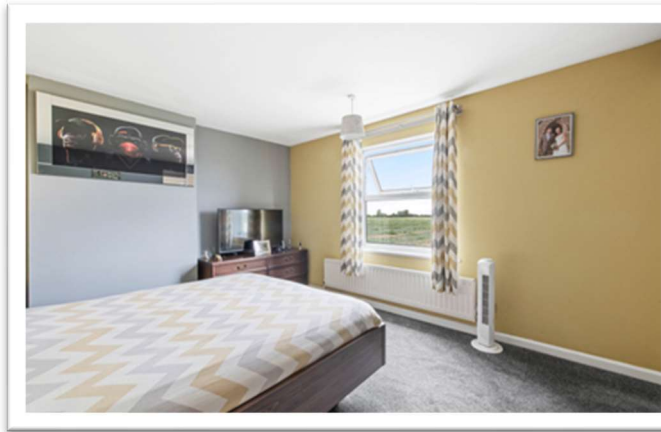
BEDROOM FOUR

3.05m x 2.70m (10'0" x 8'11")

Having window to rear elevation and radiator.

BATHROOM

Having window to rear elevation, heated towel rail, tiled floor, tiled walls and built-in airing cupboard housing hot water cylinder with fitted electric immersion heater & shelving. Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

Double gates give access to a gravelled driveway which provides ample off-road parking for numerous cars/horsebox/muck cart and gives access to a garage/workshop on a concrete base.

To the front of the property there is a lawned garden and gated access leads to the rear garden which is laid to lawn with a gravelled area & garden shed which opens to a grass paddock which is large enough to convert into a menage if required.

To the side of the property there are two enclosed grass paddocks and four 16' x 14' timber stables, an 10' x 10' timber stable, a tack room and shower/grooming bay with its own soakaway. The stables were built in 2023 and have concrete bases.

LAND

Directly opposite the property there is a further 3.6 acre paddock split into two which has vehicular access, a 2 bay mobile field shelter and a 3 bay mobile field shelter which are less than two years old. All the fields have equestrian stock fencing and are double gated.

THE PLOT

The property stands on a plot of approximately 1.46 acres with a further 3.6 acres directly opposite across the non-busy road. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity and water connected. Heating is via an oil fired boiler serving radiators. Drainage is to a cess pit & soakaway. The property is double glazed and the current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



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Floorplan



Total area: approx. 137.2 sq. metres (1477.3 sq. feet)



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AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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