



Old Vicarage, Main Road, Carrington, Boston, PE22 7HZ



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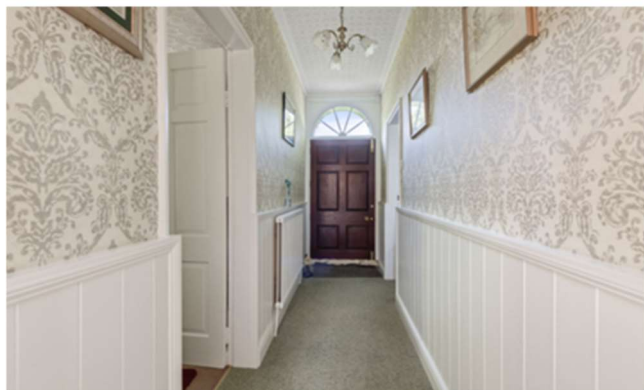
Freehold

£800,000



## Key Features

- Detached house
- Five bedrooms
- Five receptions
- Bathroom & shower room
- Triple garage block
- Former coach house/stables
- Eight acres in total (STS)
- NO CHAIN
- EPC rating D





A substantial detached house in a sought after village location with open views to the front & rear. The property stands on a plot of approximately one acre (STS) and there is a further seven acre (STS) paddock to the rear.

The property is full of character and retains original features and has over 3,700 square feet of accommodation. Comprising: entrance hall, cellar, dining room, sitting room, study, breakfast kitchen, rear entrance hall, utility, cloakroom, further reception/play room and garden room to ground floor. Five bedrooms, bathroom and shower room to first floor.

Outside the property has a sweeping in-and-out driveway providing ample off-road parking, a garage block with a single & double garage, former coach house/stables and a lawned garden with a large patio area. The property benefits from oil fired central heating & double glazing. NO CHAIN



#### ACCOMMODATION

Front entrance door with fanlight above through to the:

#### ENTRANCE HALL

Having part glazed door to rear elevation, coved ceiling, two radiators, panelling to dado height, staircase rising to first floor and door to cellar which is split level and ideal for storage.

#### DINING ROOM

4.11m x 4.57m (13'6" x 15'0")

Having sash windows to front & side elevations, coved ceiling with moulded ceiling rose, radiator, picture rail and fireplace with marble back & hearth and decorative wood surround.

#### SITTING ROOM

4.00m x 4.96m (13'1" x 16'4")

Having sash windows to front & side elevations, coved ceiling with moulded ceiling rose, two radiators, dado rail, and fireplace with marble back & hearth, inset multi-fuel burner and wood surround.



#### STUDY

2.94m x 4.22m (9'7" x 13'10")

Having sash windows to side & rear elevations, coved ceiling, radiator, dado rail, telephone connection point and fireplace with cast iron insert, tiled hearth and wooden surround.

#### BREAKFAST KITCHEN

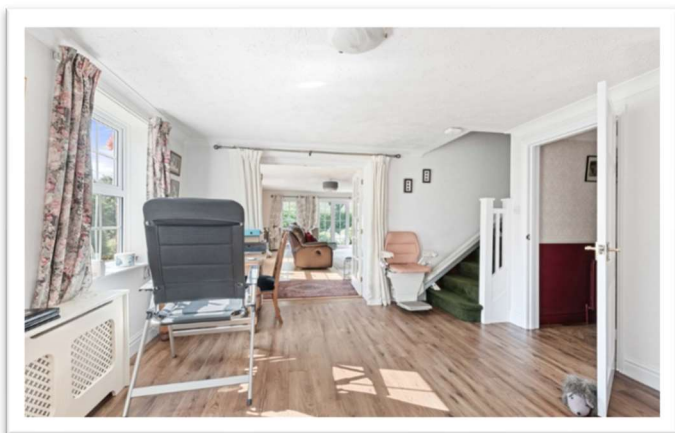
4.43m x 4.51m (14'6" x 14'10")

Having sash window to side elevation, coved ceiling with inset ceiling spotlights and Karndean flooring.

Fitted with a range of hand-built solid wood units and comprising: Island unit with granite work surface, undercounter sink with mixer tap, cupboards, drawers, integrated dishwasher & fridge under. Illuminated recess with oil fired Aga, tiled splashback, granite work surface to sides with cupboards under and large larder cupboard to side with drawers under which also houses the oil fired boiler providing for both domestic hot water & heating. Oak work surface with drawers under, cupboards, drawers & glazed display units over.

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#### REAR ENTRANCE HALL

Having two part glazed doors & window to side elevation, coved ceiling, two radiators, Karndean flooring and dado rail.

#### UTILITY

2.91m x 3.13m (9'6" x 10'4")

Having two windows to side elevation, coved ceiling, Karndean flooring, work surface with inset stainless steel sink & drainer, cupboard under. Further work surface with inset LPG hob, cupboards & drawers under, cupboards over, space & plumbing for automatic washing machine & tumble dryer.

#### CLOAKROOM

1.90m x 2.16m (6'2" x 7'1")

Having window to side elevation, coved ceiling, radiator, panelling to dado height, radiator, fitted coat hooks, close coupled WC and wall mounted hand basin.

#### FURTHER RECEPTION/PLAY ROOM

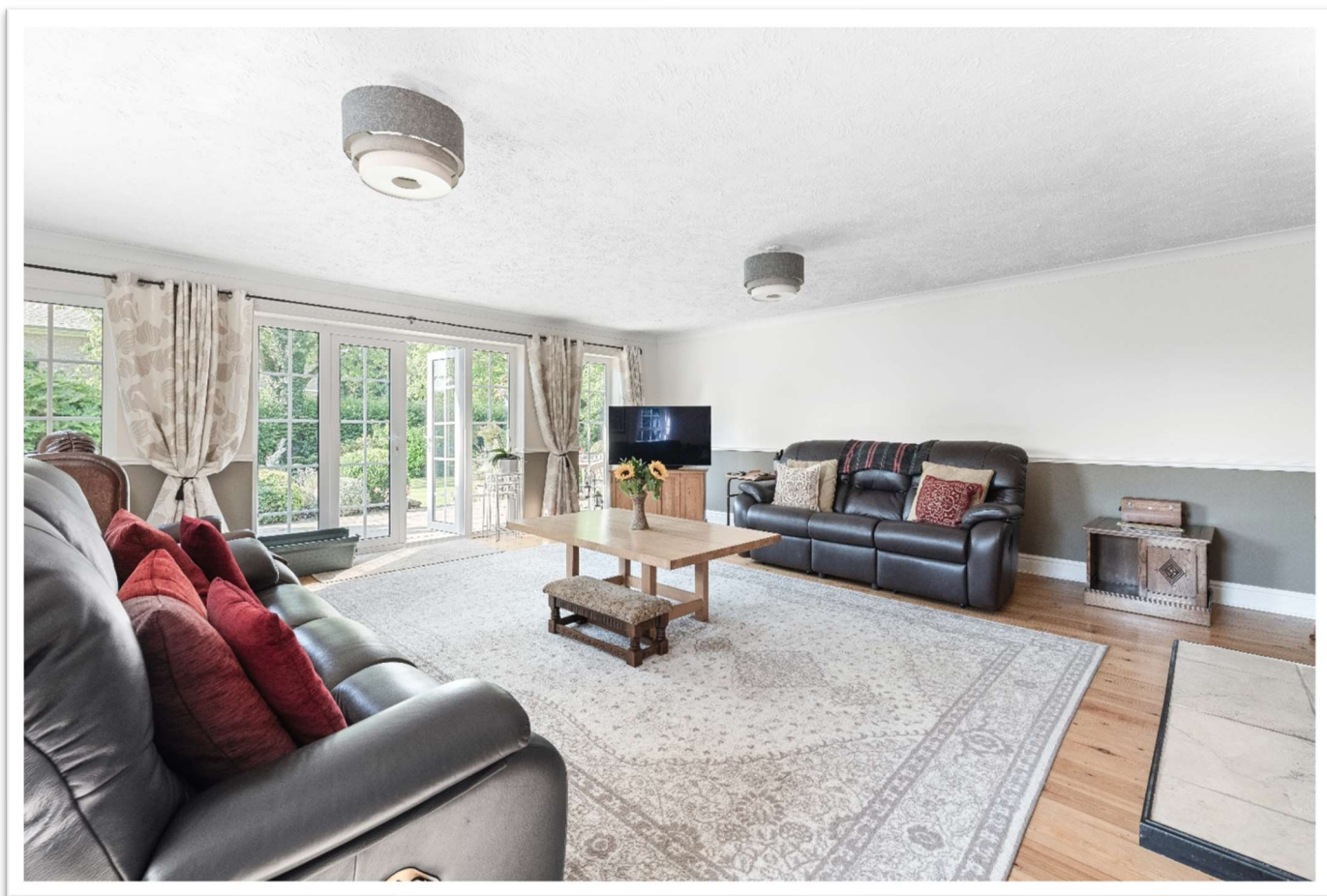
3.47m x 4.48m (11'5" x 14'8")

Having two windows to rear elevation, coved ceiling, radiator, Karndean flooring and further staircase rising to first floor.

#### GARDEN ROOM

6.54m x 6.74m (21'6" x 22'1")

Having two windows to side elevation, two windows to rear elevation, french doors with side screens to side elevation, coved ceiling, two radiators, open boarded floor, access to roof space and multi-fuel burner with tiled hearth.



### FIRST FLOOR LANDING

Having windows to front, side & rear elevations, coved ceiling, three radiators, and accesses to roof space.

### BEDROOM ONE

4.08m x 4.57m (13'5" x 15'0")

Having sash windows to side & rear elevations, coved ceiling with moulded ceiling rose, open boarded floor, radiator and cast iron fireplace with tiled hearth.

### BEDROOM TWO

4.14m x 4.52m (13'7" x 14'10")

(max) Having sash window to side elevation, cupboards & shelving built into alcove.

### BEDROOM THREE

3.43m x 4.03m (11'4" x 13'2")

Having sash window to front elevation, coved ceiling with moulded ceiling rose, radiator and cast iron fireplace with tiled hearth and wood surround.

### BEDROOM FOUR

4.07m x 4.26m (13'5" x 14'0")

Having sash window to front elevation and radiator.

### BEDROOM FIVE

3.49m x 4.52m (11'6" x 14'10")

Having two windows to rear elevation, coved ceiling and radiator.

### BATHROOM

Having two windows to side elevation, coved ceiling, radiator, panelling to dado height, Karndean flooring, shaver point, range of cupboards with one being an airing cupboard housing the hot water cylinder with shelving. Fitted with a suite comprising: freestanding roll-top bath, bidet, close coupled WC and pedestal hand basin.

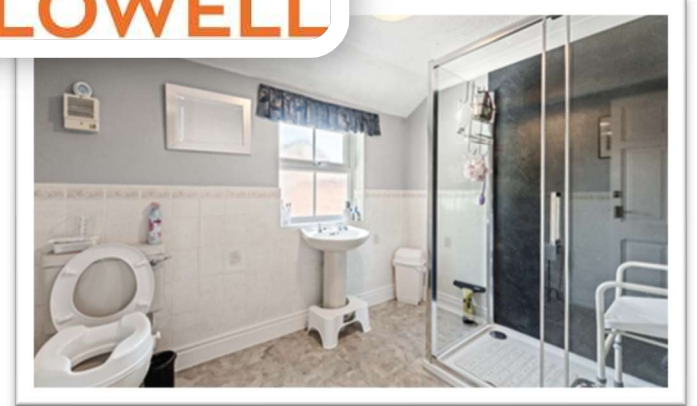
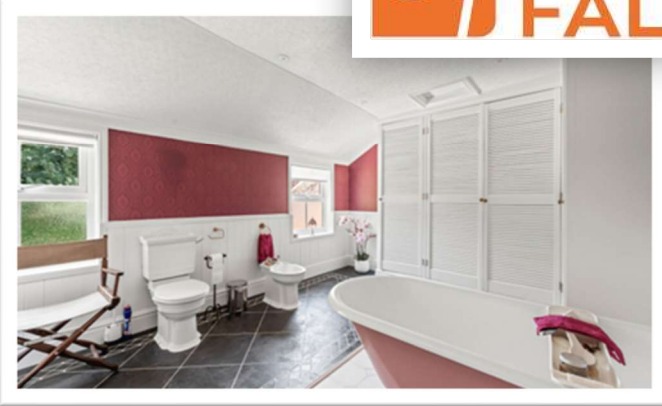
### SHOWER ROOM

Having window to side elevation, coved ceiling, radiator, half tiled walls and extractor. Fitted with a suite comprising: double shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.





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## EXTERIOR

There is a large in-and-out gravelled driveway which extends to the side & rear of the property. There are mature gardens of approximately one acre (STS) with various trees & bushes. There is an enclosed side/rear lawned garden with a large patio area & pond, a covered/car port area with double gates & hand gates and an electric vehicle charging point. An area has been sectioned off for a vegetable plot and has a potting shed and greenhouse.

## GARAGE BLOCK

Comprising:

### SINGLE GARAGE

3.30m x 6.19m (10'10" x 20'4")

Having up-and-over door, window & part glazed door to rear, light, power, solar panel controls and door to the:

### DOUBLE GARAGE

5.82m x 6.24m (19'1" x 20'6")

Having up-and-over door, two windows to side, light and power.

### FORMER COACH HOUSE/STABLES

4.26m x 6.43m (14'0" x 21'1")

Having double wooden doors, further single door and light.

### ATTACHED STORE

3.52m x 3.72m (11'6" x 12'2")

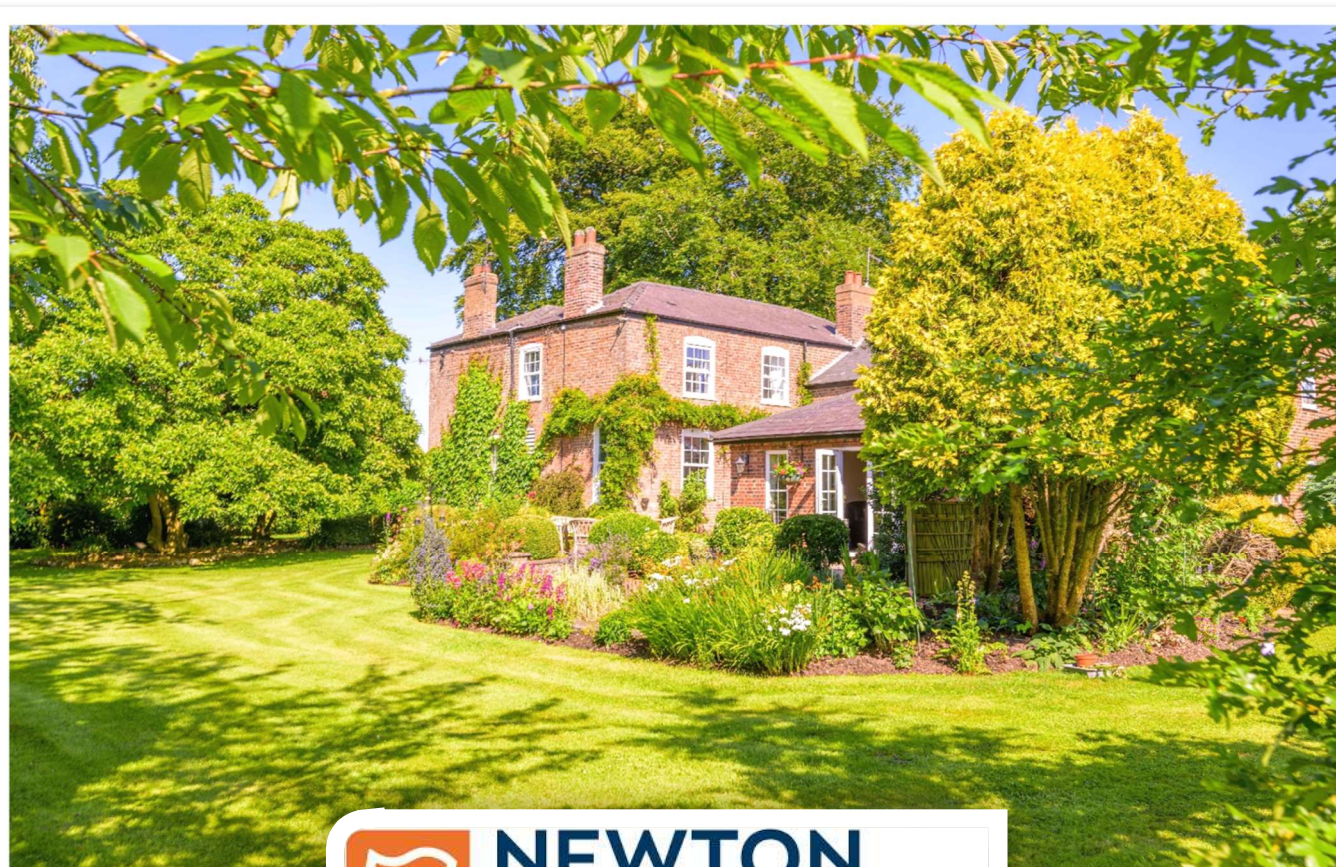
With stable style door.

## LAND

A five bar gate gives access to a seven acre (STS) paddock.

## THE PLOT

The property occupies a plot of approximately one acre, subject to survey and there is a further seven acre paddock, subject to survey. 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. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the property is double glazed. The property also has solar panels which are owned and provide electricity with a feed-in tariff. The current council tax is band G.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## 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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# Floorplan



Total area: approx. 348.6 sq. metres (3752.0 sq. feet)



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