



Toft Mill, Mill Lane, Wrangle, Boston, PE22 9HG



3



1



1



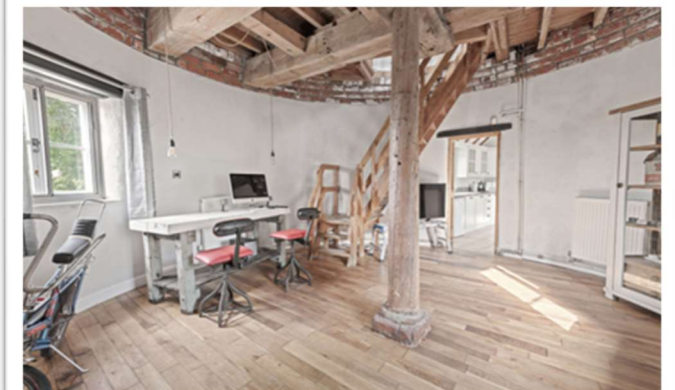
Freehold

£229,950



## Key Features

- Former mill with attached engine house
- Three bedrooms on different levels
- Lounge & dining kitchen
- Top floor snug with open views
- Driveway providing off-road parking
- Enclosed garden
- EPC rating Exempt





A rare opportunity to purchase a Grade II Listed former mill with attached engine house which has been tastefully renovated and retains original features. Located in a semi-rural location down a quiet lane with far reaching open views and having accommodation comprising: lounge, dining kitchen, inner hall and bathroom to ground floor. Three bedrooms on different levels above and top floor snug with fantastic views. Outside the property has a driveway providing off-road parking and an enclosed garden. NO CHAIN

#### ACCOMMODATION

Entrance door through to the:



#### LOUNGE

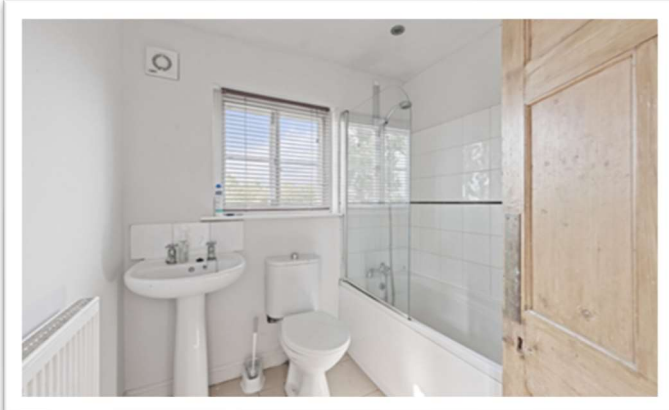
5.31m x 5.31m (17'5" x 17'5")

Having windows to front & rear elevations, original oak beams to ceiling, three radiators, oak flooring and staircase rising to first floor.

#### DINING KITCHEN

3.09m x 3.87m (10'1" x 12'8")

Having windows to front & rear elevations, part glazed stable style door to front elevation, beams to ceiling, radiator and tiled floor.



Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & drawers under, cupboards & display units over. Work surface return with inset electric hob, integrated electric double oven & cupboards under, cupboards & extractor over.

#### INNER HALL

Having window to front elevation, tiled floor and cupboard housing oil fired boiler providing for both domestic hot water & heating.

#### BATHROOM

Having window to rear elevation, radiator, extractor, tiled splashbacks, panelled bath with shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.



 **NEWTON FALLOWELL**





**BEDROOM ONE**

4.84m x 4.84m (15'11" x 15'11")

Having four windows, original oak beams to ceiling, two radiators and staircase to:

**BEDROOM TWO**

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

Having two windows, original oak beams to ceiling, two radiators and staircase to:

**BEDROOM THREE**

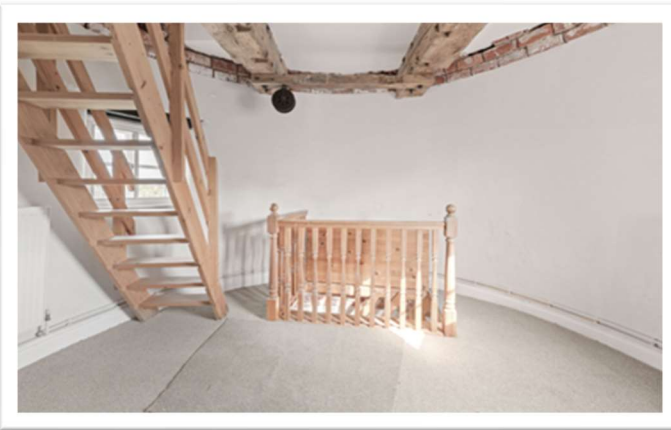
3.89m x 3.89m (12'10" x 12'10")

Having two windows, original oak beams to ceiling, two radiators and staircase to:

**SNUG**

4.65m x 4.65m (15'4" x 15'4")

In the cap on the mill and having a window with far reaching views and access to roof space.





### EXTERIOR

A five bar gate open to a large gravelled driveway which provides off-road parking. There is a large raised concrete patio with steps down to a lawn.

### SERVICES

The property has mains electricity and water connected. Drainage is to a shared septic tank and heating is via an oil fired boiler serving radiators.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### AGENT'S NOTE

The neighbouring property "Millstones" is also on the market at £189,950 and it would make a fantastic annexe/holiday cottage. Available by separate negotiation, the vendor is open to price reductions if both properties are purchased together.

### FURTHER 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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.







 **NEWTON  
FALLOWELL**

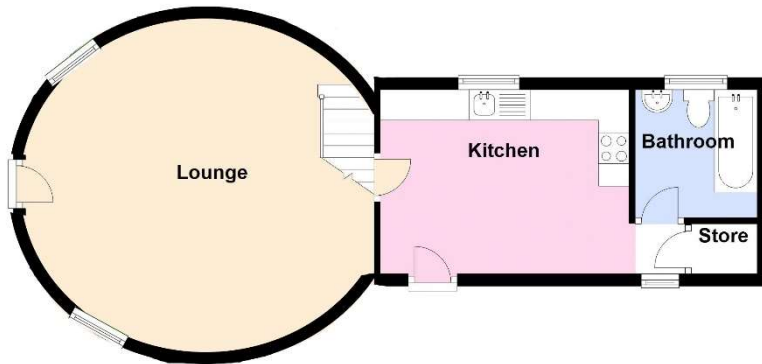




# Floorplan

## Ground Floor

Approx. 47.9 sq. metres (515.1 sq. feet)



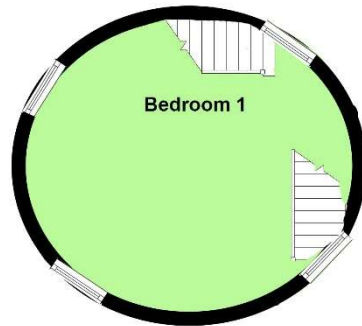
## Second Floor

Approx. 19.4 sq. metres (208.5 sq. feet)



## First Floor

Approx. 22.6 sq. metres (243.0 sq. feet)



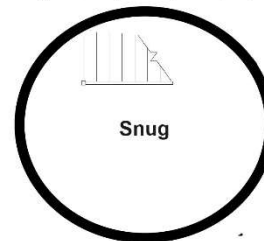
## Third Floor

Approx. 14.4 sq. metres (155.5 sq. feet)



## Fourth Floor

Approx. 10.2 sq. metres (109.3 sq. feet)



Total area: approx. 114.4 sq. metres (1231.3 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk