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7 DAYS

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NAEA NETWORK

OVER 1000 OFFICES



**LANCASTER FARM,
GOOSETREE, RINGS END,
GUYHIRN, PE13 4DF.**

THE PROPERTY

A THREE BEDROOMED DETACHED FARM HOUSE OF ENORMOUS CHARACTER AND SITUATED ON A TOTAL PLOT OF APPROXIMATELY 0.8 ACRE (SUBJECT TO SURVEY) IN A RURAL LOCATION WITH VIEWS OVER THE OPEN FIELDS OF THE FENS * NO NEAR NEIGHBOURS * GOAT/ANIMAL ENCLOSURE * Paddock * STABLE BLOCK * MOBILE HOME * MASSES OF PARKING * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * GOOD CENTRAL LOCATION FOR LOCAL TOWNS * A RARE OPPORTUNITY, SO VIEW QUICKLY TO AVOID DISAPPOINTMENT!

PRICE	£450,000	FREEHOLD	EPC BAND E
COUNCIL TAX	BAND TBA	FENLAND DISTRICT COUNCIL	REF. NO. M4856

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF. NO. M4856	LANCASTER FARM, GOOSETREE, RINGS END, GUYHIRN	
HOW TO GET THERE	From our March office proceed along Dartford Road. Continue on this road, at the mini-roundabout continue straight over. At the March Northern roundabout take the third turning off and proceed up and over the fly-over. Proceed on this road A141 all the way to the traffic lights and turn left onto the A605, signed Whittlesey. Follow the road for about 1.9 miles and the property is on the right hand side.	
THE ACCOMMODATION	(Dimensions given are approximate only).	
RECEPTION ROOM 1	12'10"(max) x 11'7"(max)	
INNER HALL	With stairway off.	
RECEPTION ROOM 2	11'(max) x 11'(max)	
KITCHEN/DINER	19'6"(max) x 13'9"(max) With ceramic double sink with mixer tap and cupboards under, space/plumbing for dishwasher, part tiled walls, breakfast bar, built-in electric double oven, built-in electric hob, electric hob hood, preparation surfaces, 2 double built-in store cupboards, walk-in larder.	
GROUND FLOOR CLOAKROOM/W.C.	With low level w.c., hand washbasin, tiled floor.	
UTILITY	13'(max) x 6'7"(max) With plumbing for automatic washing machine, part tiled walls, Worcester oil fired central heating boiler.	
FIRST FLOOR LANDING	With built-in linen cupboard, access to part boarded loft.	
BATHROOM/W.C./SHOWER ROOM	With pedestal washbasin with tiled splashback, Quadrant shower cubicle with Thermostatic shower valves, 2 heated towel rails, free standing bath with mixer tap and shower attachment, built-in airing cupboard housing hot water cylinder with immersion heater, "Vintage Style" w.c., extractor fan.	
BEDROOM NO. 1	13'6"(max) (into wardrobe) x 10'9"(max) With full width range of fitted wardrobes with mirror doors.	
BEDROOM NO. 2	11'(max) x 10'7"(max)	
BEDROOM NO. 3	10'2"(max) x 8'6"(max)	
OUTSIDE	OIL STORAGE TANK	TIMBER STORE SHED
MOBILE HOME	With power, lighting and water.	
TWIN TIMBER STABLE BLOCK AND TACK ROOM	With power and lighting.	
TIMBER GARAGE	With power and lighting.	
GOAT SHED		
GARDENS	Large gardens to front, overlooking open fields, and with extensive multi-vehicle off road parking. Low maintenance gardens to rear, plus Goat enclosure. Land to rear, down to a paddock, and overlooking open fields to rear and side.	
N.B.	The last two photos are showing the views over the open fields taken from the first floor of the property 13/11/24. The vendor has informed us the following: The property is on a main bus route. The property had a New Water Treatment Plant and Septic Tank installed in 2022. The property had a New Boiler and Oil Tank installed in 2022	

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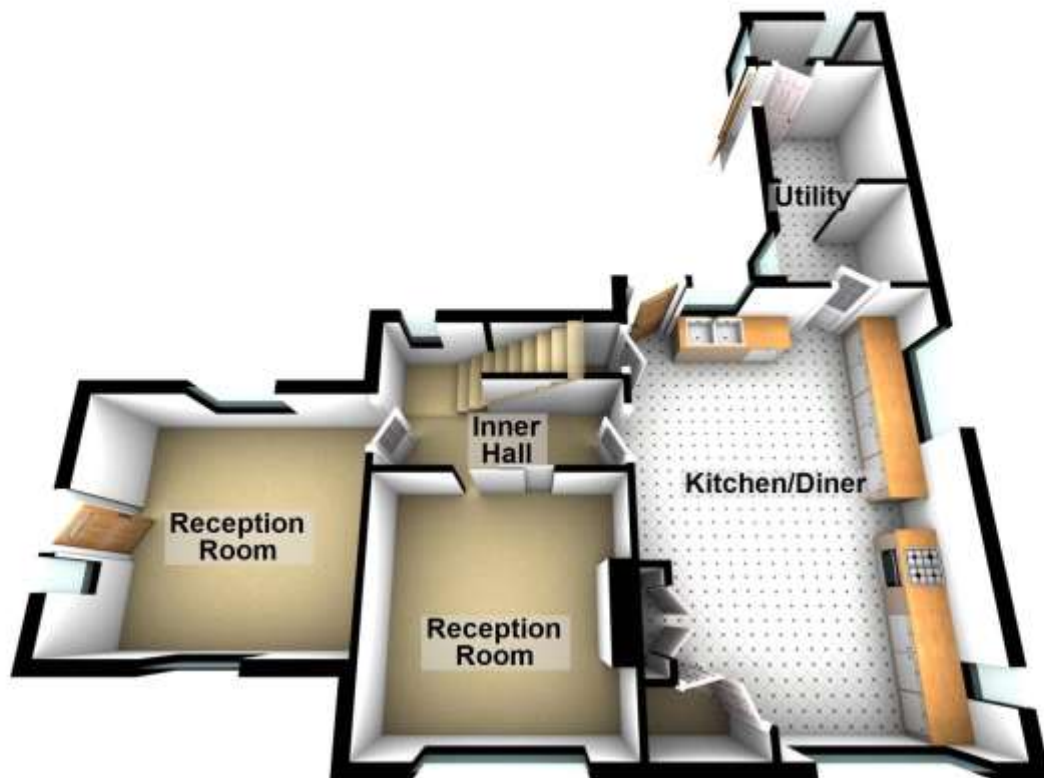


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Ground Floor



First Floor

