



Box Tree Cottage Blackjack Road, Swineshead, PE20 3HH
Asking price £370,000

Welcome to a surprisingly spacious and deceptive home located in the heart of nature's open space. This charming 3-bedroom detached house offers a perfect blend of comfort, versatility, and tranquility.

Ground Floor:

Sun Room: Used as the main entrance, beautiful sun room ideal for entertaining, the feature bar invites you to sit down and relax. A beautiful room for all year round entertaining.

Living Room: Cozy and spacious, ideal for family gatherings.

Utility Room: Conveniently located for all your laundry needs.

Kitchen: Well-appointed with ample worktop space and fitted cupboards.

Office: Perfect for those who work from home or need a quiet study space, opens onto the meadow.

Snug Room: Featuring a second entrance with a multi-fuel log burner, this room exudes warmth and charm.

Spiral Staircase leads you up to the first floor.

Double Bedroom: Spacious and comfortable, providing flexibility for guests or family members.

Bathroom: Modern and stylish, equipped with all necessary amenities.

First Floor:

Two Double Bedrooms: Both rooms are bright and spacious, one Bedroom has a storage area and an en-suite W/C.

Exterior:

The gravel Driveway is spacious, offering ample parking for multiple vehicles.

Half-Acre Plot: The property sits on a stunning half-acre plot (subject to

survey), with the garden divided into different sections, all benefiting from being south-facing with continuous open field views.

Detached Outbuildings, currently a garage and workshop, they are both a versatile space perfect as a studio, or additional storage.

Potential for Further Development: The generous size of the plot provides ample opportunity to build additional outbuildings, such as stables or even a modern log cabin. (SSTP)

Location:

Proximity to Swineshead: Only a 4-minute drive to the center of the lovely village of Swineshead.

Close to Boston: Approximately a 16-minute drive to the historic market town of Boston.



Sun Room

26'5" x 11'9" (8.07 x 3.60)

Stunning Sun Room. As you walk into the sun room you are immediately greeted with the Orangery style roof and just want to sit and relax. Patio doors lead to fenced patio and BBQ area. Or you can relax at the bar, which is situated at the far end of the sun room.

Living Room

21'10" x 10'2" (6.66 x 3.10)

Good sized living room, offering ample space for all the family.

Laundry Room

5'9" x 5'8" (1.77 x 1.75)

Laundry Room, with space for washing machine, and tumble dryer. Cupboard space to store all cleaning supplies.

Kitchen

12'9" x 8'3" (3.89 x 2.52)

Fully fitted kitchen, window overlooking the garden, ample cupboards for storage

Office

8'9" x 8'2" (2.69 x 2.49)

Currently used as an office but equally could be used as a play room. Window overlooking the rear garden, and door opens onto the meadow

Hallway

12'10" x 10'3" (3.92 x 3.13)

Entrance hallway. Current owner doesn't use the front door. Set out as a reception room, wood burner, lovely spiral stairs to first floor. Flag stone tiles complete this cosy room.

Bathroom

4'7" x 10'2" (1.42 x 3.11)

Relax in style, in the full size corner bath with shower at one end. Sink, built in cupboards, good size.

WC

2'11" x 5'9" (0.91 x 1.77)

Situated off the bathroom.

Bedroom 1

10'6" x 10'1" (3.22 x 3.09)

Lovely ground floor bedroom, neatly decorated in neutral colours.

Bedroom 2

10'7" x 10'2" (3.24 x 3.10)

Light and airy bedroom, window overlooks countryside to front of the property.

Bedroom 3

9'3" x 10'5" (2.83 x 3.20)

Bedroom 3 offers plenty of space, with a storage cupboard, large window overlooking the countryside to the front of the property. Has an en-suite WC

WC

3'0" x 10'

Situated off the
WC could be used as an en-suite

Garage

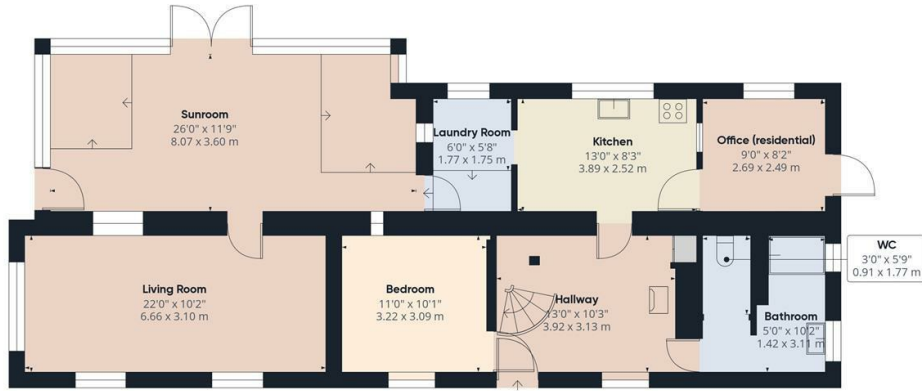
Detached

They could be used to extra stables

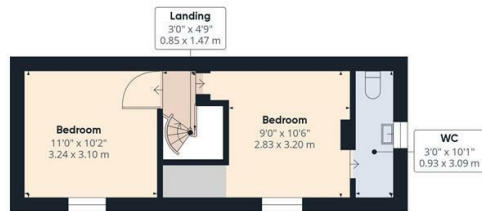








Ground Floor



Floor 1

Approximate total area[#]
 1375.52 ft²
 127.79 m²

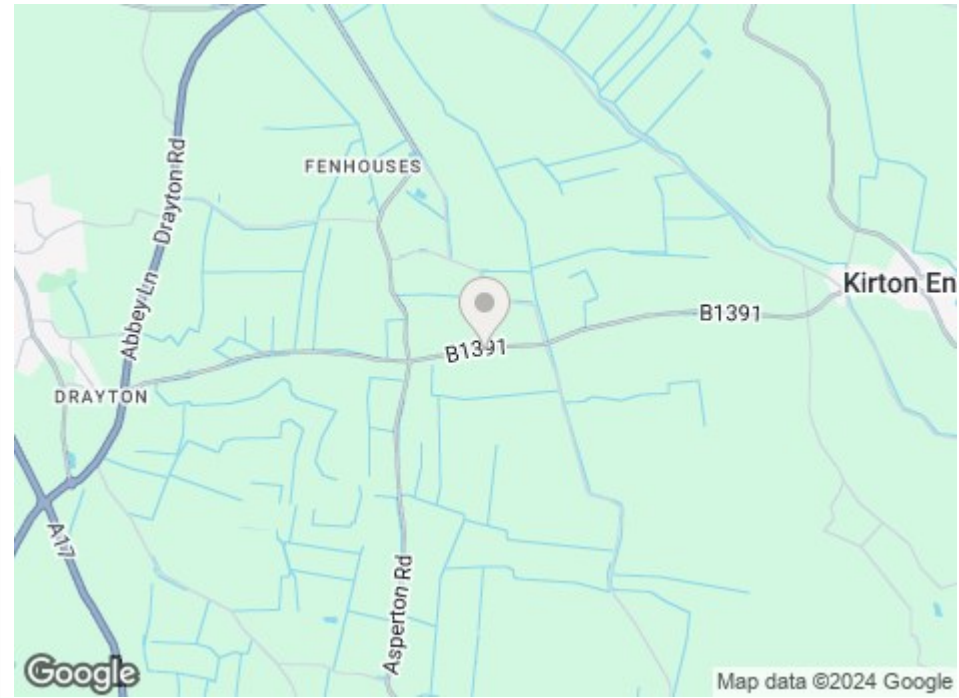
Reduced headroom
 14.85 ft²
 1.38 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current: **36** Potential: **78**

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	