

**Old Farm House Station Road, Sibsey Boston PE22 0SA** 

# welcome to

# **Old Farm House Station Road, Sibsey Boston**

A 3-bedroom detached farmhouse on a generous plot in Sibsey, with 2 sets of outbuildings with planning permission already obtained. Offering huge potential for renovation or development, this rare opportunity is ideal for buyers seeking a project in a popular village location close to Boston.





Situated in the sought-after village of Sibsey, this three-bedroom detached farmhouse presents a rare opportunity for buyers looking for a project with huge potential. Set on a generous plot, the property offers the perfect blend of rural charm and development opportunity, with the added benefit of planning permission already obtained for further works.

The farmhouse itself retains character features throughout and provides well-proportioned accommodation, including three bedrooms, spacious living areas, and scope to reconfigure or modernise to suit individual requirements.

Externally, the property boasts a large garden area, ample parking, and two sets of substantial outbuildings - ideal for conversion, business use, or ancillary accommodation (subject to the relevant consents).

Positioned on Station Road, the property enjoys excellent access to local amenities within Sibsey, including the highly regarded primary school, village shop, and pub. The market town of Boston is just a short drive away, offering a full range of facilities and rail links.

This is an excellent opportunity for those seeking a development project, a family home with extensive grounds, or an investment with scope to add significant value.

#### Lounge/Diner

26' 4" x 11' 5" ( 8.03m x 3.48m )

#### **Reception Room 3/Bar**

19' 6" x 11' 5" ( 5.94m x 3.48m )

#### Kitchen

17' 7" x 7' 11" (5.36m x 2.41m)

#### **Utility Room**

4' 11" x 5' 11" ( 1.50m x 1.80m )

#### **Bedroom 1**

11' 11" x 11' 8" ( 3.63m x 3.56m )

#### **Bedroom 2**

11' 8" x 11' 10" ( 3.56m x 3.61m )

#### **Bedroom 3**

4' 11" x 8' 9" ( 1.50m x 2.67m )

#### **Bathroom**











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# **Old Farm House Station Road, Sibsey Boston**

- DETACHED 3-BEDROOM FARMHOUSE
- GENEROUS PLOT WITH LARGE GARDENS
- 2 SETS OF OUTBUILDINGS WITH PLANNING
- HUGE SCOPE FOR OUTSIDE DEVELOPMENT
- SOUGHT AFTER VILLAGE LOCATION

Tenure: Freehold EPC Rating: D

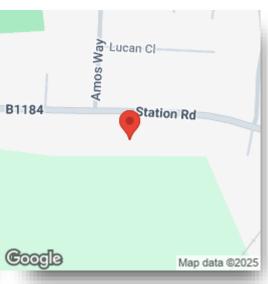
Council Tax Band: C

# £425,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/BWB116191



Property Ref: BWB116191 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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