



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

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Property Ref:
BWB116191 - 0003

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