



- A Versatile Lifestyle Property In A Rural Location
- Approx. 8.5 Acres ● Four/Five Bedroom Barn Conversion
- Equestrian Facilities inc. Brick Built Stables, Hay Barn and Four Bay Horse Walker
 - Fenced Paddocks and Large Timber Store/Field Shelter
- Further Outbuildings inc. Double Garage/Workshop & Carport

GENERAL AND SITUATION

Approximate Distances:
Gosberton 2 miles • Spalding 6 miles • Boston 12 miles • Bourne 13 miles
Peterborough 25 miles

A rare opportunity to purchase a wonderful four/five bedroom barn conversion set in approx. 8.5 acres with excellent equestrian facilities

A detached barn converted in around 2000, ideal for an equestrian family. There are formal gardens to the front and rear and excellent equestrian facilities and range of outbuildings including four stables, hay barn, bark chip turnout area, paddock grazing land, horse walker, field shelters, plus ample parking, integral double garage / workshop, car port and attached workshop / office.

The nearby village of Gosberton is in the South Holland District of Lincolnshire and offers a variety of local amenities including convenience stores, medical centre, butchers and public house. The market towns of Boston and Spalding are easily accessible and offer a full range of services and amenities. There are great connections to the cathedral city of Peterborough and rail links to London's King's Cross.

THE RESIDENCE

A detached barn conversion with many character features including exposed beams and exposed feature brick interior walls, as well as oil fired central heating and double glazing. There is the following accommodation, please refer to floor plan for sizes and room layout.

A bright open **Entrance Hall** with stone tiled flooring, large skylight, high vaulted style ceiling with spotlights, has a door leading to the **Integral Garage** and an **Inner Hall** with floor to ceiling windows, stone flooring, stairs to first floor and double doors to outside.

The **Kitchen** has an extensive range of fitted and freestanding units, bespoke central island with integrated wine rack, 1½ bowl inset ceramic butler style sink with mixer tap, plumbing for dishwasher, Nexus SE electric Rangemaster style cooker with oven and grills and extractor over, granite splashbacks, stone flooring, access to loft space above, spotlights, oil fired boiler and a door to outside, plus a door to a **Utility Room** which has a window to side, plumbing for washing machine, space for tumble dryer, stone flooring, shelving, space and plumbing for an American style fridge / freezer.

The **Dining Room** has a window to side, floor to ceiling window overlooking garden, stone flooring, some timber paneling to walls and a dual sided log-burner that also serves the **Snug** which has a full height window, exposed wood flooring and double doors to the **Inner Hallway**.

The **Inner Hallway** leads to a **Cloakroom** with wash hand basin and WC, extractor, quarry tiled flooring, and a **Living Room** a bright and spacious room with large windows and patio doors leading to garden and a gas fire (bottled) with brick surround and timber mantle. There are also **Two Single Bedrooms/Offices** each with a window.

The **Main Bedroom Suite** has a window, vaulted ceiling with exposed beams, air conditioning unit with remote control, and a **Dressing Area** with window, fitted wardrobes, wooden flooring, fitted shelving and a dressing table, plus an **Ensuite Shower Room** with a window, twin sinks in vanity unit, shower, WC, wooden flooring, part tiled walls, spotlights and a heated towel rail.





To the **First Floor** a **Galleried Landing** with a skylight, airing cupboard and eaves storage gives access to Two Further Bedrooms, both with window, skylights, and eaves storage, and a **Family Bathroom** with corner bath, shower cubicle, laminate flooring, extractor, heated towel rail, tiled walls and a skylight. There is also a **Separate WC** with wash hand basin, WC and skylight.

NB There are sloping ceilings to the first floor.

OUTSIDE & OUTBUILDINGS

Cawood Farm is accessed via electric gates leading to a long gravelled driveway with extensive parking. The driveway continues around the side of the property and leads to the paddocks and second access to the rear. The front garden is landscaped with areas laid to lawn and a variety of mature shrubs and trees. The rear garden is private and enclosed to all boundaries and is laid mainly to lawn with a gravelled pathway around the perimeter. There is a **Decked Patio Area** providing a lovely, secluded seating area.

Attached the residence at the front there is an **Integral Garage /Workshop** with electric roller door, power, light and water, and there is an **Open Fronted Car Port** 20'6 x 18'6 (about 6.3m x 5.7m) with power and light, personal door leads to adjoining **Store** with double doors to front and benefitting from power and lighting.

To the right-hand side of the carport there is an **Office** 17'11 x 15'10 (c. 5.4m x 4.8m) (max) with windows to front and side elevations, laminate flooring and a **Utility Area** with plumbing for washing machine and space for tumble dryer, with a **Shower Room** located off with electric shower in cubicle, wash hand basin and WC.

EQUESTRIAN FACILITIES & LAND

Attached to the rear of the property there are **Four Stables**, one of which is utilised as a **Tack Room**, which are brick built with lighting, overhang and concrete yard to the front, bark chip turn out area and a walled boundary.

There is a **Hay Barn** c.16'3 x 12'7 (about 4.9m x 3.8m) located adjacent to stable four.

There is a small grass paddock currently housing kennels and utilised for the vendors dogs.

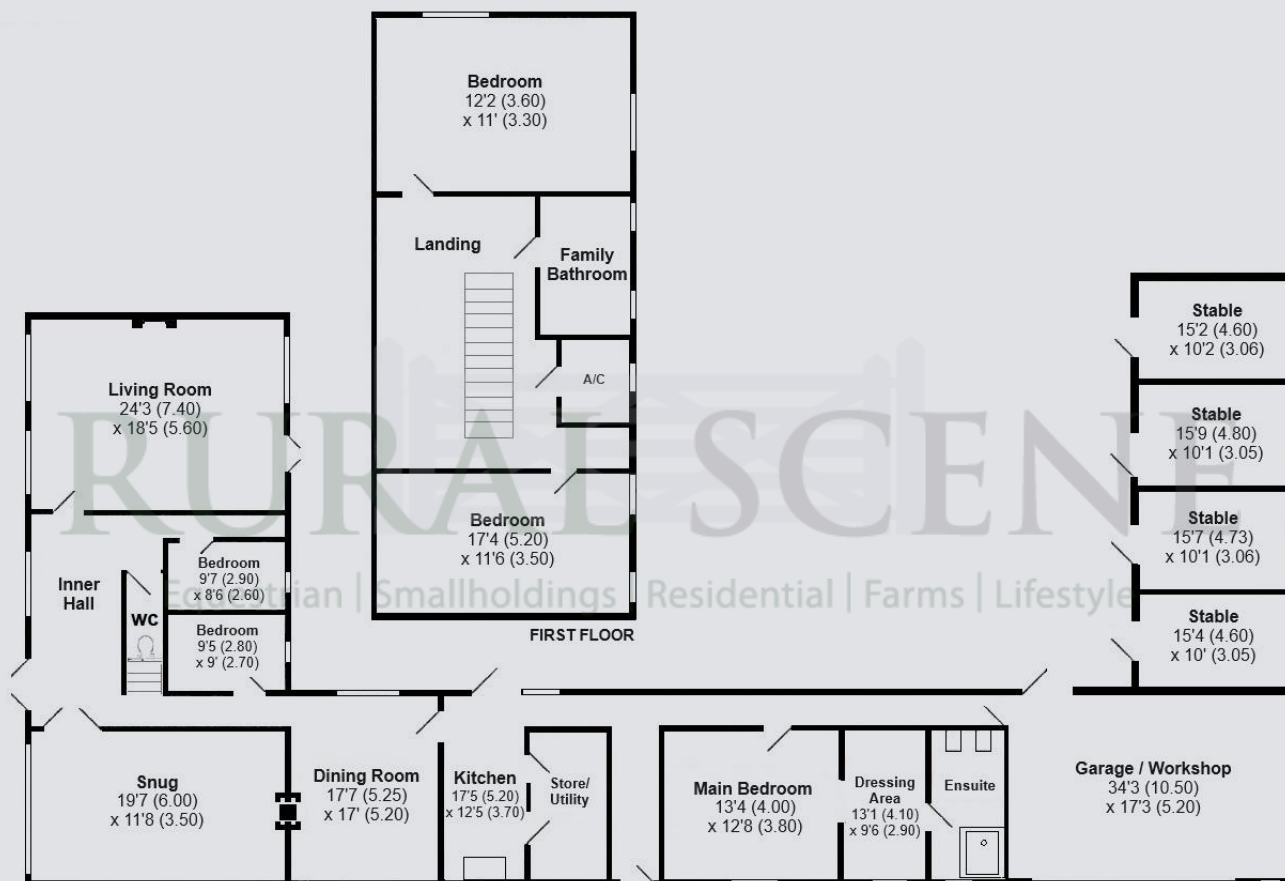
Four Bay Horse Walker and a fenced **Sand Paddock** c.20m x 15m.

The majority of the **Grazing Land** lies behind the residence divided into various manageable sized paddocks. A purpose-built track runs through the centre of the land giving easy access to all paddocks and leads onto Station Road giving dual access to the property, suitable for vehicles and for movement of stock. One of the paddocks has had secure dog fencing installed, which is available by separate negotiation.

Within one of the paddocks there is a large **Timber Store** is currently used for hay storage.

IN ALL APPROX. 8.5 ACRES
(About 3.4 Hectares)





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SOUTH HOLLAND DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (Septic Tank), OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING F COUNCIL TAX E

DIRECTIONS

From the A15 head north-east on Folkingham Road (A15). Proceed along this road and turn slight right on to Main Road. Continue for about 3 miles and then turn right into Fen Road (B1397) Continue for about 7 miles. Take a left turn onto Cawood Lane and the property will be found on the left-hand side.

what3words /// plodding.roughest.legroom

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited CAWOOD FARM but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.