

OAKLANDS Bull Drove, Wrangle, Boston, Lincolnshire PE22 9DW

Offers Over £650,000



- Detached Four Double Bedroom Spacious Lifestyle Property
  - Just Over 2 Acres in All
- Perfect Equestrian Home Having Stabling, Tack/Feed Room, Manège, Barn & Paddock Grazing
  - Formal Gardens with Above Ground Pool
  - Driveway for Multiple Vehicle Parking
- Situated in Semi-Rural Village Location

REF AR7656

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle

## GENERAL AND SITUATION

Approximate Distances:

Boston 11 miles • Skegness 13 miles Lincoln 38 miles • Easy Access to A16/A52

A delightful, spacious, four double bed roomed lifestyle family home, ideally suited to an equestrian enthusiast having a variety of equestrian facilities which include stabling, barn, tack/feed room, manège and paddock grazing.

Wrangle is a rural village in Lincolnshire between Skegness and Boston there are some local amenities which include a Post Office and pub, whilst Boston and Skegness offer a wider range of shops and services. For those wishing to commute the property is within easy access to the A16 and A52.

The property is only offered for sale due to a change of direction; the vendor has kept her own dogs and horses at the property and advises that there is nice local out-riding on quiet drives/lanes and on a few byways.

## THE RESIDENCE

A detached house benefitting from double glazing and LPG gas-fired central heating, the vendors inform us that the property has also had a new roof. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The property is entered via a front door which leads into the **Entrance Hall**, which has stairs off to the **First Floor**. A door to the right leads into **the Integral Garage** and a door to the left leads into the **Front Reception Room**, which has dual aspect windows to the front and side, wood effect vinyl floor covering and a logburner set in a brick fireplace with tiled hearth.

A door leads into a **Second Reception/Family Room**, with an arched window to the side, a continuation of flooring from the front reception room, useful understairs storage cupboard, Victorian open fireplace with galvanised surround and grate and tiled hearth/insert. This then leads onto the **Main Open-Plan Living/Kitchen Area** which has a Clearview logburner with brick insert fireplace and tiled hearth, tiled flooring, a porthole window, vaulted ceiling with two skylights and double doors leading outside to a slate **Patio Area** within a very private **Side Garden**. An archway opens into the **Kitchen** which has a range of bespoke, solid wood wall and base units with wooden worksurfaces, 1½ bowl sink with mixer tap and tiled splashbacks, tiled flooring, LPG range style cooker with extractor over, windows to the side and front, central island/breakfast bar, space for fridge, plumbing for dishwasher and space for microwave. An archway from the **Kitchen** opens to the **Dining Room** which has a continuation of the tiled flooring from the **Kitchen**, spotlighting to ceiling, double doors with full height windows to either side, leading out to a rear slate **Patio Area** and over-looking the pool. A door leads to the **Utility Room** which houses the wall-mounted gas boiler (new 2024) and has a window and tiled flooring.

The **Downstairs Bathroom** comprises a bath with electric shower over, wash hand basin, WC, ceiling lights, sky light to ceiling, fitted double cupboard.

The **Integral Garage** has an electric roller shutter door to front and benefits from power and lighting and has a door to the rear which leads to a **WC/Boot Room** with tiled flooring, plumbing for washing machine, wall units, single drainer stainless steel sink unit with mixer tap and tiled splashbacks, low flush WC, space for further fridge/freezer and a door leading to **Rear Garden**.





To the **First Floor** there are **Four Double Bedrooms**. **Bedroom One** with fitted cupboard/walk-in wardrobe, windows to front and side elevations, eaves storage, spotlighting to ceiling and a fitted window seat with storage below. Nb there are some sloping ceilings. **Bedroom Two** again with dual aspect windows to front and side elevations, exposed wooden flooring, walk-in recess/wardrobe. **Bedroom Three** with window to side, laminate style floor covering, part panelling to walls and **Bedroom Four** with window to rear. The **Landing** has access to loft space above and radiator. The **Bathroom** has a three-piece suite comprising claw foot, roll top free-standing bath, wash hand basin on marble style plinth and WC. It has part-tiled walls, tiled flooring, spotlighting, heated towel rail and a window.



### OUTSIDE, OUTBUILDINGS & LAND



To the front of the property there is a driveway for multiple vehicle parking with gated access to the side to further parking and double gates to the rear garden. There is a **Single Garage** and space to park a **Horse Trailer/Horse Box**. The **Garden** to the front is laid to lawn and then wraps round the side of the property where there are further lawns and mature trees and shrubs. There is a slab pathway around the edge of the house giving access to the rear, where there is a **Decked Patio Area** off the dining room. Within the main rear garden is a cladded 24' round **Above Ground Swimming Pool**, brick BBQ, pebbled low-maintenance garden and further **Patio Area, Hut/Summerhouse** (currently used as a **Studio**) with power, light, water supplies and heating. There is a small **Polytunnel**.



A gate leads into the **Equestrian Facilities / Stable Yard** where there is a concrete yard and the following Outbuildings (see Outbuilding 2 on the floorplan)

**Quad/Mower Store**

**Hay Barn**

**Corner Stable One** with door out to the paddock

**Adjoining Tack/Feed Room**

**Stable Two.**

**Manège** c. 20m x 20m with rubber chip surface, solid panel fence surround and five bar gate entry.

The **Paddock Grazing Land** - a rear gate leads into the paddocks which is flat grazing land which is post and railed to part and post and electric fence for the remainder, subdivided by post and electric fencing. There are **Four Paddocks** to the rear. There is **One Paddock** to the right-hand side of the driveway which is the winter paddock grazing.



**IN ALL APPROX. 2 ACRES**  
(About 0.8 Hectares)

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Approximate Area = 1827 sq ft / 169.7 sq m (excludes detached garage)

Outbuilding(s) = 5176 sq ft / 480.9 sq m

Garage = 378 sq ft / 35.1 sq m

Total = 7381 sq ft / 685.7 sq m

For identification only - Not to scale



### VIEWING

Strictly by appointment only with the Agents

### LOCAL AUTHORITY

BOSTON BOROUGH COUNCIL

### SERVICES

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

TENURE Freehold ENERGY RATING E COUNCIL TAX C

### DIRECTIONS

From the A52 head north towards Skegness, on reaching Wrangle turn left onto Common Road and after about ½ mile turn left again and stay on Common Road which turns slightly left and becomes Double Bank. Continue for approx. 0.2 miles and at the junction turn right onto Wrangle Bank. Proceed along Wrangle Bank and take a left turn onto Bull Drove and the property will be found on the left-hand side after about ½ a mile.

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Rural Scene have visited OAKLANDS 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.

