



- Spacious Three Bedroom Detached Family Home
- Range of Outbuildings inc. Pole Barn, Garage, Stores, Stables & Former Piggery
 - Driveway with Turning Space & Parking for Multiple Vehicles
 - Ideal Smallholding or Private Equestrian Use
- Rural Location
- Set in Approx. 4.7 Acres

GENERAL AND SITUATION

Approximate Distances:

Gypsy Bridge & Coningsby 4 miles • Boston 10 miles • Sleaford 20 miles

A spacious, detached, three bedroom family home set in approx. 4.7 acres with a good range of outbuildings, ideal for smallholding or private equestrian use, in a rural location.

The property has pleasant formal gardens, ample vehicle parking, and outbuildings comprising a pole barn, garage, stores, stables and former piggery, as well as grazing paddock land.

The property is located in the small village of New York, which has a primary school, whilst the nearby village of Gypsy Bridge has a general store, Post Office, school, church and pub. The larger village of Coningsby lies to the north, whilst the town of Boston provides a wider range of facilities.

The B1192 Langrick Road provides excellent road links.

THE RESIDENCE

A three bedroom detached house benefitting from double-glazing, alarm system and LPG central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

To the rear the entrance leads into a useful **Porch/Utility Area** with plumbing for a washing machine and space for a tumble dryer. This leads into a large **Reception Hallway** with ample space for use as a **Study** etc. if desired, with stairs to the first floor, tiled flooring and understairs storage.

A door leads through to the **Reception Room** which has a cosy logburner set in a brick fireplace with a carved wooden fire surround and an archway through to a **Dining Room** which has double doors into the uPVC **Conservatory**, which has doors out to the **Garden** and laminate flooring.

The **Kitchen** has a range of fitted wall and base units with laminate worksurfaces, single drainer sink with mixer tap, space for fridge freezer and electric cooker, and vinyl flooring.

To the **First Floor** the Landing gives access to **Three Bedrooms** and a **Family Bathroom** with a bath with shower over and screen, wash hand basin, WC, extractor, vinyl flooring and a cupboard housing the gas boiler.





OUTSIDE, OUTBUILDINGS & LAND

An access driveway from the road leads to a five-bar gate into the yard to the rear of the house, which has generous parking and turning space.

There are formal gardens to three sides of the house, mainly laid to lawn with a selection of mature trees, a **Pond** and a **Greenhouse**.

There are the following outbuildings, please refer to the floorplan for approximate sizes.

Double Garage with two up and over doors, power and lighting.

Three Bay Pole Barn with power and light

Adjoining Store and Log Store

Two Stables of block construction with rubber matting

Adjoining Feed Room with stable door to the:

Former Piggery currently utilised as a **Tack and Rug Room**, with alarm

The **Grazing Land** is to the rear of the outbuildings and is divided into two fields of fairly level pasture with fencing to the boundaries. One of the fields has a **Field Shelter**.

There is a separate gated access from Langrick Road onto one of the fields.

IN ALL APPROX. 4.7 ACRES
(About 1.9 Hectares)

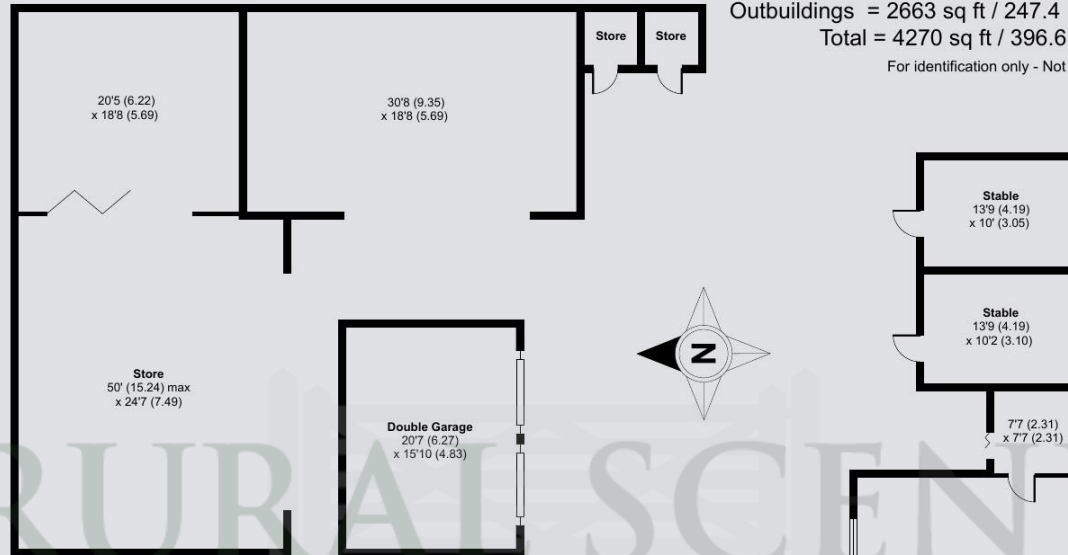
NB there is an easement for the electricity board to maintain the powerlines/ telegraph pole situated on the land.



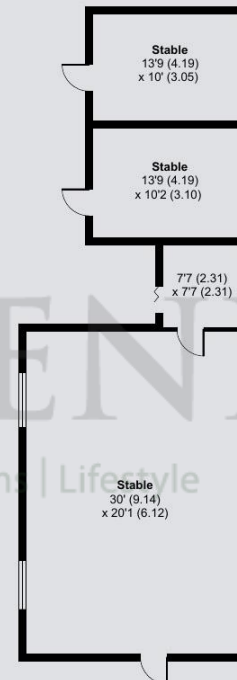
RURAL SCENE
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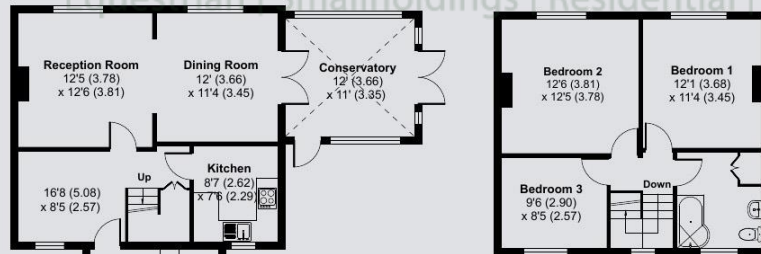
Approximate Area = 1280 sq ft / 118.9 sq m (excludes stores)
 Garage = 327 sq ft / 30.3 sq m
 Outbuildings = 2663 sq ft / 247.4 sq m
 Total = 4270 sq ft / 396.6 sq m
 For identification only - Not to scale



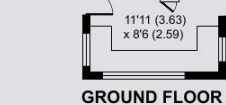
OUTBUILDING 1 / 3



OUTBUILDING 2 / 4 / 5



FIRST FLOOR



GROUND FLOOR

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL

SERVICES

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

TENURE Freehold ENERGY RATING F COUNCIL TAX C

DIRECTIONS

Proceed along the B112 Langrick Road, passing Moy Park on your right and enter the village of New York. Go past the primary school on the left and the property will then be found on the right-hand side, just after the Catchwater Drain turning and identified by our For Sale board.

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Rural Scene have visited SYCAMORE HOUSE 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.