

CHAPEL HOUSE Chapel Lane, Friskney, Boston, Lincolnshire PE22 8RX

Offers Over £350,000



- Detached Three Bedroom Cottage
- Static Caravan Providing Additional Accommodation
- Brick Outbuilding & Workshop • Driveway Parking
- Quiet Rural Location with Excellent Accessibility
- Just Under 1.5 Acres In All

REF AR8226

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Friskney 1.5 miles • Wainfleet 4 miles • Skegness 8.7 miles • Boston 13.8 miles

A detached three bedroom cottage set in just under 1.5 acres of gardens and paddock land with a useful brick outbuilding, static caravan and workshop, in a rural location with excellent accessibility.

In the agents' opinion the property would be ideal for smallholding or horticultural use and could offer itself to multi-generational living having a static caravan on site. There is ample space for vehicle parking, as well as a workshop and a useful brick outbuilding that would lend itself to a variety of uses.

The property has been utilised as a family home and smallholding and is now offered for sale due to a relocation.

The village of Friskney has a church, general store, Post Office, pub, junior school with toddler group and village hall, whilst the larger centre of Wainfleet has a supermarket, good range of shops, a senior school and a children's centre on the grounds of the primary school, which is academy lead and is a sister school to Friskney Primary. The larger town of Boston lies to the south of the property, with the popular coastal town of Skegness to the north.



THE RESIDENCE

A three bedroom detached cottage with oil-fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

An open **Porch** has a front door that leads into an **Entrance Hall**, which has stairs rising to the first floor, a door to the right leads into a **Reception Room** with exposed beams, laminate flooring, a useful understairs storage cupboard, and a traditional cast iron range set into a fireplace.

A doorway leads through to the **Kitchen**, which is fitted with a range of wall and base units with wooden worksurfaces, single drainer sink with mixer tap, plumbing for washing machine, spaces for a free-standing fridge freezer, electric cooker and dishwasher, and quarry tiled flooring. Located off the **Kitchen** there is a **Pantry Cupboard**, a **Larder Cupboard** and a **Boot Room/Conservatory** with a door to outside.

Another door off the **Kitchen**, leads into the large **Dining Room** which has exposed ceiling beams.

To the **First Floor** the **Landing** gives access to **Three Bedrooms**, two of which have a feature fireplace; and a **Shower Room** with wash hand basin, WC and shower cubicle.





OUTSIDE, OUTBUILDINGS & LAND

Double gates from the road lead into a driveway to the left of the house which provides ample vehicle parking.

The gardens to the rear and side of the house are mainly laid to lawn, enclosed by fencing.

There are the following Outbuildings:

Two Bedroom Static Caravan with electricity connected. Nb there is no septic tank connection.

Timber Shed

Workshop with double doors and power supply

Further Outbuilding (previously utilised as a **Studio/Games Room**) with logburner in situ and a WC/shower. Please note at the time of our visit we were not able to enter this building to take measurements or create a floorplan.

Selection of **Further Sheds and Stores**, some in need of attention.

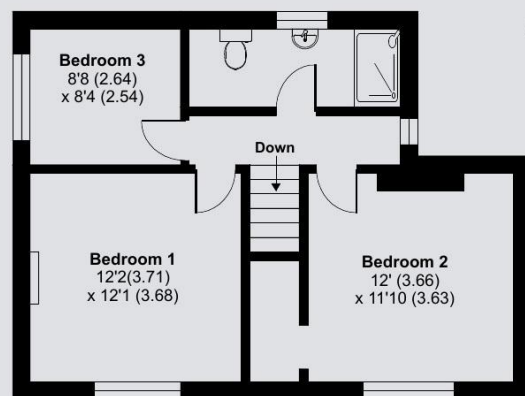
The **Adjoining Paddock** is situated beyond the garden and is mainly level grazing land that would lend itself to smallholding or horticultural use.



JUST UNDER 1.5 ACRES IN ALL
(About 0.6 Hectare)

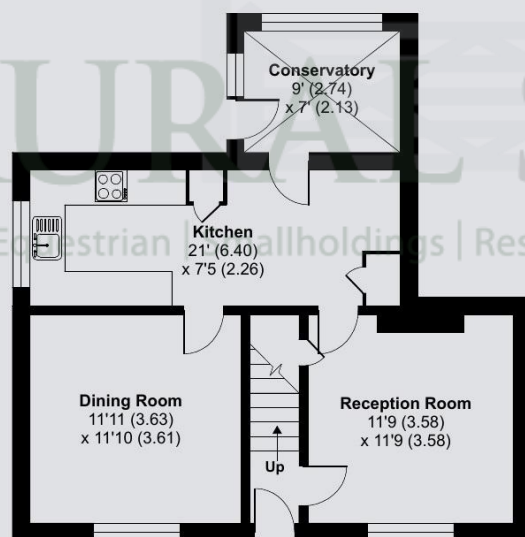
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FIRST FLOOR

Approximate Area = 1094 sq ft / 101.6 sq m
 Outbuilding = 416 sq ft / 38.6 sq m
 Total = 1510 sq ft / 140.2 sq m
 For identification only - Not to scale



GROUND FLOOR



OUTBUILDING

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Rural Scene. REF: 1251113

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL

SERVICES

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

TENURE Freehold **ENERGY RATING** E **COUNCIL TAX** C

DIRECTIONS

LEAVING Boston on the A52 towards Skegness, pass through Wrangle and Just after the Barley Mow Pub on the right-hand side take Sea Lane towards Main Road (A52) Continue onto Eau Dyke Road and then turn left onto Chapel lane. The property will be found on the right-hand side. There is no For Sale board, but the property does have its own signage.

what3words /// drive.rekindle.photo

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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 CHAPEL 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.