

HARVEST LODGE Main Road, Langrick, Boston, Lincolnshire PE22 7AN

Price Guide £650,000



- Spacious, Detached Lifestyle Home with Four Double Bedrooms
 - Extremely Flexible Accommodation
 - Ideal for Private Equestrian or Smallholding Use
- Garaging and Ample Vehicle Parking ● Lovely Riverside Location
 - Set in Approx 9.3 Acres of Gardens and Grazing Land

REF AR8332

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Gypsy Bridge 2 miles • Boston 6 miles • Coningsby 8 miles
Sleaford 18 miles

A spacious, detached four bedroom family home, set in approx. 9.3 acres giving potential for equestrian or smallholding use, with garaging and ample parking.

Built by the current owners in 1997, the property offers well presented and flexible family accommodation over two floors, with potential for adaptation to multigenerational living. It is now offered for sale due to a downsize.

In the agent's opinion the property would be ideal for use as a smallholding or private equestrian property, having grazing land beyond the formal gardens to the rear.

Located in the small village of Langrick, nearby Gypsy Bridge has a general store, Post Office, school, church and pub. The larger village of Coningsby, and the town of Boston are easily accessible and offer a wider range of services and amenities, whilst the B1192 provides excellent road links. The banks of the River Witham can be accessed directly from the property and offer excellent walking, and off-road hacking for equestrian enthusiasts.

THE RESIDENCE

A modern four bedroom detached house benefiting from oil-fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A front **Entrance Door** leads into the **Entrance Hall** which has a useful walk in storage cupboard and stairs rising to the **First Floor**. A door to the left leads into a very spacious, light and airy **Lounge** with a bay window to the front, as well as a side aspect window and laminate flooring. The focal point of the lounge is the logburning stove which sits on a brick recess and tiled hearth with wooden mantle above.

To the right of the **Hallway** there is a **Reception Room**, which is currently used as an **Office** but could also suit use as a **Formal Dining Room** or **Ground Floor Bedroom**. It has dual aspect windows, including a bay window to the front and an open fireplace with cast iron style surround.

Also off the **Hallway** there is a **Shower Room** (replaced c. 2019), with corner shower cubicle, wash hand basin in vanity, WC, tiled floor and walls, extractor and spot lighting.

The **Kitchen/ Breakfast Room** is the hub of the home and overlooks the beautiful rear gardens. It has a good range of wooden wall and base units with rolled edge work surfaces, 1½ bowl stainless steel sink unit with mixer tap and tiled splash back, space for electric cooker (available by separate negotiation) with extractor hood over, space and plumbing for dishwasher and space for fridge freezer. There is tile effect vinyl flooring, and a door leading to an adjacent **Utility Room**, which has a fitted wall and base units with work surfaces, single drainer sink unit with mixer tap, tiled splash back, vinyl flooring, heated towel rail, a cupboard housing the oil-fired boiler and an external door to the garden.





Off the other end of the **Kitchen**, the lovely **Garden Room** looks out over the rear gardens and has a vaulted ceiling, exposed brick walls, wood effect flooring, and a door to the outside. With potential for a variety of uses this flexible room would be perfect as a **Dining Room**. Double doors lead back to the lounge, whilst a second doorway leads to another **Reception Room**, ideal for use as a **Study**, **Playroom** or **Ground Floor Bedroom**, with a third door from the **Garden Room** giving access to the **Integral Garage**, which benefits from power and light and has an electric door and loft space access.

To the First Floor the Landing has a walk-in airing cupboard and loft hatch, and gives access to four Generous Double Bedrooms, one of which has an Ensuite Bathroom (replaced c. 2023) with a shower cubicle, wash hand basin in vanity unit, WC, extractor and vinyl flooring.

Completing the accommodation on the First Floor is a Family Bathroom (again replaced c.2023) comprising a wash hand basin in vanity unit, bath with shower off taps and shower screen, WC and heated towel rail.



OUTSIDE, OUTBUILDINGS & LAND

To the front of the property there is a gravelled driveway for vehicle parking which leads on down the right-hand side of the house to the rear. There is a garden area to the front of the property which has established borders with trees and shrubs, and lovely views over the surrounding arable land.

On the right-hand side of the driveway is a **Log Store**, **Dog Kennel** and the oil tank.

The driveway leads to a **Detached Garage**, which has two up and over doors and a personal door, and benefits from power and lighting and a cold-water supply. There is a hardstanding area to the rear of the garage providing ample space for parking a tractor, horsebox etc.

To the rear of the residence the **Formal Gardens** include a **Patio Seating Area** with brick BBQ, large **Greenhouse** and a spacious lawned area beyond with shrub borders. Within the garden is a timber **Summer House** on a concrete base, as well as a number of **Raised Vegetable Beds**.

From the garden a galvanised gate leads into the first paddock, with a second galvanised gate leading on into the larger main field. The grazing land is flat, with hedges and post and rail fencing to the boundaries.

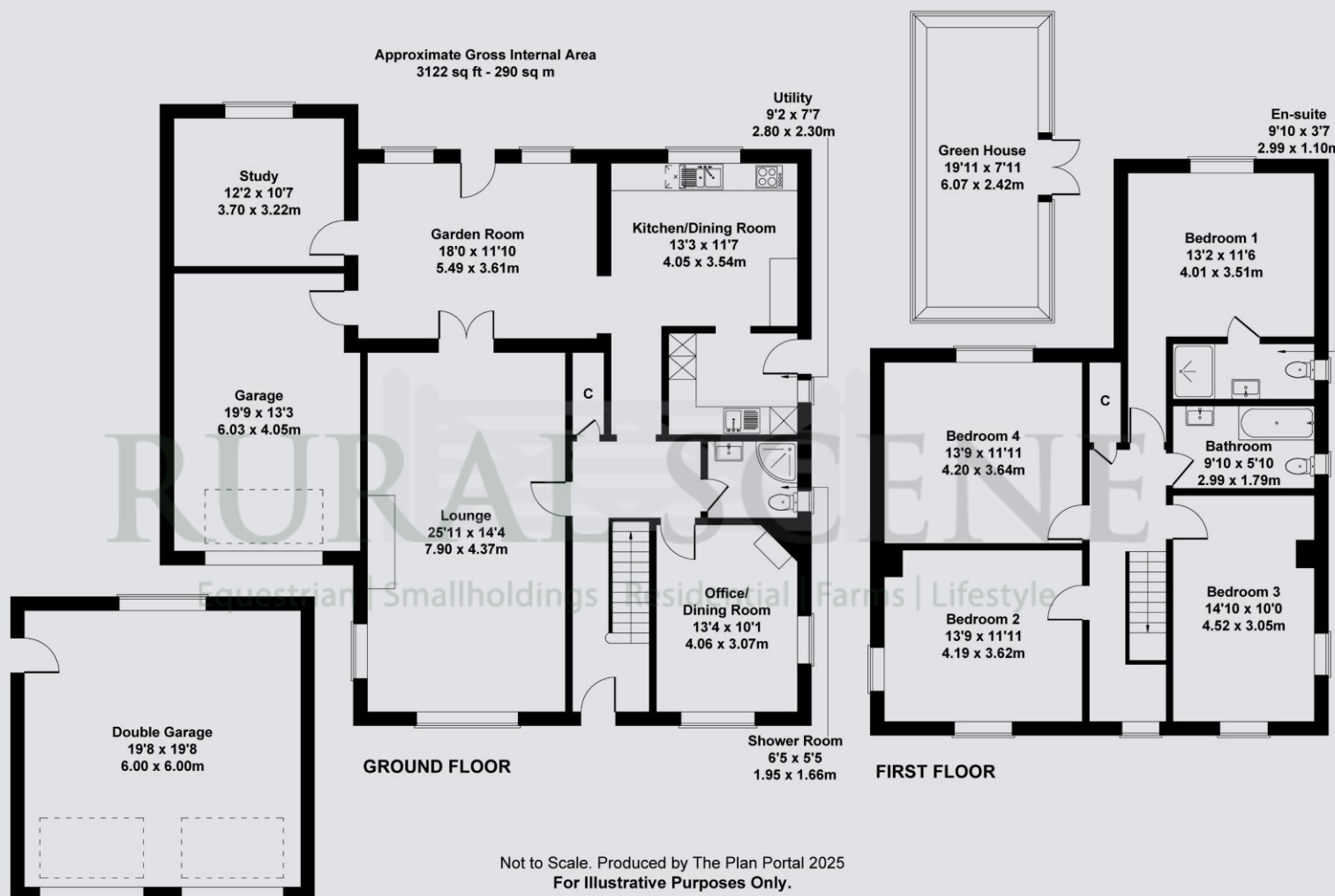
The River Witham is located directly beyond the rear boundary hedge.



IN ALL APPROX. 9.3 ACRES
(About 3.8 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL
COUNCIL TAX BAND E

SERVICES

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

TENURE Freehold

ENERGY RATING D

DIRECTIONS

From Boston head northwest on the A1137. At the roundabout take the 2nd exit onto Brothertoft Road, turn left onto Langrick Road, then take a slight right onto Punchbowl Lane. After approx. 2.5 miles, take a right turn onto Langrick Road (B1192), and after a further approx. 1 mile, turn right onto Main Road (B1192). The property will then be found on the left-hand side, identified by our For Sale board.

what3words /// steep.flannel.condensed

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Rural Scene have visited HARVEST LODGE 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.