



Manor House Barn Small End, Friskney Boston PE22 8PF

welcome to

Manor House Barn Small End, Friskney Boston

4 Bed Barn Conversion situated in Small End, Friskney. Offering 4 bedrooms, 2 reception rooms, In-keeping Barn style Kitchen/ Diner, downstairs Wc/ Cloak, Swimming Pool and additional Kitchen, 4 piece bathroom. Set on approximately 1.6 acres (sts) with additional outbuildings and impressive driveway

Photography

Current images are agents own and professional photography and floorplan will be available soon.

parking, outbuilding and ample garden space to the rear.

Agents Note

Please be aware the property is a Corporate entity and as such the property will be marketed as sold as seen. Buyers should be aware that limited information will be available with regards to the property Information Form enquiries.

Entrance

Entrance doors leads into the hallway which has doors leading into the following rooms

Lounge

14' x 17' 3" (4.27m x 5.26m)

Reception Room

12' 9" x 10' 4" (3.89m x 3.15m)

Kitchen

15' max x 12' 1" (4.57m max x 3.68m)

Wc

Open Plan Kitchen Diner

14' x 26' 1" (4.27m x 7.95m)

Swimming Pool Room

46' 5" x 18' 9" (14.15m x 5.71m)

Landing

Bedroom 1

11' 5" x 11' (3.48m x 3.35m)

Bedroom 2

13' x 8' 2" (3.96m x 2.49m)

Bedroom 3

11' x 10' (3.35m x 3.05m)

Bedroom 4

10' 1" x 5' 8" (3.07m x 1.73m)

Family Bathroom

12' 9" x 9' 1" (3.89m x 2.77m)

External

Externally the property offers ample off street





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Manor House Barn Small End, Friskney Boston

- Beautifully converted 4-bedroom detached barn
- Set within approx. 1.6 (sts) acres of private grounds
- Character features including flagstone floors, exposed beams, and brickwork
- Two spacious reception rooms & a large kitchen/diner
- Family bathroom plus ground floor cloakroom/WC

Tenure: Freehold EPC Rating: E

Council Tax Band: G

£320 000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SKG109746 - 0004

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