



Weirs Farm Weirs Lane

Butterwick, Boston, PE22 0JP

**Offers In The Region Of £500,000**





## Weirs Farm. Weirs Lane

Butterwick, Boston, PE22 0JP

A charming, characterful period house in excellent order, conveniently located off the A52, with enormous potential to add a business aspect (STP) having land, outbuildings and a modern self-contained annex.

The house dating from 1822, has been tastefully remodelled and recently decorated throughout and ready to move straight in. Currently configured as a three bedroom, two bathroom property, upstairs is the master en-suite and a generous landing offering space for a further bedroom. Downstairs is a large open plan reception room / dining area split by the handsome wooden staircase, and a spacious kitchen, with island and Rayburn, leading to a conservatory and utility room with cloakroom.

Outside is where this property presents some very exciting opportunities with the potential to further develop the pretty brick stables, a self-contained annex, a workshop, garage with carport and various sheds plus a partly wooded field (crying out for some shepherd huts or glamping STP).

Including the gardens and large parking area the property totals 1.5 acres (STS), has extensive rural views and is situated just east of Boston with good access to amenities, transport, schools and restaurants. Call Bruce Mather on 01205 365032 to arrange a viewing now.









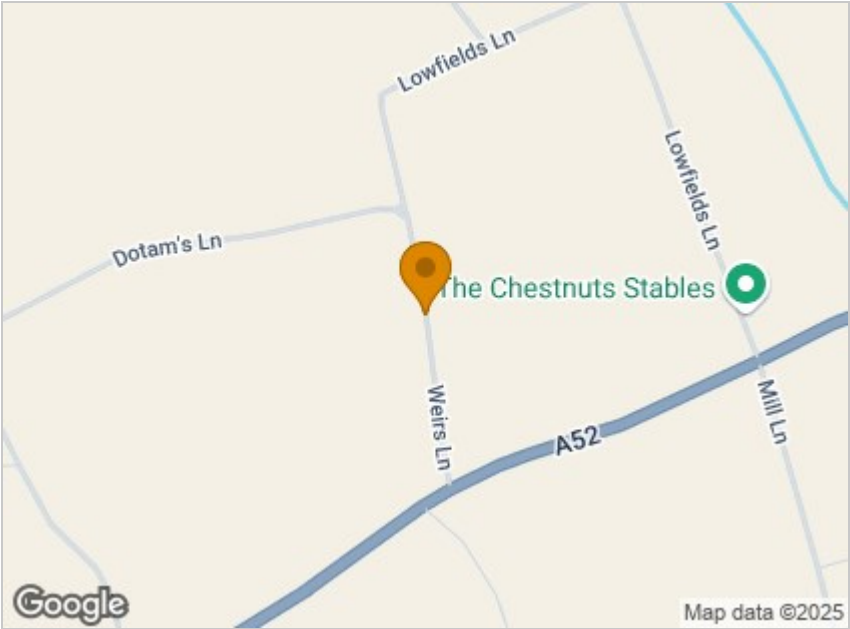
Floor Plan



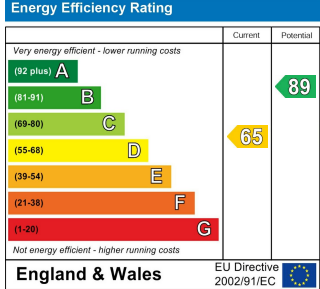
Total area: approx. 185.0 sq. metres (1990.9 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Website Link



Viewing

Please contact our Boston Residential Office on 01205 360 387 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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