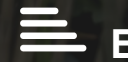


BRUCE MATHER
INDEPENDENT ESTATE AGENT



Little Bardfield Chapel Road
Tumby Woodside, Boston, PE22 7SP

£499,999

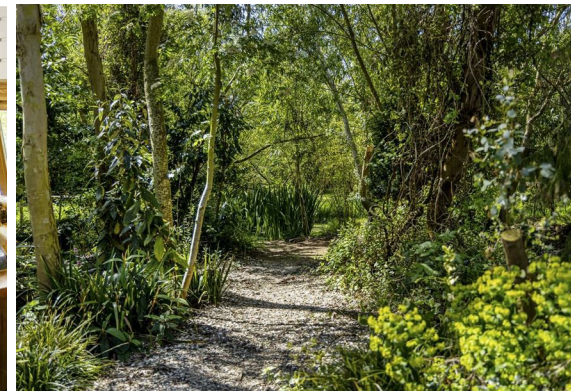


Little Bardfield Chapel Road

Tumby Woodside, Boston, PE22 7SP

A wonderful mystical property full of opportunity, a detached country house with an annex, large paddock, stables and pool house, earning potential STP, totalling 2.7 acres STS, located outside Coningsby in Tumby Woodside. The house has two bedrooms and a bathroom upstairs, downstairs is a further bathroom and bedroom, a very pleasant reception room with log burner, kitchen/ breakfast room, dining room, hallway/snug, and utility room. There is a large annex which would make a great studio flat or business premises. Outside there is a garage, various outbuildings including stables and pool shed and a large grass paddock. There are mature trees and gardens wrapped around the property with space for parking, in all totalling 2,7 acres STS. Tumby Woodside is approximately 4 miles from Coningsby for schools and shopping for further amenities and transport Bostin is approximately 12 miles away. To arrange a viewing at this lovely estate please call Bruce Mather Estate Agent on 01205 365032.





Floor Plan



All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any contract. Please proceed with caution.

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing

Please contact our Boston Residential Office on 01205 365032 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, Lincs, PE21 6QW

Tel: 01205 360 387 Email: sales@brucemather.co.uk brucemather.co.uk