

BRUCE MATHER
INDEPENDENT ESTATE AGENT



Ashton House Skeldyke Road
Kirton, Boston, PE20 1LU

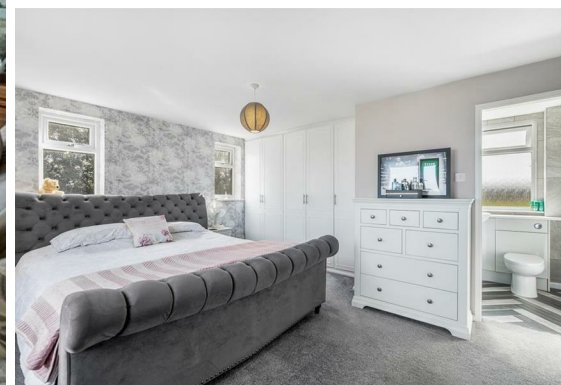
£695,000



Ashton House Skeldyke Road

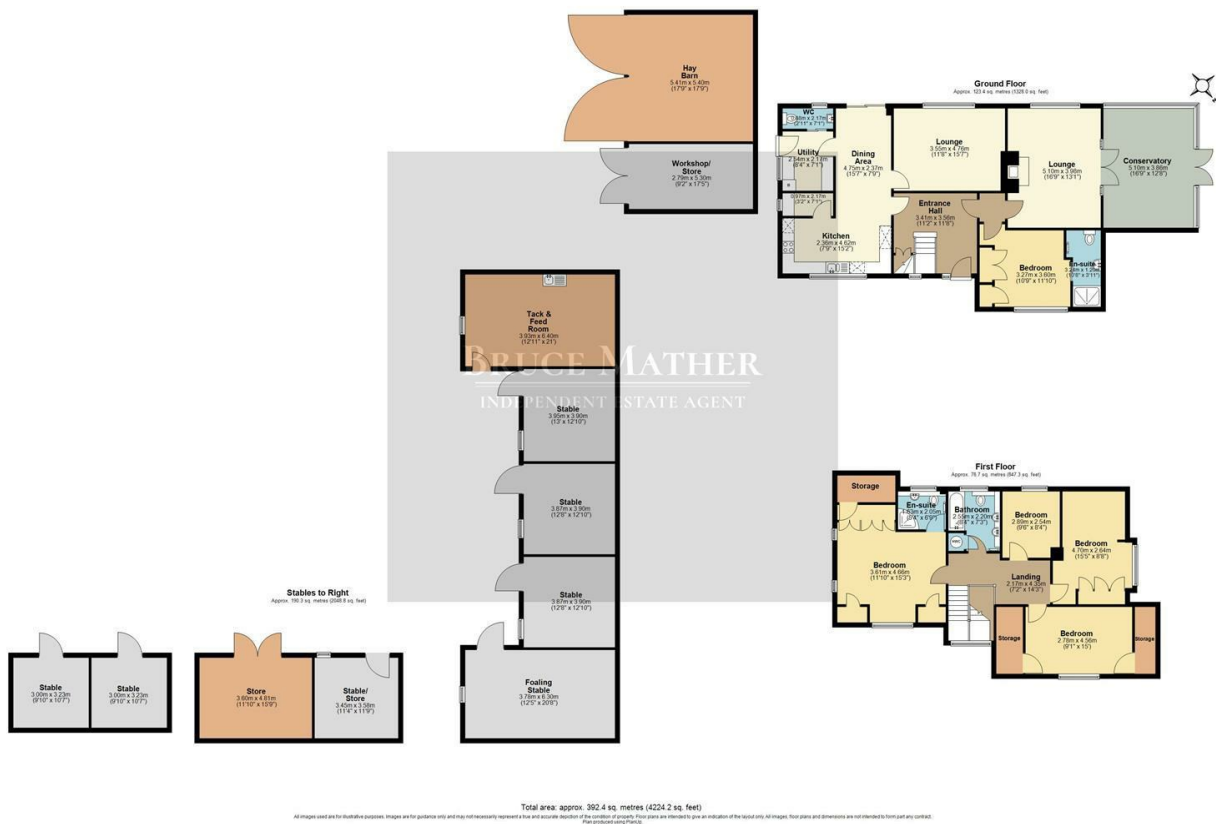
Kirton, Boston, PE20 1LU

An equestrian paradise, with a detached 5 bedroom rural house, stables, 5 acres (STS) in one of the most desirable locations in S.E Lincolnshire NO CHAIN. Wanting to run a business, a small holding or for equestrian use, this house and stables offers a peaceful rural retreat with south westerly facing views, yet handily located just along the road from popular Kirton. Currently laid out with an annex downstairs which contains a bedroom, bathroom, reception including an attractive fireplace and large conservatory to soak in all the views, the rest of the house has a kitchen, dining room, utility, cloakroom, pantry and reception room. Upstairs are 4 bedrooms, plenty of storage, 2 bathrooms the master being ensuite. Outside the property comes alive with a separate entrance for the stables, work shops and paddocks. One side of the house planning has lapsed the other side has planning for a triple garage with a 2 bedroom annex and games room above. Plenty of parking and the lawn garden just seems to flow off into the distance with open views. Kirton is about 2.5 miles away for local amenities. To view by strict appointment only, please call Bruce Mather Estate Agent on 01205 365032.

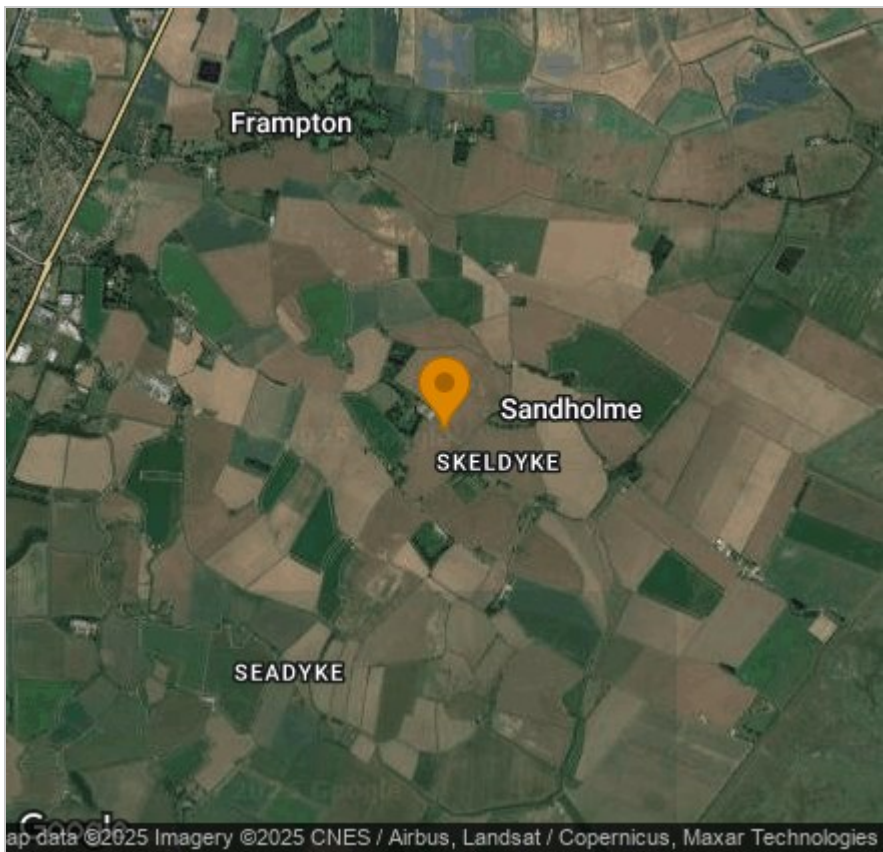





Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		53	69
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 365032 Email: sales@brucemather.co.uk www.brucemather.co.uk

