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2023 feefo

Glebe Farm House

Wilksby, Revesby, Boston. PE22 7PB



BELL
ROBERT BELL & COMPANY



Glebe Farm House Wilksby, Revesby, Boston

A quintessential Lincolnshire country farmhouse, occupying an attractive 0.67 acre (sts) plot set to lawned gardens with open views across rolling hills to three sides.

Providing flexible family accommodation, the property enjoys a central position on the plot with green views from every window; alongside a range of outbuildings and stores.

With large reception rooms boasting bay windows to the front, breakfast kitchen plus garden room, bathroom utility and cloakroom to the ground floor; the first provides four bedrooms including master with shower room. The outbuildings comprise tandem garage, further large garaging, workshop, garden store and another garage/store; the garden predominantly set to lawn with mature trees, flowers and patio space enjoying the morning sunshine.

ACCOMMODATION

Entrance Porch with uPVC obscure double glazed main entrance door and uPVC double glazed windows to sides; wood flooring and ceiling light. Single glazed door to:

Hallway having carpeted spindle and balustrade staircase to first floor with built in under stairs storage space, wood flooring, radiator, ceiling lights and power points. Open archway to rear hallway and wood windowed door to:

Living Room with uPVC double glazed bay window to front aspect; wood flooring, radiator, wall lights and power points.

Rear Hallway with tile effect flooring, built in pantry storage cupboard and ceiling light. Wood windowed door to kitchen and door to:





Bathroom having uPVC obscure double glazed window to rear aspect; bath with tiled surround, shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tiled floor, wood panelling to half height to walls, radiator, heated towel rail, shaver socket and ceiling light.

Breakfast Kitchen having uPVC double glazed windows to rear aspect; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop with space and connection for upright fridge freezer- freezer, integrated dishwasher, Küppersbusch double oven, hob beneath extractor canopy, Tiled floor, ceiling lights and power points. Wood windowed door to garden room and to:

Lounge having uPVC double glazed bay window to front aspect; Oak fireplace with ornate tiled surround housing open fire with tiled hearth, carpeted floor, radiator, TV point, wall lights and power points.

Garden Room having uPVC double glazed window to front, side and rear, patio door to front and French doors to side with Polycarbonate windows to insulated roof; tiled floor, radiator and power points. Wood windowed door to:

Utility having uPVC double glazed obscure door to side, windows to side and rear aspects with polycarbonate roof; storage units to base level, sink and drainer inset to roll edge worktop with space and connections for under counter washing machine and dryer, upright fridge freezer and chest freezer. Tiled floor, ceiling light and power points. Wood door to:



Cloakroom with uPVC double glazed obscure window to side aspect; low level WC, tiled floor, radiator and wall light.

First Floor

Gallery Landing with uPVC double glazed window to rear aspect; carpeted floor, radiator, wall lights and power points. Doors to bedrooms.

Master Bedroom having uPVC double glazed window to front aspect; feature fireplace, built in wardrobe storage space, wood flooring, ceiling light and power points. Door to:



En suite Shower Room comprising shower cubicle, low level WC, pedestal wash hand basin, low level WC, tiles to walls and floor, heated towel rail and wall light.

Bedroom with uPVC double glazed window to front aspect; wood flooring, radiator, ceiling light and power points.

Bedroom having uPVC double glazed window to front aspect; feature fireplace, built in wardrobe storage space, wood flooring, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to side aspect; built in wardrobe storage space, wood flooring, ceiling light and power points.

OUTSIDE

The property is approached from the road up a wide gravel driveway, leading to the front and down the side, towards the range of outbuildings:

Large Garage with double doors to front; windows to sides and open doorways to further **Tandem Garage and Workshop** to sides (light and power throughout). The outbuildings continue with a further **Garden Store** and separate **Garage / Store** - all with wood double doors to front.

The gardens are laid to lawn with a range of mature flowerbeds and trees throughout; enjoying views across the rolling hills of arable farmland on three sides. To one side, a patio steps down from the garden room, with a further array of flowers and trees alongside a former pond.

East Lindsey District Council- Tax band: D

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

Tel: 01507 522222;

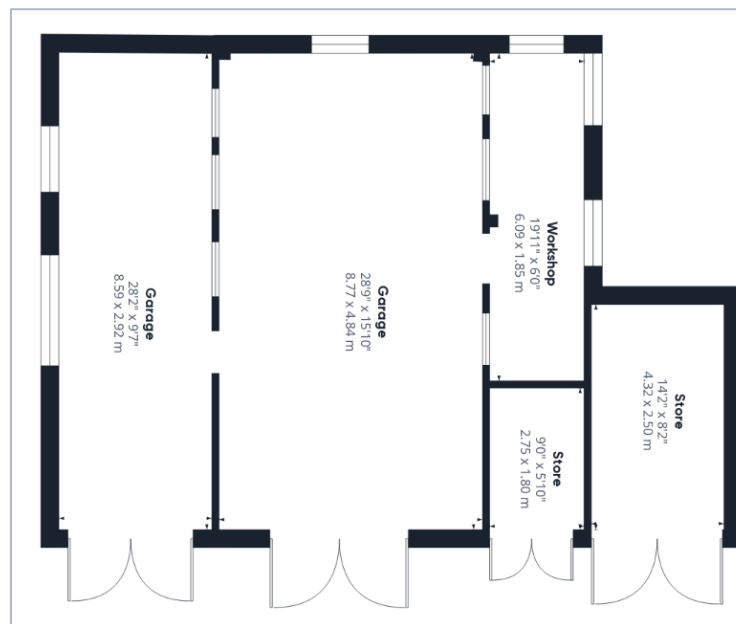
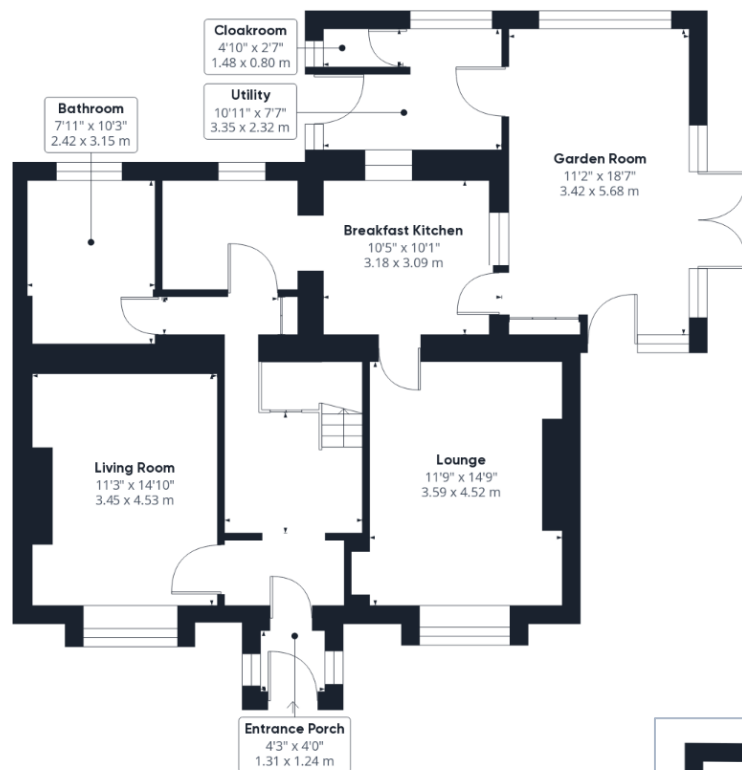
Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 30.4.2024







Approximate total area⁽¹⁾

2620.5 ft²
243.45 m²

Reduced headroom

24.28 ft²
2.26 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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DISCLAIMER

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