



Poplar Farm Fengate Drive, Weston Hills, PE12 6DJ

Offers Over £599,995

Poplar Farm is an extended, yet charming period cottage set in grounds of just over an acre and a half (subject to survey).

Dating back to approximately 1860 the property has undergone a scheme of improvements and now offers internally an entrance porch, kitchen diner, utility room with shower room, inner hall leading to office, dining room and lounge. The first floor offers landing with access to bedrooms one through to four plus ensuite and family shower room. Poplar Farm is accessed off Fengate Drive through large double iron gates and is enclosed by a brick wall to the front and mature trees and hedges to the East, South and West.

Set in the grounds of Poplar farm are a selection of outbuildings including brick stables, a metal garage and workshop, open barn and greenhouse. Planning permission has been granted for further development under the reference H22-0314-21 of some of the outbuildings to create additional living accommodation and a new oversize garage. Further details available upon request

Entrance Porch 5'11" x 7'3" (1.81m x 2.22m)

PVCu double glazed door to rear and window to side, radiator, tiled flooring, skimmed ceiling with loft hatch.

Kitchen Diner 17'5" x 19'1" (5.32m x 5.83m)

Anthracite Bi fold doors to rear, skimmed ceiling with recessed ceiling spotlights. Fitted with a country style wood kitchen comprising base, eye level and display units. Five ring range cooker with gas hob with electric oven. Vertical anthracite designer radiator.

Utility Room 7'6" x 8'7" (2.30m x 2.64m)

PVCu double glazed window to side, tiled flooring, skimmed ceiling with spot lights, worktop area with base units and space under for washing machine and dishwasher. Water softener installed, loft hatch
Door to:

Shower Room 2'5" x 8'8" (0.74m x 2.65m)

PVCu double glazed window to side, Tiled shower cubicle with mains shower, wash hand basin set in vanity unit with tiled splashback and storage under, radiator, close coupled toilet, tiled flooring.

Inner Hall 22'2" x 5'2" (6.78m x 1.60m)

Stairs to first floor with under stairs cupboard, PVCu double glazed window to front, anthracite column radiator.

Office 11'2" x 6'8" (3.41m x 2.05m)

PVCu double glazed sliding sash windows to rear and side, skimmed ceiling, radiator.

Dining Room 13'6" x 11'8" (4.14m x 3.56m)

PVCu double glazed sliding sash windows to rear and side, skimmed ceiling with exposed floorboards. Exposed brick feature fireplace with oak mantel and electric fire.

Lounge 14'0" x 12'0" (4.27m x 3.66m)



PVCu double glazed sliding sash windows to front and side, skimmed ceiling, radiator, exposed brick chimney with inset wood burning stove.

Landing

With doors to bedrooms and bathroom.

Bedroom One 16'7" x 15'4" (5.08m x 4.69m)

Skimmed vaulted ceiling with decorative beams. PVCu double glazed windows to front, side and rear, radiator. Door opening to:

Ensuite 1'10" x 7'10" (0.57m x 2.39m)



Fitted oversize shower cubicle with sliding glass door and shower over, wash hand basin with tiled splashback and chrome mixer tap over set in vanity unit with storage under, close coupled toilet, wall mounted heated towel rail.

Bedroom Two 12'10" x 11'8" (3.92m x 3.56m)



PVCu double glazed window to rear, skimmed ceiling, radiator, two built in wardrobes

Bedroom Three 12'10" x 11'8" (3.92m x 3.56m)



PVCu double glazed window to rear, radiator, two built in wardrobes.

Bedroom Four 6'8" x 10'7" (2.04m x 3.23m)

PVCu double glazed sliding sash windows to side, skimmed ceiling, radiator, exposed floorboards.

Shower Room



Fitted with a three piece suite comprising walk in shower with aquaboard walls, mains shower and hand held attachment, framed traditional wash hand basin with chrome taps over and high level cistern toilet, period style heated towel rail. Skimmed ceiling with spotlights and extractor fan, metro tiled walls.

External



The property can be accessed off Fengate Drove in Weston Hills and has double wrought iron gates to the front opening to large gravel driveway that sweeps around to the rear of the property and provides off road parking for multiple vehicles.

The Plot

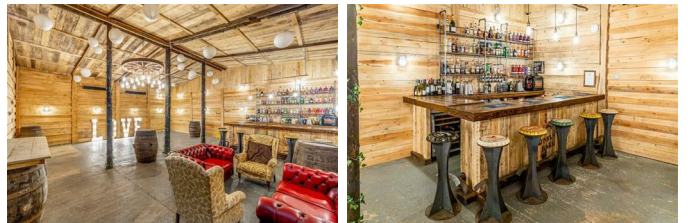


The plot itself extends to just over 1 1/2 acres (subject to survey) and is enclosed by brick wall, post and rail fencing and mature trees and shrubs. There is a generous lawn area with patio seating and gravel and paved walkways leading to the timber pergola and vegetable garden. Further details available upon request.

Wobbly Barn

Outbuildings comprise brick stables, garaging, greenhouse and the delightful timber clad Wobbly Barn.

The Barn



Set in generous gardens and paddock, the Wobbly Barn is a private, 'blank canvas' surrounded by fields in the village of Weston Hills, on the outskirts of Spalding. Inside the barn, the walls are clad with soft wood and is finished with a beautiful cartwheel hanging from the exposed rafters.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: D

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Ark Property Centre

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Offer Procedure

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If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Property Postcode

For location purposes the postcode of this property is: PE12 6DJ.

Viewing Arrangements

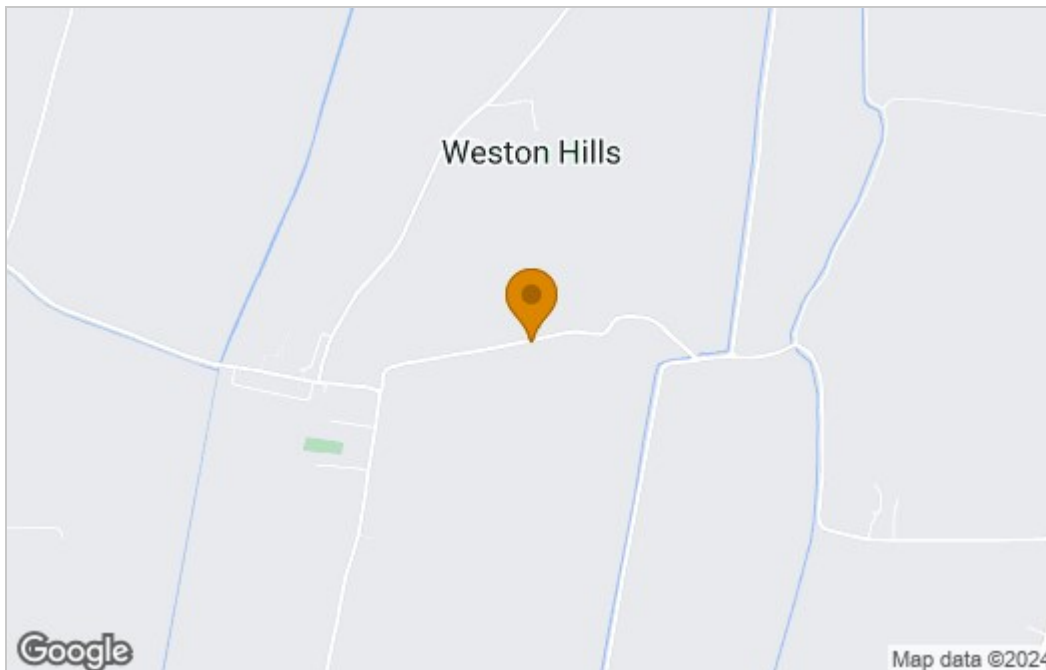
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Floor Plan

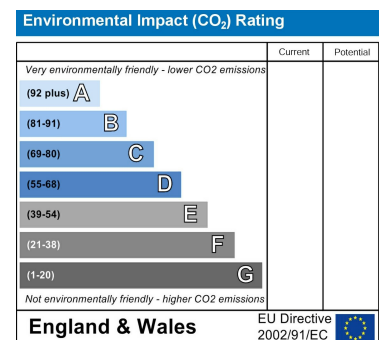
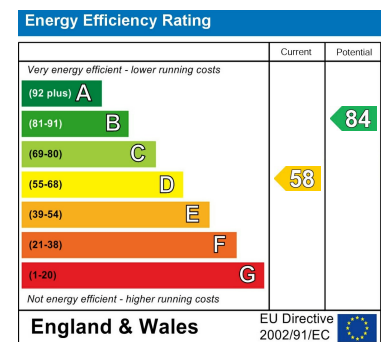


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Area Map



Energy Efficiency Graph



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