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## White Loaf Hall Farm, 276a Freiston Shore, Boston PE22 0ND

**Guide Price £445,000 Freehold**

- Grade II Listed
- 6 Bedrooms
- Rural Location
- Extensive Accommodation
- Range of Outbuildings

Elegant highly individual Grade II Listed Country House with extensive accommodation including 6 bedrooms. Oil central heating. Rural location close to Freiston Shore RSPB Reserve. Total site approximately 0.7924 acres (subject to survey).

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



#### THE HOUSE

Although the property has been more recently split to form two separate semi-detached dwellings, the property is sold as one subject to the Conditions of Sale attached.

Part glazed front entrance door leading into:

#### KITCHEN

15' 10" x 11' 8" (4.84m x 3.56m) Range of units comprising base cupboards and drawers, Villeroy and Boch sink unit with mixer tap, eye level wall cupboards, corner cooker hood, freestanding electric cooker, vinyl floor covering, radiator, decorative coved cornice, fluorescent strip light, door to:

#### MAIN SITTING ROOM

18' 4" x 18' 6" (5.59m x 5.66m) Dual aspect with windows to the front and side elevations, pair of French doors to the side elevation, 2 radiators, decorative coved cornice, open grate with decorative surround and tiled insert.

#### INNER HALLWAY

14' 7" x 3' 8" (4.47m x 1.12m) overall Staircase off, door to:



#### **CLOAKROOM**

12' 1" x 2' 8" (3.69m x 0.83m) widening to 5' 10" (1.78m) two piece suite comprising low level WC and pedestal wash hand basin, obscure glazed window, under stairs store cupboard.

#### **UTILITY ROOM**

12' 5" x 6' 10" (3.79m x 2.09m) Roll edged worktops, plumbing and space for washing machine, single drainer stainless steel sink unit, tiled splashbacks, eye level wall cupboards, fluorescent strip light, radiator, side window.

#### **DINING ROOM**

18' 7" x 8' 8" (5.67m x 2.65m) minimum Chimney breast with attractive period timber beam, side window, radiator, pendant light fitting, door to:

#### **STUDY/STORE**

6' 10" x 5' 4" (2.09m x 1.64m) High level window, radiator, shelving, ceiling light.

From the Inner Hallway the staircase rises to:

#### **GALLERIED FIRST FLOOR LANDING**

15' 10" x 5' 9" (4.85m x 1.77m) Window to the side elevation, access to loft space, doors arranged off to:

#### **BEDROOM 1**

18' 6" x 18' 4" (5.65m x 5.59m) Dual aspect with windows to the front and side elevations, open grate with marble style surround and tiled insert, 2 radiators, 2 ceiling lights, 2 wall lights, walk-in store with ceiling light and loft hatch.

#### **BEDROOM 2**

14' 0" x 16' 0" (4.28m x 4.88m) Window to the side elevation, radiator, ceiling light, fitted wardrobes, over bed storage cabinets, fitted drawers.

#### **BATHROOM**

11' 11" x 7' 0" (3.64m x 2.15m) including corner Airing Cupboard with hot water cylinder, panelled corner bath, separate shower cabinet, low level WC, pedestal wash hand basin, half tiled walls, radiator, window, ceiling light.

#### **BEDROOM 3**

12' 0" x 8' 5" (3.67m x 2.58m) maximum Window to the side elevation, radiator.

#### **AGENTS NOTE**

That concludes the accommodation for the front part of the property (more recently known as No. 2) and we now continue with the accommodation in the rear part (more recently known as No. 1). The properties are not currently connected internally but there are various points where this could become a possibility moving forward.

Side entrance door to:

#### **RECEPTION HALL**

16' 11" x 7' 3" (5.18m x 2.23m) Staircase off, radiator, door to:

#### **SITTING ROOM**

18' 0" x 15' 0" (5.51m x 4.58m) Dual aspect with windows to the side and rear elevations, radiator, wall lights, ceiling light, open grate with decorative surround.

#### **SECOND UTILITY ROOM**

15' 4" x 5' 10" (4.68m x 1.80m) Single drainers stainless steel sink unit, roll edged worktops, base cupboards and drawers, eye level wall cupboards, coat hooks, radiator, side window.

#### **SECOND KITCHEN**

18' 7" x 8' 7" (5.67m x 2.62m) Roll edge worktops, fitted base cupboards and drawers,





Miele dishwasher, Neff ceramic hob with cooker hood, single drainer stainless steel sink unit, tiled splashbacks, eye level wall cupboards, radiator, side window, range of ceiling lights, double doors into:

#### **FAMILY ROOM**

19' 8" x 13' 1" (6.00m x 4.00m) Window to the side elevation, French doors to the rear, radiator, ceiling light.

From the Reception Hall the galleried staircase leads to:

#### **FIRST FLOOR LANDING**

15' 10" x 7' 4" (4.85m x 2.26m) Window to the side elevation, doors arranged off to:

#### **BEDROOM 4**

17' 6" x 18' 8" (5.35m x 5.70m) 2 windows to the side elevation, radiator, door to:

#### **EN-SUITE SHOWER ROOM**

8' 2" x 6' 1" (2.50m x 1.86m) Corner shower cabinet, wash hand basin, vanity storage units, mirror with courtesy light, low level WC, small obscure glazed window, vertical radiator/towel rail.

#### **BEDROOM 5**

18' 4" x 14' 1" (5.59m x 4.31m) maximum Dual aspect, radiator, recessed cupboard.

#### **BEDROOM 6**

11' 11" x 13' 6" (3.64m x 4.12m) Window to the rear elevation, radiator, recessed shelving.



#### **SECOND BATHROOM**

9' 10" x 7' 9" (3.01m x 2.37m) Obscure glazed window, three piece suite comprising 'P' shaped bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, fully tiled walls, recessed Airing Cupboard with hot water cylinder.

#### **EXTERIOR**

The property occupies a plot extending to approximately 0.7924 acres overall with extensive off-road parking.

#### **BRICK BOILER HOUSE/WASH ROOM**

8' 8" x 5' 8" (2.66m x 1.74m) This houses a Worcester oil fired boiler (believed to be for the rear section of the house) along with a low level WC, hand basin with cold water tap and electric hot water heater, strip light, base cupboard and wall cupboard.



There are oil tanks, private drainage, a small Nissan hut style store, timber shed.

At the side of the property there is an externally fitted Worcester boiler which we believe serves the front part of the main property.

To the side and rear of the house there is an established enclosed garden laid to grass with mature trees, shrubs and hedge row. To the left hand side of the main entrance driveway is:

#### **BRICK AND TILED RANGE OF BUILDINGS**

Incorporating (from left to right):-

#### **FIRST BRICK STORE**





#### **SECOND STORE**

14' 11" x 11' 11" (4.56m x 3.64m) Open fronted.

#### **THIRD STORE**

15' 0" x 12' 0" (4.58m x 3.67m) Open fronted.

#### **GARAGE**

15' 8" x 10' 0" (4.79m x 3.07m) maximum Concrete floor, twin metal entrance door.

#### **LEAN-TO FIFTH STORE**

15' 2" x 8' 1" (4.64m x 2.48m)

Beyond the General Purpose Agricultural Building there is a :

#### **THREE BAY OPEN FRONTED STORE**

36' 1" x 16' 4" (11.00m x 5.00m) Earth store.



#### **LINCOLNSHIRE COUNTY COUNCIL PRINCIPAL CONDITIONS OF SALE - WHITE LOAF HALL FARM, FRESTON (SUBJECT TO CONTRACT)**

1. Not to erect any building or buildings on the land without the Vendor's prior written approval.

2. The Purchaser will covenant in the conveyance/transfer not to use or permit to be used the land and any buildings from time to time erected thereon:-

a. For the purpose of a business, save that the land may be used for the business only of agriculture or horticulture or for the keeping or grazing of horses or ponies or for the purpose of a livery business.

b. For the open storage of materials or goods of any description (with the exception of agricultural produce) or repair in the open of a motor vehicle or machinery of any description;

c. For the breeding or boarding of cats or dogs whether or not in the course of a business;

d. In any way which may become a nuisance to the Vendor or its successors in title.

3. The Land is not to be used for an 'intensive system' of husbandry for animal rearing or keeping (as defined in The Welfare of Livestock Regulations 1994).

4. No rights of way will be granted over the County Council's retained land, other than as necessary to ensure that the access to the property meets the public highway.

5. The purchaser is to be responsible for maintaining the existing boundary responsibilities of the vendor.

6. The land is sold subject to and with the benefit of all existing wayleaves and easements.

7. The purchaser will erect a Lincolnshire post and rail timber fence along the boundary line marked A-B within 3 months of the completion of the purchase.

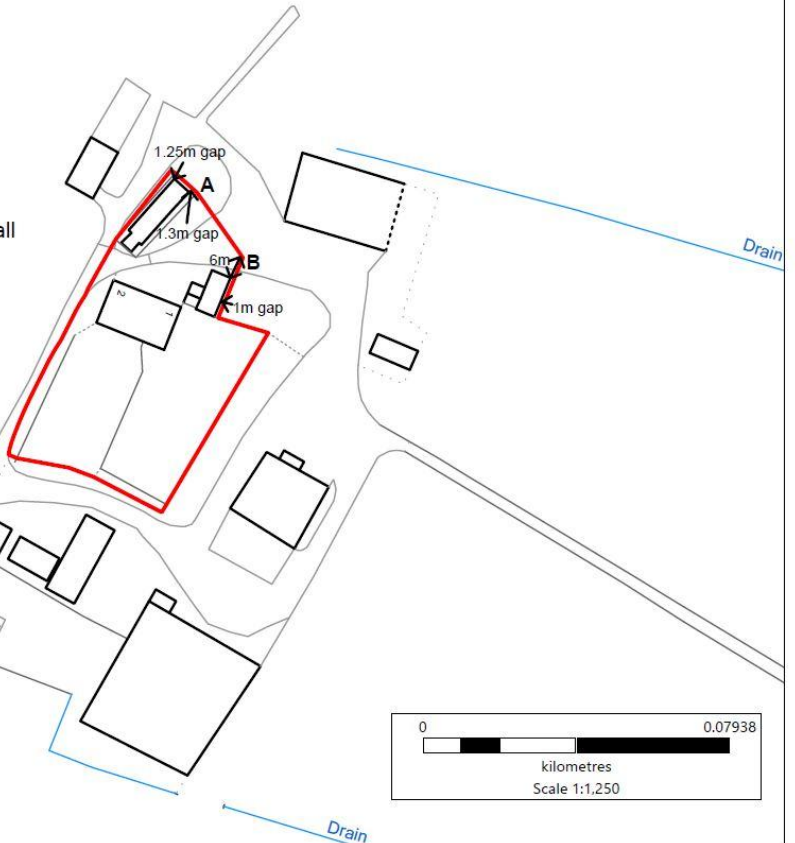




**Whiteloaf Hall Farm 276A, Freiston Shore**



White Loaf Hall



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



## DIRECTIONS/AMENITIES

From the market town of Boston proceed in a north easterly direction along the A52 Skegness Road continuing for 2 miles to Haltoft End, turn right opposite the Castle Public House into the village of Freiston turning left signposted Freiston Shore. Proceed to the 'T' junction and turn right signposted Freiston Shore and after a short distance follow the lane indicating White Loaf Hall proceeding to the no through road and the property will become immediately apparent at the end of the roadway.

Along with the RSPB Nature Reserve and walks along the old sea banks, the property is conveniently situated for the villages of Freiston and Butterwick with combined facilities including primary school, public house, shops, Church etc. The historic market town of Boston is within 5 miles of the property and has a wide range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Easy access is also gained to Skegness and the East Coast Resorts, Lincoln and the Lincolnshire Wolds.

## AGENTS NOTE

With properties in rural settings we are sometimes asked if additional land may be available adjacent to the property. On this occasion, the vendors have confirmed that no additional land is available.

## TENURE Freehold

**SERVICES** Mains water and electricity. Oil central heating (2 boilers one serving the rear part and one the front part) and private drainage system.

**COUNCIL TAX** banding for both of the two separate properties is Band C.

## LOCAL AUTHORITIES

Boston Borough Council 01205 314200  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

## PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

## ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

## APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

## Ref: 15945

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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