

EST 1770



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Paradise Farm, Wigtoft Bank, Wigtoft, Boston PE20 2QE

£575,000 Freehold

- No Immediate Neighbours
- Grounds Approximately 0.7 Acres (STS)
- Outbuildings
- Annexe Potential
- Viewing Recommended

A truly unique and versatile 4-bedroom family home, offering expansive and adaptable living spaces across five reception rooms. With grounds of approx. 0.7 acres (STS) and nestled in a secluded location with no immediate neighbours, this cottage-style country home is an ideal retreat for those seeking privacy and space.

ANNEXE POTENTIAL. Must be viewed to be appreciated.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



ACCOMMODATION

Part obscure glazed UPVC entrance door into:

RECEPTION HALL

13' 11" x 8' 7" (4.25m x 2.63m) Range of useful fitted store cupboards, ceiling beams, access to loft space, ceiling light, radiator, UPVC window to the rear elevation, slate floor tiles, door to:

INNER HALLWAY

11' 1" x 4' 0" (3.40m x 1.24m) UPVC window to the rear elevation, ceiling beams, wall light.

STUDY

9' 4" x 9' 10" (2.87m x 3.01m) Varnished exposed floorboards, ceiling beams, access to loft space, radiator, UPVC window.



SITTING ROOM

13' 11" x 27' 1" (4.25m x 8.28m) overall Arched brick walk-in Inglenook fireplace with large wood burner, ceiling beams, access to loft space, 3 small windows to the front elevation, 2 larger UPVC windows and a pair of UPVC glazed French doors to the rear elevation, 2 radiators, multi-pane bevelled glass door to:

FAMILY/MUSIC ROOM

18' 0" x 11' 1" (5.49m x 3.38m) Exposed ceiling beams, UPVC windows to the front and rear elevations, radiator, ceiling light.

Also from the Reception Hall a door leads into:

BREAKFAST KITCHEN

12' 7" x 20' 3" (3.84m x 6.18m) Extensive feature ceiling beams, ceiling lights and wall light, multi speed cooker hood above the recess for Range style cooker, extensive range of fitted base cupboards and drawers, roll edged worktops, single drainer resin sink unit with mono block mixer tap, plumbing and space for washing machine and dishwasher, UPVC window overlooking the driveway, half glazed UPVC external entrance door, radiator, slate floor tiles.

WALK-IN PANTRY

7' 4" x 6' 5" (2.24m x 1.97m) Quarry tiled floor, fitted shelves, ceiling light, power points, window.

Also from the Kitchen glazed double door opens on to a:

DINING ROOM

29' 7" x 14' 10" (9.02m x 4.53m) overall The Dining Room has semi obscure glazed doors opening back into the Breakfast Kitchen and a further door into the Lobby between the ground floor Bedroom and Shower Room. Exposed ceiling beams, large brick Inglenook fireplace with feature beam, raised hearth and log burner, dual aspect with UPVC windows overlooking the garden, external entrance door.

Doorway leading to:

SMALL INNER LOBBY

UPVC window, ceiling light, access to:

GROUND FLOOR SHOWER ROOM

7' 6" x 5' 5" (2.31m x 1.66m) Walk-in shower with glazed screen, low level WC with concealed cistern, hand basin with mixer unit, vanity store cupboards, fully tiled walls, tiled floor, obscure glazed UPVC windows, vertical radiator/towel rail.

GROUND FLOOR BEDROOM 4

14' 8" x 10' 2" (4.49m x 3.10m) UPVC window overlooking the garden, ceiling light, 2 wall lights, radiator, recessed wardrobe with hanging rail and shelving, door to:

SNUG/RECEPTION ROOM

Quarry tiled floor, UPVC window, glazed UPVC external entrance door, radiator, fuse box, ceiling light, door to:

L SHAPED INNER HALLWAY

Quarry tiled floor, fluorescent strip light, access into the Kitchen again.





BEDROOM 4



GROUND FLOOR SHOWER ROOM



AGENTS NOTE

The areas currently used as Dining Room, Ground Floor Bedroom, Snug/Reception room and Shower Room could easily convert into a spacious self-contained annexe if required.

From the Dining Room open tread dog leg staircase rising to:

GALLERIED LANDING

11' 11" x 8' 11" (3.65m x 2.73m) 2 UPVC windows, ceiling beams, access to loft space, radiator, wall light, doors arranged off to:

MASTER BEDROOM

20' 6" x 12' 10" (6.26m x 3.93m) Dual aspect with 2 dormer windows and one UPVC window in the gable wall. Ceiling beams, double radiator, 2 fitted wardrobes, 2 steps up to:

EN-SUITE BATHROOM

8' 7" x 11' 11" (2.63m x 3.65m) overall Recently refitted with bath with side mounted mixer tap, low level WC, hand basin with mixer tap and vanity storage unit, extensive fitted base cupboards and drawers and access into eaves storage space.

BEDROOM 2

15' 2" x 10' 0" (4.63m x 3.07m) Ceiling beams, triple aspect, radiator, recess with extensive fitted wardrobes and ceiling light.

BEDROOM 3

9' 6" x 6' 10" (2.91m x 2.10m) Ceiling beams, UPVC window, ceiling light, radiator.

BATHROOM

5' 7" x 11' 10" (1.72m x 3.62m) Three piece suite comprising panelled bath with mixer tap, shower attachment and tiled surround, low level WC, oval shaped hand basin with mixer tap set within vanity storage unit, useful storage cabinet with drawers, ceiling beams, obscure glazed UPVC window, ceiling light.

EXTERIOR

Paradise Farm has a private four bar farm style gate opening on to an extensive gravelled driveway which continues alongside the property with a lawned area to the right and a sheltered gazebo/seating area to the end of the driveway. The driveway opens to the rear with extensive turning bay and:



RANGE OF OUTBUILDINGS

Traditional buildings of brick beneath a corrugated roof with twin entrance doors to:

DOUBLE GARAGE/WORKSHOP

19' 11" x 19' 0" (6.08m x 5.8m) Power and lighting.

FIVE BAY OPEN FRONTED CART STORE

49' 2" x 19' 0" (15m x 5.8m) Concrete base, power and lighting.

To the rear there is a building comprising:-

FORMER PIGGERIES

30m internal x 3.6m (partly of brick with part concrete base and corrugated roof) which could potentially incorporate dog kennels/storage depending very much on an individuals needs.

ESTABLISHED GARDENS

Situated to the side and rear and being privately enclosed by established hedgerow. The gardens are predominantly lawned interspersed with mature trees including a magnificent Weeping Willow. There is an extensive courtyard/patio/seating area block paved adjacent to the house with timber fencing and a gate leading into the main garden.

INTEGRAL OUTSIDE WC AND BOILER HOUSE

GENERAL INFORMATION

In the Agents opinion this is a delightful property offering extensive accommodation and a good degree of flexibility for incoming buyers.

SERVICES

Mains water and electricity. Oil central heating. Private drainage (not tested).

DIRECTIONS/AMENITIES

From Spalding proceed northwards along Pinchbeck Road continuing through Pinchbeck and Surfleet and at Gosberton follow the road round the right-hand bend then continue to the 'T' junction with the A17. Turn left continue for around one mile then turn left into Hipper Lane. At the crossroads turn right and the property is the only house on the left-hand side.

Local amenities at nearby Sutterton, Gosberton and Donington. The towns of Boston and Spalding are easily reached by road as is the city of Peterborough.





MASTER BEDROOM



MASTER ENSUITE





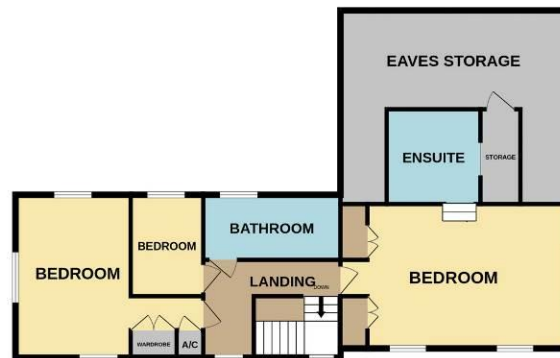




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND E

LOCAL AUTHORITIES

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

PARTICULARS CONTENT

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VIEWINGS

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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