

# Imposing and Characterful 5 Bedroomed Detached Period Dwelling with Over 4,700sqft of Workshops and Stables Set in 1.7 acres, 0.7 hectares

Wrangle House | Wrangle | Boston | Lincolnshire | PE22 9AH



Superb Period Residence Dating from 1812, Requiring Some Modernisation  
Secluded Mature Gardens, Stables, Paddock, Workshops  
Parking for Over 20 Vehicles

For Sale Freehold with Vacant Possession  
£720,000 Subject to Contract, No Onward Chain

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The historic village of Wrangle has a population of approximately 1,400 residents and a range of local amenities including public house, takeaway, shop and a church.

It is approximately 9 miles to the north-east of Boston and 7 miles to the south-west of Skegness, close to coastal resorts and the coast in an area of agricultural food production and unspoilt countryside.

The property is located in the centre of the village to the east of the A52.

## Description...

The property comprises a superb substantial large characterful residence, land and outbuildings.

The main house is located on the western end of the plot comprising a two-storey imposing residence ready for further renovations.

The outbuildings provide additional work from home space or the opportunity to create a residential annexe or lifestyle opportunity subject to planning.

## Accommodation...

Glass panelled substantial Entrance Door in a period porchway leads through into a wide entrance hall having a parquet floor.

**Lounge**.....4.2m x 4.5m  
Having double glazed windows, stone fireplace, ceiling rose, period coving and inset shelving (excluding bay window)

**Games Room/Entertaining Room**.....5.2m x 4m  
Having panelled walls, built in bar area, brick fireplace, herringbone floor, bespoke ceiling beams.

**Snug**.....4.1m x 4m  
Having fireplace with open fire, French doors to patio area.

**Rear Conservatory**.....6.5m x 2.6m  
Having brick base and tiled floor, double glazed.

**Kitchen**.....4.2m x 3.3m  
Having range of units, exposed ceiling beam, plumbing for white goods.

**Pantry**.....3m x 2.2m  
Having fitted shelving, tiled floor.

**Scullery**.....2.3m x 2.4m  
Having fitted shelving.

**Breakfast Room**.....4.6m, x 3.4m  
Having an Inglenook brick fireplace and multi fuel burner.

An impressive arched two storey window and original return staircase leads to a wide first floor landing.

**Bedroom 1**.....4.1m x 4m  
Having built in cupboards.

**WC**  
Having low level WC and sink.

**Bedroom 2**.....4.7m x 4.1m  
Having built in cupboards.

**Bedroom 3**.....4m x 4.1m  
Having built in cupboards and fireplace.

**Bedroom 4**.....5.6m x 2.2m  
Excluding entrance area, having recessed cupboard and arch topped full height window.

**En-suite Shower Room**  
Having WC, pedestal hand basin and chrome towel rail.

**Bedroom 5**.....3.5m x 2.9m  
excluding bay.

**Family Bathroom**.....4.6m x 2.8m  
Having inset sink, corner bath, airing cupboard.

## Outside...

A double gated vehicular entrance leads to a hardcored parking area for over 20 vehicles and pathway to rear entrance.

**Open Plan Workshop**.....24m x 12.8m, 309sqm  
Having an internal eaves height of 4.7m, 3 phase, 3 sliding doors.

Steps lead from the workshop to the area over the stables forming a **Granary**.....12m x 5.6m, 67.2sqm

Off the vehicular parking area are a pair of **Stables and a Storage Room** measuring.....7.8m x 5.6m, 44sqm  
**Garage**.....4m x 5.6m, 22.4sqm  
**Covered Yard Area**.....14m x 5.8m, 81.2sqm

A gateway leads from the parking area to a paddock area.

The house is surrounded by gardens on the west, south and eastern sides forming 3 main walled fenced lawn areas with a glasshouse and brick structure which could be turned into **Garden Office**.....3.3m x 3.5m, 10.1sqm  
There are a large number of mature trees with the lawned areas being interlinked by brick archways. To the south of the house is a patio leading up to the conservatory. The remaining boundary is fenced and with hedges.

## Outgoings...

The property is rated at Council Tax Band F.

## EPC...

An Energy Performance Certificate has been instructed. Full details are available on request.

## Viewing...

All viewings are to be made by appointment through the agent, Poyntons Consultancy.  
sales@poyntons.com | poyntons.com



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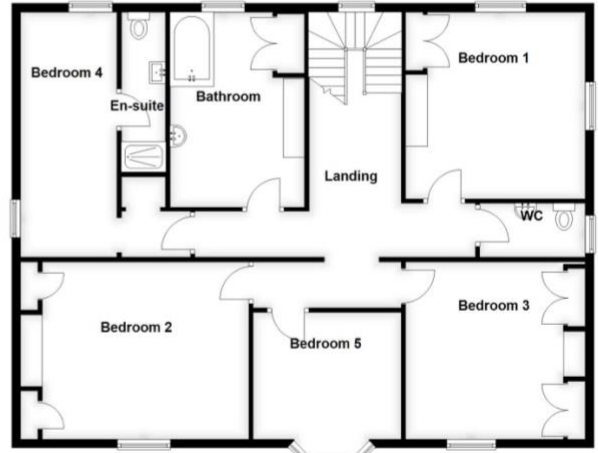
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**Ground Floor**  
Approx. 169.9 sq. metres (1624.8 sq. feet)



**First Floor**  
Approx. 128.2 sq. metres (1380.5 sq. feet)



Total area: approx. 297.8 sq. metres (3205.3 sq. feet)



