



If we were to describe our perfect property it might, for many of us sound like a contradiction: Peaceful, yet accessible, rural and secluded, yet close to amenities and well-connected. Maybe set within a few acres with some outbuildings and incredible scenery yet still firmly in a village. A home rich in character and period detail, thoughtfully updated for modern living. We might be asking for a lot, even if we are lucky enough to be viewing in this price range - but 'The Poplars' proves that these properties do exist, even if we don't see them come to the market that often. It is little surprise it has remained in the same family for generations, offering so many of the qualities sought in a move to this 'Area of Outstanding Natural Beauty.'

Tucked away along its own private driveway, even local residents may not quite know where it is, or that it even existed. The approach, part-lined with trees to one side and garden to the other, eludes to something special and indeed it is. Surrounded by neighbouring fields and the rolling Lincolnshire Wolds, the property's own three acres blend seamlessly into the wider landscape, creating an exceptional sense of space. The gardens are beautifully maintained, interspersed with mature trees and complemented by a generous patio overlooking what feels like a private woodland, complete with pond—an idyllic setting that has even hosted family weddings.

Inevitably the compelling setting suggests many viewers will be sold on the property even before taking a step inside, but the interior is equally impressive. The kitchen and open-aspect lounge provide a superb focal point, combining contemporary design with the character of a traditional Lincolnshire farmhouse. Floor-to-ceiling sliding windows frame the gardens, while a wood-burning stove and underfloor heating create a warm, inviting atmosphere within the extended living space. The accommodation includes four bedrooms and four principal reception rooms, offering flexibility for modern lifestyles, home working, and entertaining. Interiors are thoughtfully varied, balancing contemporary styling with period charm—evident in features such as the bay-fronted sitting room. Significant investment has been made throughout, including the extension, reroofing, and the installation of an Everhot 120i range, ensuring the property is as refined as it is welcoming.

In summary, The Poplars is a rare offering: a home that is just as idyllic on the inside as its remarkable setting, perfectly complementing the beauty of the Lincolnshire Wolds and illustrating the enduring appeal of this 'county of sunsets'.

Agents Notes: This property has the benefit of a brand new sewage treatment plant, installed May 2026 as part of the sellers thorough scheme of improvement. Whilst property is currently registered with Possessory Title due to lost title deeds, an expedited application to have the title upgraded 'Title Absolute' has been logged with Land Registry. Any prospective purchaser is advised to seek independent legal advice in relation to the title prior to proceeding. The property will be sold with the benefit of an indemnity insurance policy. EPC Rating 'D'. Council Tax 'F'. Tenure: Freehold.







Entrance via a canopy porch with twin downlights and door into the: **Entrance/ Boot Room 3.05m × 1.61m (10' × 5'3")** - Having tiled floor, coat hooks, bespoke storage bench and doors to the garage, laundry room and to the kitchen.

**Breakfast Kitchen 4.40m × 4.46m (14'5" × 14'8") plus dining area 2.88m × 5.77m (9'5" × 18'11")** - The updated kitchen comprises an extensive range of farmhouse style units to both base and eye-level, including deep pan drawers, with the units extending to a substantial central Island with butler style double sink with mixer tap, all with quartz work surfaces over. The kitchen also includes an 'Everhot 120i' cooking range with roasting, baking and slow cooking ovens, together with a three zone induction hob. A traditional built-in double door cupboard adds further storage space and an under stairs cupboard houses, the underfloor heating connectivity. The kitchen overlooks a neighbouring field to the front and offers ample table space to one end for breakfast or informal dining, has tiled floor and open access to the lounge.

**Lounge 6.03m × 8.85m (19'9" × 29')** - As mentioned previously, the lounge extension will be for many, a particular highlight of the accommodation. With generous proportions, floor to ceiling sliding windows opening out to the garden and further windows to the rear, the room feels almost panoramic. Spacious and yet still incredibly private it makes a great room for entertaining. A contemporary wood-burning stove adds a central focal point and compliments the underfloor heating under attractive stone tiling.

**Laundry Room/ Cloakroom 3.01m × 1.72m (9'11" × 5'8")** - With uPVC window to the side and a continuation of the floor tiling. The laundry room features fitted cupboards to base and eye-level, with work surfaces over, having an inset two lever butler style sink and space for washing machine underneath. Close-coupled WC and a traditional ceiling mounted 'pulley maid' style clothes airer.

**Inner Hall** - With radiator, ceiling cornice, staircase to the first floor, store room with window and shelving, further doors arranged off the hallway to:

**Snug/ Reception Room 5.98m × 3.47m (19'7" × 11'5")** – Currently used as a snug/ sitting room, this spacious initial reception room enjoys a double aspect with windows to the front and a further window to the side overlooking the beautiful gardens. There's also a door leading out to the front and two wall lights.

**Sitting Room 4.23m × 4.48m (13'11" × 14'8")** – This third reception room overlooks the gardens and also features a double aspect with window to the rear and a further bay window to the side. Again, it is a lovely size and beautifully decorated, with a ceiling cornice, ceiling rose, and a stone-style fireplace with an inset brushed chrome-style electric fire. Both this room and the next would serve equally well as formal dining rooms if needed.

**Drawing Room 4.40m × 3.94m (14'5" × 12'11")** - With sliding sash bay window overlooking the gardens and a tiled open fireplace. Ceiling cornice and rose, radiator.

**First Floor Landing** – The landing features an arched picture window, airing cupboard housing the Worcester oil-fired central heating boiler and the hot water cylinder. In keeping with the proportions of the ground floor, all four bedrooms are an excellent size, served by both a bathroom and a shower room, together with a further room, currently a dressing room.

**Master Bedroom 4.28m × 4.47m (14'1" × 14'8")** – This double bedroom enjoys a double-aspect views over the gardens and neighbouring Wolds countryside.

**Dressing Room 1.71m × 3.13m (5'7" × 10'3")** – Whilst currently a dressing room, this could potentially serve as an en-suite to the master bedroom in the future.

**Bathroom 2.91m × 3.24m (9'7" × 10'8")** - The bathroom comprises a lovely white suite of freestanding ball and claw footed roll top bath with central Victorian style fittings and shower, close coupled WC and twin vanity basins with cupboard and drawers beneath. Attractive part-panelling and heated towel rail.

**Bedroom Two 4.40m × 3.94m (14'5" × 12'11")** – All the bedrooms enjoy exceptional views, with this double bedroom overlooking the rear garden and the Lincolnshire Wolds.

**Bedroom Three 3.76m × 3.50m (12'4" × 11'6")** – Bedroom three features a lovely double aspect with views over the garden and neighbouring fields.

**Bedroom Four 4.41m × 3.38m (14'6" × 11'1")** – A fourth double bedroom, this room overlooks the front driveway and neighbouring fields.







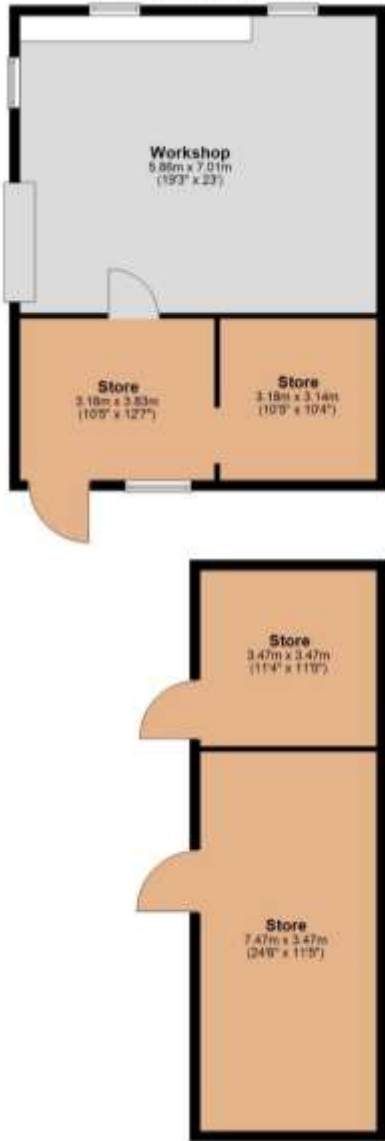
**Shower Room 2.08m x 2.39m (6'10" x 7'10")** – The updated shower room comprises a modern white suite of walk-in shower enclosure with both a hand-held shower and rain head, vanity basin with cupboard and drawer beneath and a close-coupled WC. Tiling to the floor and walls and heated towel rail.

**Outside** – As mentioned previously, many viewers will inevitably be sold on the property even before taking a step inside, thanks to the combination of some of the most beautifully maintained grounds (of some three acres STS) and the stunning views over the Lincolnshire Wolds, designated an 'Area of Outstanding Natural Beauty.' The property is approached over a long driveway, part-lined with trees to one side and the gardens and outbuildings on the right. The driveway extends into a substantial parking bay at the front of the property and gives access to the **Integral Double Garage 5.14m x 5.75m (16'10" x 18'10")** – With power, lighting, roller door, door to the entrance hall and a further door and window to the rear. The initial part of the drive allows for a neighbouring property to access their own driveway. The main grounds surround the property to the North, East and Southern aspects and are every bit as lovely as the photos suggest, with enough space for the most energetic of dogs, indeed they are a dog-walk in themselves – or for children their very own playing field-come-woodland. Highlights include a substantial pond and the elevated sandstone patio off the lounge, with steps down to the garden, together with further outbuildings: **Workshop 5.86m x 7.01m (19'3" x 23')** - With power, light, vehicular access door, three windows and personnel door to the side. The workshop includes two further integral storerooms or stables, with a further door to the side. **Barn/ Store 3.18m x 3.83m (10'5" x 12'7") and 3.18m x 3.14m (10'5" x 10'4")** – Currently used as a two-room store, with the roof structurally refurbished approximately two years ago. This building could prove ideal for conversion, subject to the required planning consents.





**Outbuilding to South**  
Approx. 102.9 sq. metres (1104.1 sq. feet)



**Ground Floor**  
Approx. 203.2 sq. metres (2209.1 sq. feet)



**NOTE:** All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer. All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.



22 Dolphin Lane, Boston  
Lincolnshire PE21 6EU  
T| 01205 336122  
E| sales@fairweather-estateagents.co.uk

