

Five Bedroomed Period Farmhouse in Over 6 Acres with Outbuildings, Offices, Stables and Paddocks

The Farmhouse | Leverton Outgate | Boston | Lincolnshire | PE22 0AA



Substantial Dwelling House with 3 Reception Rooms, Large Kitchen, 5 Bedrooms with Ensuite Master, Patio and Private Gardens
Suitable for Equestrian Use with Stables, Workshops, Garages and Offices
Superb Opportunity to Work From Home with Detached Office Block
Located in the Countryside, Close to the Coast

For Sale Freehold with Vacant Possession
£750,000 Subject to Contract, No Onward Chain

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

Leverton Outgate is a quiet countryside area located in the South Lincolnshire Fens.

The A16 main road is approximately 2 miles to the east, and the coast is around 2 miles to the west. The village of Old Leake is about 2 miles to the north-west, where you'll find a large Co-op convenience store and local amenities.

Skegness is roughly 15 miles to the north-east, while Boston is about 5 miles to the south-west. Boston has a railway station with links to Grantham and the mainline to King's Cross and Edinburgh. It's a large town with around 73,000 residents, a twice-weekly market, an active port, well-regarded schools, good sports facilities, and a wide range of shops.

Peterborough is approximately 37 miles to the south-west, Nottingham 40 miles to the west, Lincoln 38 miles to the north-west and King's Lynn 40 miles to the east.

The property is located within countryside on the corner of Old Field Lane and Outgate, having a dual driveway to both roads.

Description...

The Farmhouse is a large, extended 19th-Century farmhouse with a former crew yard, stables, outbuildings mature gardens and paddocks extending to around 6 acres.

The property has majority new uPVC windows with sash windows to the front elevation and would now benefit from some updating works.

Accommodation...

Entrance Hall

WC/Cloakroom

Reception Room 1.....9.1m x 4.3m, 43sqm

Having wood burner, decorative ceiling rose and coving triple aspect windows and French doors to private gardens.

Reception Room 2.....4.5m x 4.5m, 20sqm

Having open fireplace, ornate ceiling rose, decorative coving and bay window.

Kitchen.....6m x 4m and 3.1m x 2.7m, 32.1sqm

Having a fitted solid oak door country style kitchen with complementing round edged marble effect worksurfaces, inset double sink and island unit with inset spotlights and Fossil Stone flooring extending into wooden flooring in the seating area and large Pantry off with water softener.

Utility Room.....3m x 2.7m, 8.1sqm

Having fitted cupboards, sink, space for domestic appliances and a Worcester Oil Boiler.

Conservatory.....4.7m x 3m, 14.7sqm

Having side entrance, overlooking the crew yard, exposed brickwork and tiled floor.

Reception Room 3.....6m x 4m, 23.3sqm

Having open fireplace, French doors to south facing patio and cupboard off.

Wine Cellar and Store.....2.6m x 1.8m, 4.68sqm



Stairs lead to the split level first floor landing with galleried wooden banister and handrail.

Bedroom 1.....9.5m x 4.3m, 41sqm
Measurements include partitioned en suite room and a range of built-in cupboards. Being triple aspect with picture rail.

En Suite

Partly tiled and fitted with a WC, sink and vanity unit with mirror and light over, a pair of heated towel rails, inset spotlights, bath with Aqualisa Quartz Smart Valve shower and screen over.

Bedroom 2.....3.2m x 4.5m, 14.4sqm

Having fireplace picture rail, fitted cupboard and dual aspect windows.

WC

Family Bathroom

Having shower cubicle, bath with shower taps, inset spotlights, pedestal sink with mirror and lights over, heated towel radiator and being half tiled.

Walk-in Store.....3m x 1.1m, 3.3sqm

Airing Cupboard

Bedroom 3.....3.5m x 3m, 10.5sqm

Having fitted cupboard.

Bedroom 4.....4.5m x 4.4m, 19.8sqm

Bedroom 5.....6m x 4m, 24sqm

Having sink unit, fitted cupboard dual aspect windows and loft hatch.



poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Outside...

The house enjoys south-facing mature gardens with patio, lawned areas, wooded copse and orchard.

There are mature boundaries on the north and southern aspects giving large degrees of privacy.

The remainder of the land is divided into 3 main paddocks.

Manège.....50m x 25m, 1250sqm

Detached Stable Block.....14m x 7m, 98sqm

Within the grounds are a range of outbuildings comprising a former crew yard with lawn, circular driveway and central lamp post.

Modern Double Garage.....7.1m x 8m, 57sqm
Having 2 electric doors, lighting, sockets and overlooking paddocks.

Open Store.....19m x 5.2m, 98.8sqm
With exposed rafters and beams, electric sockets and majority paved floor.

Stables and Open Stores

Brick Farmhouse Building.....19m x 5m, 95sqm

Garage/Store.....6.7m x 4.3m, 28.8sqm

Having double doors, open trussed roof, power and window to inner courtyard.

Annexe.....5.7m x 4.3m, 24.6sqm

Having open fireplace, dual aspect windows and fitted cupboards.

To the rear of the crew yard is a concrete wash down area with interceptor.

There is a second vehicular access to Old Field Lane with electronic gate and tarmac surface leading to the Detached Office Block which enjoys views of a small orchard and the stables and paddocks to the rear.

Office No. 1.....6.1m x 3.5m, 22sqm

Office No. 2.....6.1m x 5.7m, 35sqm

Storage Area.....6.2m x 1.1m, 6.8sqm

Office No. 3.....3.6m x 3m, 10.8sqm

Kitchenette.....3m x 2.2m, 6.6sqm

WC

Office No. 4.....3.7m x 3.4m, 12.6sqm



Outgoings...

The property is rated at Council Tax Band F.



EPC...

The property has an Energy Performance Asset Rating E45. 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

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

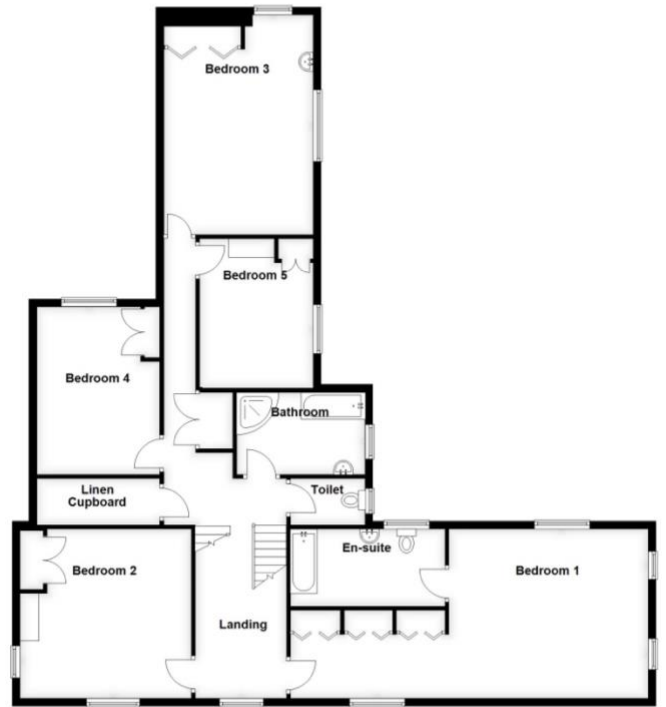
sales@poyntons.com



Ground Floor
Approx. 188.3 sq. metres (2026.9 sq. feet)



First Floor
Approx. 148.8 sq. metres (1601.5 sq. feet)



Total area: approx. 337.1 sq. metres (3628.4 sq. feet)



poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

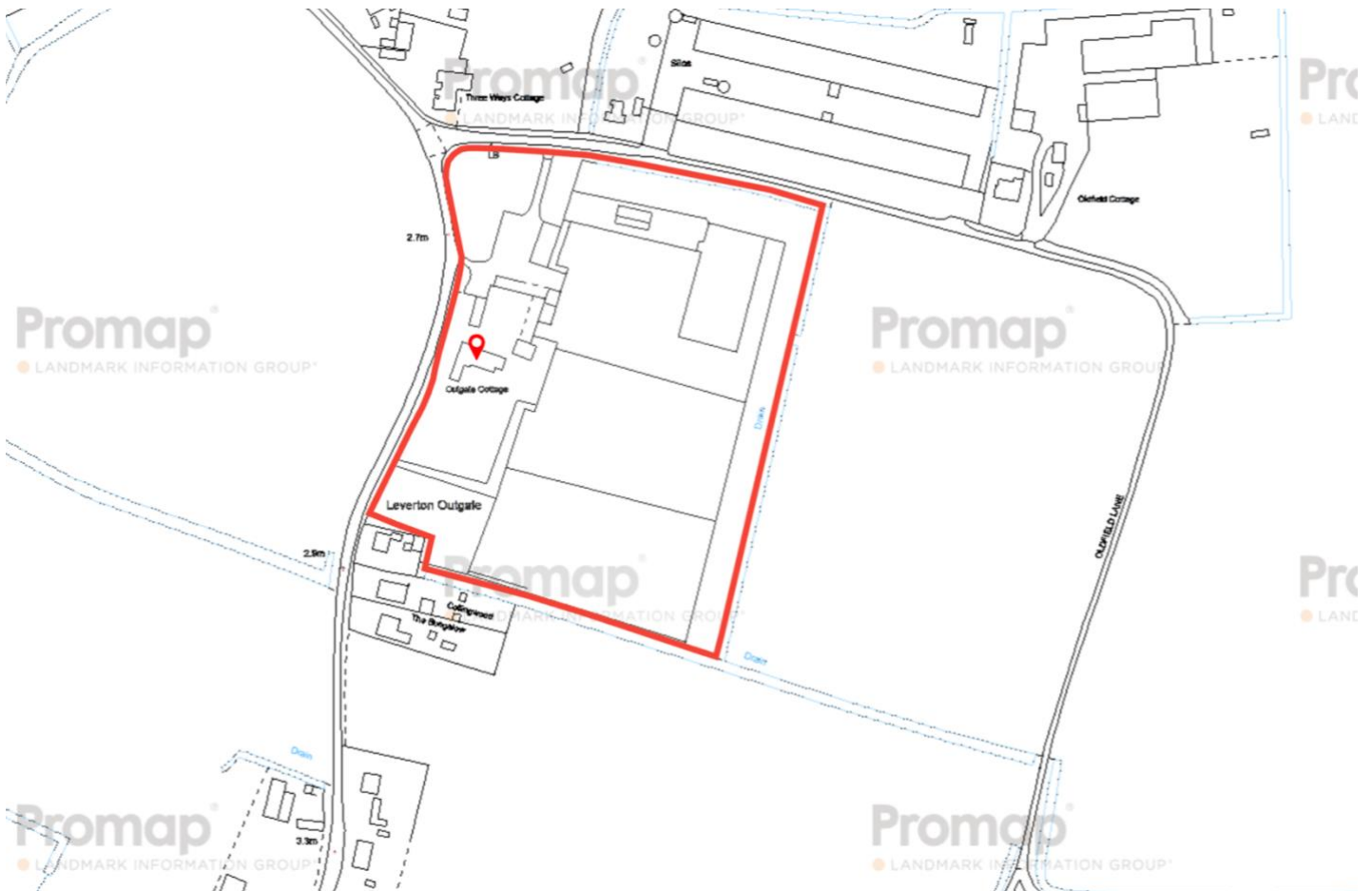




poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com





Misrepresentation Act: The particulars in this brochure have been produced in good faith, and are set out as a general guide and do not constitute whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

sales@poyntons.com

