

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



House & Yard, Hobhole Farm 181a Lowfields Lane, Butterwick PE22 0PS

- Detached Property in Rural Location
- Gardens, Garage, Open Fronted Stores and General Purpose Building
- Oil Fired Central Heating
- 3 Bedrooms
- Vacant Possession

Guide Price £265,000 Freehold

MAKE AN APPOINTMENT TO ATTEND ONE OF OUR OPEN VIEWING SESSIONS - TUESDAY 11TH JULY 9AM – 10.30AM AND THURSDAY 20TH JULY 4PM - 5.30PM. Attractive red brick and tiled detached rural property with 3 bedroomed centrally heated accommodation, gardens, garage, open bay stores and general purpose building. Pleasant open aspect. Sold subject to Restrictions and Covenants as attached.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

UPVC side entrance door to:

REAR ENTRANCE/UTILITY

8' 5" x 8' 1" (2.58m x 2.48m) Plumbing and space for washing machine, range of coat hooks, door to:

KITCHEN

14' 4" x 7' 11" (4.38m x 2.42m) Basic range of units comprising base cupboards and drawers, wall cupboards, electric cooker point, radiator, single drainer stainless steel sink unit with mixer tap, borrowed light window overlooking the rear entrance/utility. Access into:

INNER LOBBY

12' 5" x 2' 3" (3.8m x 0.7m) Staircase off, door to:



SITTING ROOM

18' 5" x 11' 4" (5.62m x 3.46m) UPVC windows to the front, side and rear elevations, TV point, 2 radiators. From the Inner Lobby the steep narrow staircase rises to:

FIRST FLOOR LANDING

11' 9" x 5' 0" (3.60m x 1.53m) overall Ceiling light, cupboard, doors arranged off to:

BATHROOM

8' 2" x 14' 3" (2.51m x 4.36m) Obscure glazed UPVC window, radiator, bath, low level WC, wash hand basin, separate shower cabinet with electric shower, large linen cupboard (included within the measurement).

BEDROOM 1

10' 1" x 9' 2" (3.09m x 2.81m) UPVC window to the rear elevation, radiator, recessed wardrobe.

BEDROOM 2

11' 0" x 8' 9" (3.36m x 2.68m) including recessed wardrobes. UPVC window to the front elevation, radiator.

BEDROOM 3

11' 9" x 8' 0" (3.59m x 2.44m) minimum UPVC window to the front elevation, radiator, wardrobes, TV point.

EXTERIOR

Lawned front garden with bushes and hedgerow to the front boundary, hand gate leading to the side of the property. Side driveway to the left hand side of the property (as noted on the attached location plan). This sweeps round to an extensive parking area with access to:

GENERAL PURPOSE BUILDING

59' x 39' 4" (18m x 12m), tall entrance doors 4.6m height x 4.5m width, integral personnel door.

Attached to the rear of the property is:

GARAGE

22' x 13' 6" (6.73m x 4.13m) incorporating:-

SEPARATE WC

High level suite, accessed from a side entrance door.

STORE

15' 2" x 8' 8" (4.64m x 2.66m) minimum. Housing oil tank, power and lighting, Worcester oil fired central heating boiler.





4 OPEN BAY COVERED STORE

40' 0" x 13' 1" (12.2m x 4.0m) With access from the yard area to the rear. Adjacent to this is:

INTEGRAL BRICK STORE

19' 8" x 18' 4" (6m x 5.6m).

AGENTS NOTE

The boundaries are as marked on the 1:1250 LCC OS Plan coloured red A to B to C to D to A. The property is sold subject to the various restrictions and covenants attached.

DIRECTIONS

Located approximately 3 miles to the east of the thriving South Lincolnshire market town of Boston. The property is found by leaving Boston on the A52 Wainfleet Road towards Skegness. Continue past Dobbys Garden Centre and on to Haltoft End taking a left hand turning near the Castle Public House on to Oak House Lane. Proceed onto the Hobhole Bank taking the first right hand turning into Lowfields Lane and the property is situated after a short distance on the right hand side indicated by the Agents For Sale sign.

AMENITIES

The nearby villages of Butterwick and Freiston have combined facilities including primary schools, public houses, Churches, Vets, etc. The historic market town of Boston is 3 miles distant offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The property is ideally situated for access to Boston, Skegness, Spilsby and Lincoln.

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.





**LINCOLNSHIRE COUNTY COUNCIL PRINCIPAL
CONDITIONS OF SALE - HOUSE AND YARD, HOBHOLE
FARM (SUBJECT TO CONTRACT)**

1. Not to erect any building or buildings on the land without the Vendors 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;

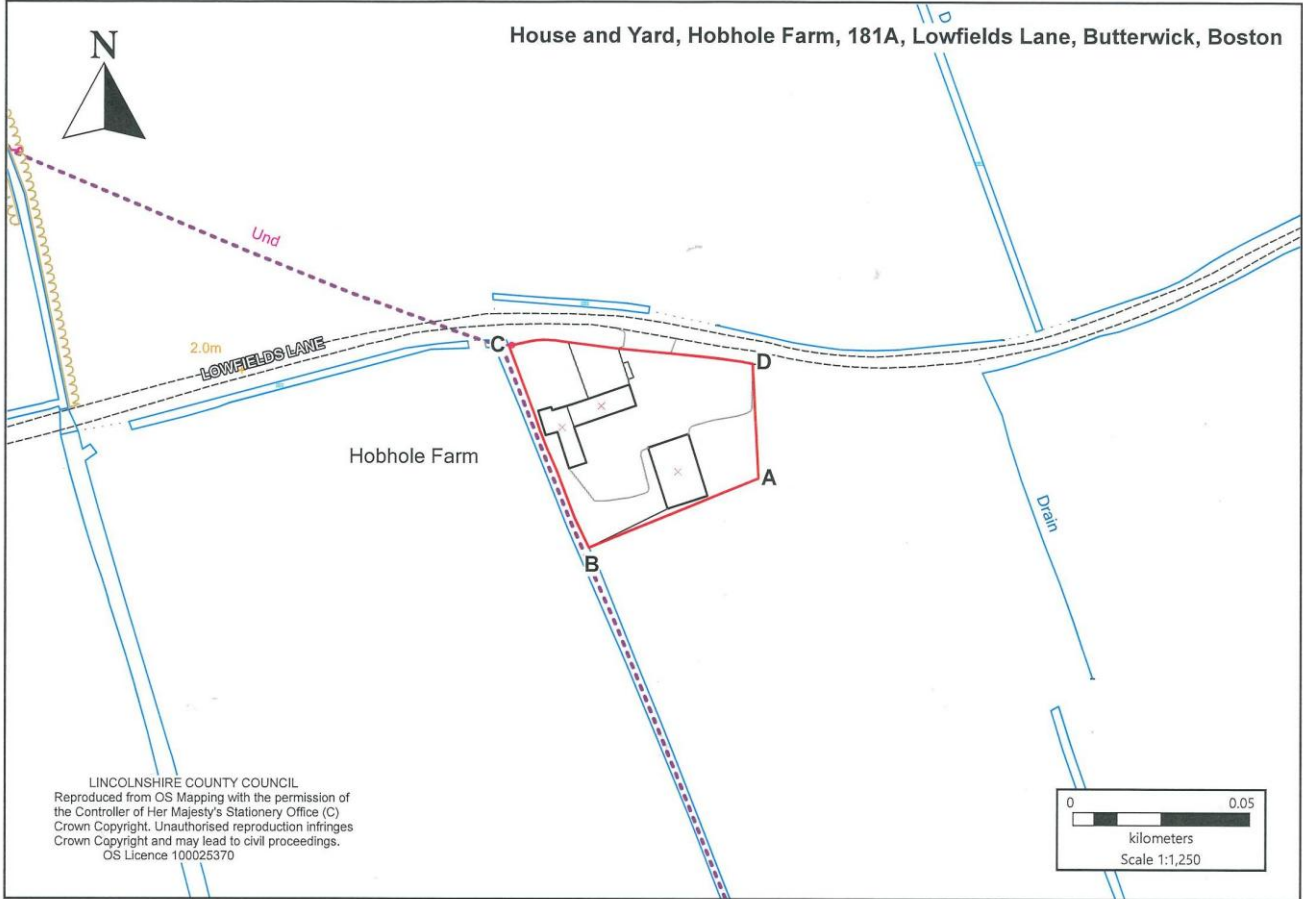
c. For the breeding or boarding of cats or dogs whether or not in the course of a business;

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 Welfares 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.





Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	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



TENURE Freehold

SERVICES Mains water and electricity. Private Drainage.

COUNCIL TAX

Band TBA

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: 15943

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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