



Seven Acres, Ferry Road, Goxhill, Lincolnshire. DN19 7JZ

- A STUNNING EQUESTRIAN PROPERTY & LAND
- CIRCA 7.4 ACRES IN TOTAL
- 7 ACRES OF PADDOCK LAND
- EXCELLENT BRICK OUTBUILDINGS
- FIELD OUTBUILDINGS - STABLE BLOCK, OPEN HAY BARN & LARGE STORAGE BARN
- VACANT PROPERTY IN EXCELLENT CONDITION
- 4 BEDROOMS WITH A MASTER EN-SUITE
- LARGE DINING KITCHEN & UTILITY ROOM
- 2 RECEPTION ROOMS
- SURROUNDING OPEN COUNTRYSIDE



PROPERTY DESCRIPTION

**** CIRCA 7.4 ACRES ** EXCELLENT RANGE OF OUTBUILDINGS ** STUNNING VILLAGE POSITION WITH SURROUNDING COUNTRYSIDE **** 'Sevenacres' is a stunning and rare opportunity for the equestrian natured buyer to purchase a charming traditional detached house that has been largely extended over the years and offers immaculate accommodation ideal for a family. The house occupies circa 0.4 acres, being principally lawned providing formal gardens with excellent parking and having the benefit of brick built outbuildings that consist of a 3 bay open fronted garage, large workshop and garden store. The driveway continues and allows gated access to the remaining 7 acres that come grass laid having clearly defined boundaries with a fenced menage, block and timber built stable block, large metal framed open bay hay barn and matching storage barn all surrounded by open countryside. The accommodation comprises, side entrance hallway, spacious open plan lounge/dining room, side garden room, fitted dining kitchen with a useful utility room, rear entrance and cloakroom. The first floor provides 4 generous bedrooms with a master en-suite and main family shower room. Finished with full uPvc double glazing, modern gas fired central heating and solar panels. Viewing comes with the agents highest of recommendations. View via our Barton office.



ROOM DESCRIPTIONS

HALLWAY

1.42m x 3.07m (4' 8" x 10' 1")

LIVING ROOM

5.73m x 6.86m (18' 10" x 22' 6")

GARDEN ROOM

3.95m x 5.5m (13' 0" x 18' 1")

KITCHEN

4.2m x 5.55m (13' 9" x 18' 3")

UTILITY

3m x 2.86m (9' 10" x 9' 5")

WC

1.1m x 1.91m (3' 7" x 6' 3")

LANDING

1.97m x 5.83m (6' 6" x 19' 2")

BEDROOM 1

4.2m x 2.93m (13' 9" x 9' 7")

EN-SUITE

1.2m x 2.83m (3' 11" x 9' 3")

BEDROOM 2

3.6m x 3.05m (11' 10" x 10' 0")

BEDROOM 3

3.17m x 3.6m (10' 5" x 11' 10")

BEDROOM 4

2.37m x 3.62m (7' 9" x 11' 11")

SHOWER ROOM

1.710m x 2.5m (5' 7" x 8' 2")

OPEN FRONTED TRIPLE GARAGE

5.07m x 8.06m (16' 8" x 26' 5")

WORKSHOP

4.09m x 6.73m (13' 5" x 22' 1")

GARDEN STORE

4.09m x 3.15m (13' 5" x 10' 4")

STABLE BLOCK

19.75m x 8.1m (64' 10" x 26' 7")

3 BAY OPEN HAY BARN

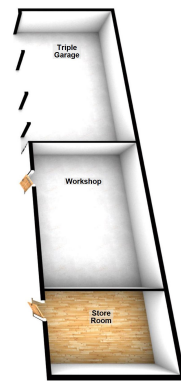
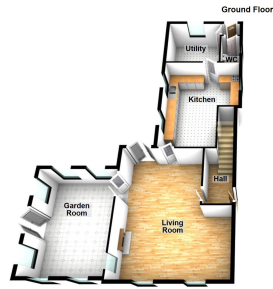
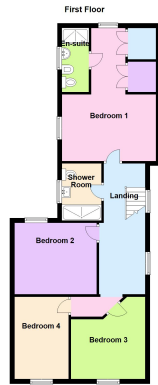
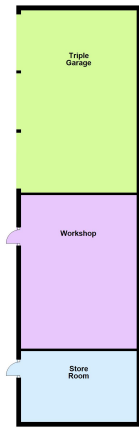
10.15m x 5.86m (33' 4" x 19' 3")

STORAGE FIELD BARN

6.25m x 9.2m (20' 6" x 30' 2")



FLOORPLAN



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