



£525,000

Barbridge Farm, Low Grounds, Swineshead, Boston, Lincolnshire PE20 3PG

SHARMAN BURGESS

**Barbridge Farm, Low Grounds, Swineshead,
Boston, Lincolnshire PE20 3PG
£525,000 Freehold**

ACCOMMODATION

Entering the grounds of the property, the main entrance is situated past the main farmhouse where a large gravelled driveway provides ample off road parking and hardstanding for numerous vehicles and gives access to the Workshop including Double Garage building. A paved pathway leads to the property itself, with a set of glazed double doors leading into the: -

OPEN PLAN RECEPTION/DINING ROOM

31' 0" x 12' 0" (9.45m x 3.66m)

Currently incorporating both dining and seating areas. Having dual aspect windows enjoying fantastic views over the garden, large skylight, two radiators, wall mounted lighting, additional ceiling mounted lighting, exposed brickwork detailing to the majority of one wall, former front entrance door through to: -



SHARMAN BURGESS

HALLWAY

Having decorative tiled floor, staircase rising to first floor, under stairs storage cupboard, radiator, coved cornice, two ceiling light points each with ornamental ceiling rose.

LOUNGE

15' 11" (maximum) x 13' 3" (maximum including chimney breast) (4.85m x 4.04m)

Having two radiators, picture rail, coved cornice, ceiling light point with ornamental ceiling rose, feature fireplace with tiled hearth and display surround with multi fuel burner set within.

OFFICE

13' 4" (including entrance area) x 9' 10" (4.06m x 3.00m)

Having windows enjoying fantastic views over the garden, radiator, ceiling light point, door to: -

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising pedestal wash hand basin, WC, decorative tiled floor, obscure glazed window, ceiling light point, feature stained glass window with leaded light detailing.

SITTING ROOM

15' 11" x 13' 4" (maximum including chimney breast) (4.85m x 4.06m)

Having French doors leading through to the open plan dining and seating area, two radiators, walls panelled to approximately one third height, picture rail, coved cornice, ceiling light point with ceiling rose, feature multi-fuel burner with decorative tiled surround and fitted hearth.



**SHARMAN
BURGESS** Est 1996

INNER HALL

Having walls tiled to approximately half height, two ceiling light points, wall mounted storage cupboard, door to half cellar and further door to: -

LARGE WALK-IN CLOAKROOM

Having coved cornice, ceiling light point, tiled floor, wall mounted coat hooks and shelving within.

HALF CELLAR

Providing storage space and served by power and lighting.

REAR ENTRANCE PORCH

Having dual aspect windows, door leading to secondary driveway, tiled floor, exposed brickwork detailing to walls, ceiling light point.

UTILITY ROOM

7' 8" (maximum) x 5' 5" (maximum) (2.34m x 1.65m)

Having work surface with inset Belfast style sink and tiled splashbacks, base level storage units, fitted double storage cupboard with shelving within, floor mounted Worcester oil central heating boiler.

LAUNDRY ROOM

6' 8" x 8' 8" (2.03m x 2.64m)

Having counter top, plumbing for automatic washing machine, vent for tumble dryer, built-in closet style cupboard and additional wall mounted units, radiator, walls panelled to approximately half height.



**SHARMAN
BURGESS** Est 1996



BREAKFAST KITCHEN

17' 2" x 12' 8" (5.23m x 3.86m)

Having granite work surfaces with inset Belfast style sink, range of base level storage units, drawer units and wall mounted glazed display cabinets, radiator, ceiling mounted beams, ceiling mounted lighting, dual aspect windows, Rangemaster electric and LPG range (to be included in the sale) situated beneath a decorative stone surround.

WALK-IN FREEZER AREA

Having space for twin height fridge and twin height freezer, quarry tiled floor, archway through to: -

WALK-IN PANTRY

24' 10" x 3' 9" (7.57m x 1.14m)

Having quarry tiled floor, wall mounted shelving, plumbing for dishwasher, partially obscure glazed window to front elevation, ornamental fireplace, two ceiling light points.

FIRST FLOOR LANDING

Having radiator, coved cornice, two ceiling light points (one with ornamental ceiling rose).

BEDROOM ONE

16' 0" (measurement taken to built-in wardrobes) x 13' 2" (4.88m x 4.01m)

Having dual aspect windows, radiator, picture rail, dado rail, coved cornice, ceiling light point with ceiling rose, feature ornamental fireplace, built-in bedroom furniture including drawers and two sets of double wardrobes with hanging rails and shelving within.



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

10' 6" x 7' 0" (3.20m x 2.13m)

Being fitted with a three piece suite comprising pedestal wash hand basin with tiled splashback, WC, shower cubicle with wall mounted Mira mains fed shower and tiling within and fitted shower screen, partially obscure glazed window, radiator, coved cornice, ceiling light point with ornamental ceiling rose.

BEDROOM TWO

16' 0" (maximum) x 13' 4" (maximum) (4.88m x 4.06m)

Having dual aspect windows, radiator, picture rail, coved cornice, ceiling light point with ornamental ceiling rose.

BEDROOM THREE

17' 4" x 10' 1" (maximum including chimney breast and built-in wardrobes) (5.28m x 3.07m)

Having dual aspect windows, radiator, dado rail, coved cornice, ceiling light point, built-in wardrobes with hanging rail and shelving within.

BEDROOM FOUR

16' 8" x 8' 10" (with reduced head height) (5.08m x 2.69m)

Having window to side elevation, exposed ceiling beam, radiator, wall mounted lighting, airing cupboard housing the hot water cylinder and slatted linen shelving within.

FAMILY BATHROOM

13' 5" x 7' 8" (4.09m x 2.34m)

Being fitted with a four piece suite comprising high cistern WC, wash hand basin with vanity unit beneath, free standing roll top bath with mixer tap and hand held shower attachment, shower cubicle with mains fed shower with further hand held shower attachment and tiling within and fitted shower screen, decorative tiled floor, heated towel rail, walls panelled to approximately half height, electric shaver point, coved cornice, two ceiling light points each with ornamental ceiling rose, access to loft space.

EXTERIOR

The property benefits from two driveways, with the Agent advising prospective purchasers to enter via the main (second) driveway which leads to the large driveway area. This also gives vehicular access to the detached double garage and workshop building which is accessed via double doors.

The property's secondary gravelled driveway sits towards the rear of the property and is served by a remote controlled gate and houses a feature working well, oil tank and bin store.



DOUBLE GARAGE AREA

27' 0" x 21' 3" (8.23m x 6.48m)

Having concrete floor, served by power and lighting. A set of obscure glazed double doors leads through to the: -

WORKSHOP

18' 8" (maximum) x 21' 4" (maximum including staircase) (5.69m x 6.50m)

Having separate access from the garden, dual aspect windows, served by power and lighting, sink with cold water feed, staircase leading to a first floor storage area. Door to: -

CLOAKROOM

Being fitted with a two piece suite comprising WC, wash hand basin with cold water tap, quarry tiled floor, window, ceiling light point.

GARDENS

Barbridge Farm House sits in grounds in excess of 1 Acre (s.t.s) with the majority of the grounds being laid to level and well maintained lawned areas with a mixture of fencing and hedging to the boundaries. Within the grounds are a selection of fruit trees, vegetable patch, polytunnel and composting areas. The grounds benefits from an outside tap and lighting, circular sunken firepit and a large open fronted log store served by lighting.

GARDEN SHED

10' 10" x 5' 10" (3.30m x 1.78m)

Having concrete base, window and door.

AGENTS NOTE

Prospective purchasers should be aware that there is a historic public footpath that dissects a small part of the grounds, which can be highlighted at the viewing. The Vendor has made the Agent aware that the public footpath has been unused over many years.

SERVICES

Mains water and electricity are connected. Drainage is to a septic tank. The property is served by oil central heating.

REFERENCE

14052025/28625432/HIR





**SHARMAN
BURGESS** Est 1996

Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

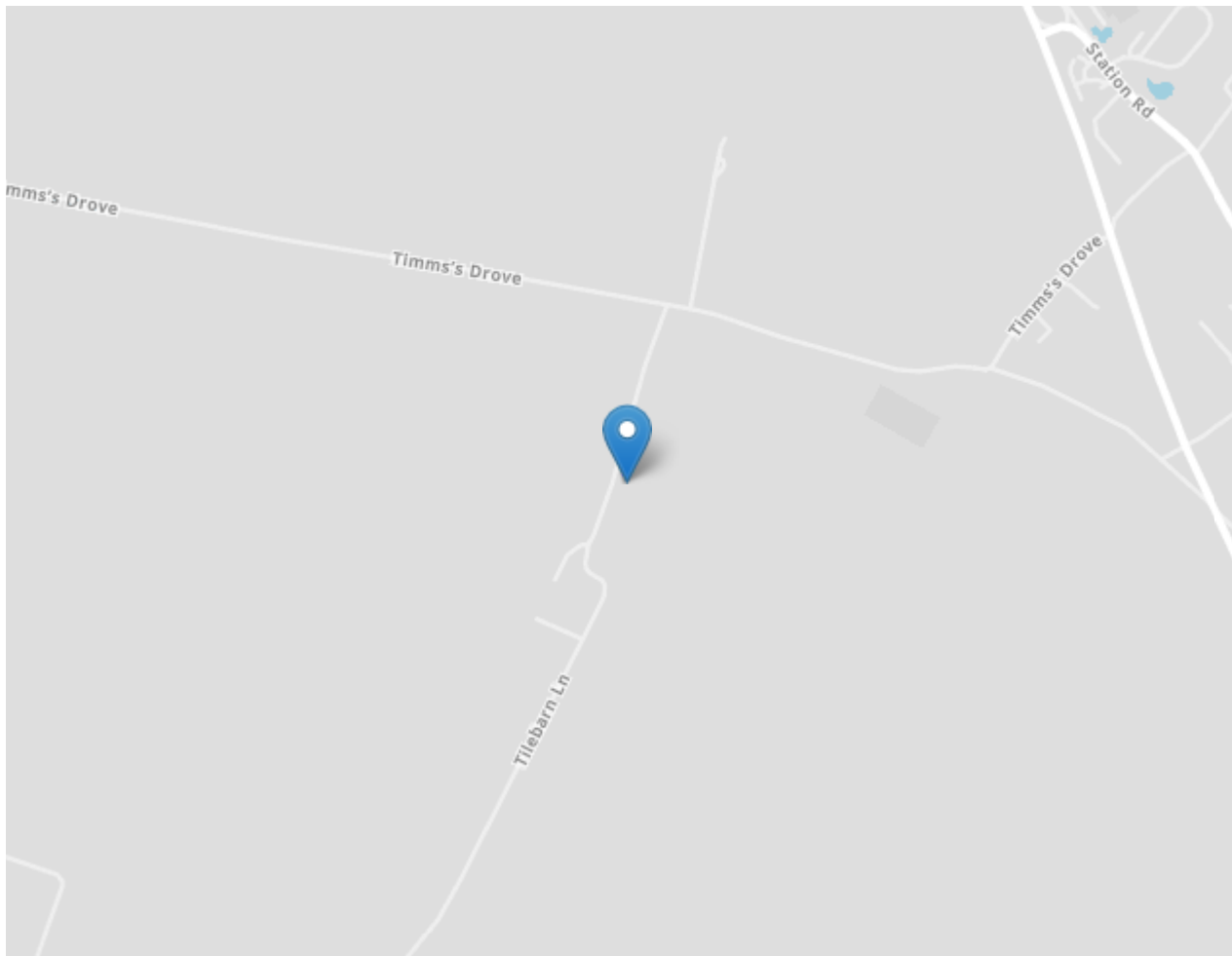
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 156.6 sq. metres (1686.0 sq. feet)



First Floor

Approx. 95.1 sq. metres (1023.5 sq. feet)



Total area: approx. 251.7 sq. metres (2709.5 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	