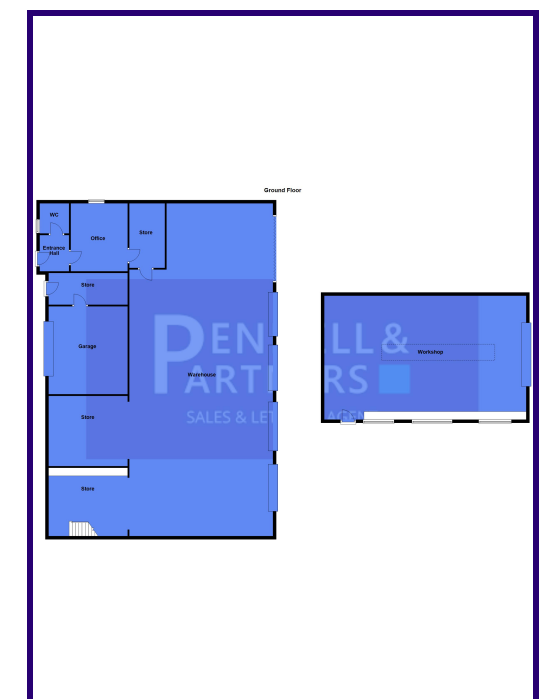




LLOYDS FARM, MAIN ROAD, FOSDYKE, BOSTON, LINCOLNSHIRE. PE20 2DB

£799,000



**PENNELL & PARTNERS**

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ABOUT THE PROPERTY

Occupying a generous and prominent plot in the well-regarded village of Fosdyke, this individually designed and beautifully constructed five-bedroom detached Potton home offers a rare opportunity to acquire a truly unique property, finished to a high standard and set within approximately 2.5 acres of land.

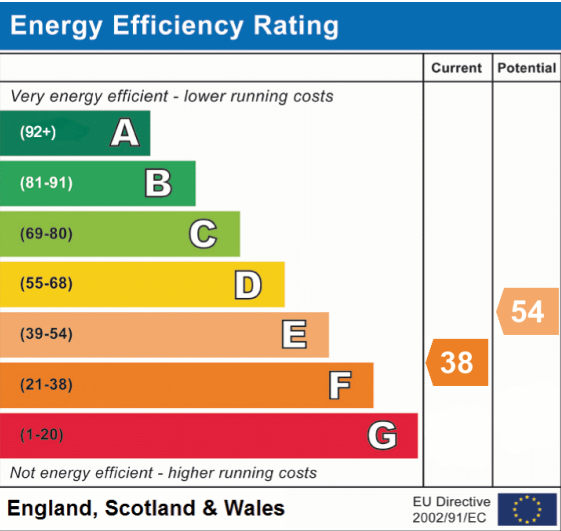
The house itself has been thoughtfully designed to provide spacious and versatile accommodation ideal for modern family living. A large entrance hall sets the tone for the rest of the home, leading to a generously sized lounge, a bright and airy kitchen/diner, and a comfortable family room—each space filled with natural light and offering a warm, welcoming atmosphere. A well-equipped utility room adds further practicality to the ground floor layout.

Upstairs, the property features five double bedrooms, including a stunning master bedroom with its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, and all rooms are generously proportioned, offering space and comfort for the whole family.

To the rear of the property is a small, private garden—ideal for relaxing or entertaining in a more intimate setting. Beyond this lies an expansive area extending to approximately 2.5 acres, previously used as a transport depot. This external space includes a variety of barns, garaging, and open storage areas, and also incorporates a field to the right-hand side of the main house. This land offers huge potential, whether for business use, equestrian interests, further development (subject to planning), or simply as an exceptional private outdoor space.

This is a rare opportunity to purchase a substantial and beautifully finished home with land and outbuildings in a desirable rural setting, offering flexibility, space, and the potential to tailor the property to a variety of needs.

EPC Rating: F (38)



ENTRANCE HALL

LOUNGE

5.25m x 9.42m (17' 3" x 30' 11")

KITCHEN/DINER

5.29m x 7.08m (17' 4" x 23' 3")

FAMILY ROOM

5.80m x 3.59m (19' 0" x 11' 9")

PANTRY

UTILITY ROOM

3.10m x 3.64m (10' 2" x 11' 11")

SHOWER ROOM

FIRST FLOOR

BEDROOM ONE

5.25m x 9.42m (17' 3" x 30' 11")

EN-SUITE SHOWER ROOM

1.84m x 2.73m (6' 0" x 8' 11")

BEDROOM TWO

4.82m x 4.58m (15' 10" x 15' 0")

BEDROOM THREE

4.74m x 4.16m (15' 7" x 13' 8")

BEDROOM FOUR

4.14m x 3.65m (13' 7" x 12' 0")

BEDROOM FIVE

2.64m x 2.74m (8' 8" x 9' 0")

OUTSIDE

DOUBLE GARAGE

with attached office/ storage area - with light & Power, plus water and drainage.

GARAGE / workshop

to the rear of the property - with light, 3-phase power and a pit to work under vehicles.

WAREHOUSE

With 5 roller dolls to the front - light, power and additional storage areas. Pits underneath for working on vehicles.

SECURE GARDEN AREA TO THE REAR

FIELD TO THE SIDE

Approx. 1 acre as additional space.