



## Spittal Farm - Drainside - Kirton

Boston, Lincolnshire, PE20 1PE

NEWTONFALLOWELL 



**Drainside, Kirton**  
**Boston, Lincolnshire, PE20 1PE**  
**£389,950**

#### **WELCOME TO SPITTAL FARM**

Part glazed rear entrance door through to the:

#### **REAR ENTRANCE LOBBY**

Having radiator, engineered oak flooring, staircase rising to first floor and understairs storage cupboard housing oil fired boiler providing for both domestic hot water and heating.

#### **LOUNGE**

14'1" x 10'10" (4.29m x 3.30m)

Having sealed unit double glazed uPVC sash window to front elevation, feature beam to ceiling, radiator, engineered oak flooring, wall light points, television aerial connection point and fireplace with tiled hearth and feature dual aspect multi-fuel burner.

A perfect equestrian property set in over four acres, subject to survey and in a quiet location with far reaching views over farmland to the front & rear. The detached house has been recently renovated and has well presented accommodation comprising: entrance lobby, lounge, dining room, breakfast kitchen and conservatory to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a lawned front garden, a driveway providing ample off-road parking as well as equestrian facilities which include brick built stables, two barns, turnout/exercise area and paddock land currently divided into three separate paddocks.



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### DINING ROOM

13'0" x 12'0" (3.96m x 3.66m)

Having sealed unit double glazed uPVC sash window to front elevation, coved ceiling, radiator, engineered oak flooring, wall light points and fireplace with tiled hearth and feature dual aspect multi-fuel burner. Open through to the:

### BREAKFAST KITCHEN

19'4" x 9'9" (5.89m x 2.97m)

Having sealed unit double glazed uPVC window to rear elevation, bi-fold doors to rear elevation & garden, inset ceiling spotlights, radiator and engineered oak flooring. Solid wood work surface with cupboards & drawers under, inset 1 1/4 ceramic sink with drainer & mixer tap, space & plumbing for automatic washing machine and dishwasher, space for LPG range style cooker.



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### CONSERVATORY

20'10" x 10'8" (6.35m x 3.25m)

Of sealed unit double glazed uPVC frame construction on brick walls with glazed roof. Having french doors to front elevation, further single door to rear elevation, engineered oak flooring, radiator and wall light points.





### FIRST FLOOR LANDING

Having sealed unit double glazed uPVC window to side elevation and access to roof space.

### BEDROOM ONE

13'9" x 11'0" (4.19m x 3.35m)

Having sealed unit double glazed uPVC sash window to front elevation and radiator.

### BEDROOM TWO

13'0" x 9'4" (3.96m x 2.84m )

(wardrobes in addition) Having sealed unit double glazed uPVC sash window to front elevation, radiator and range of fitted wardrobes.

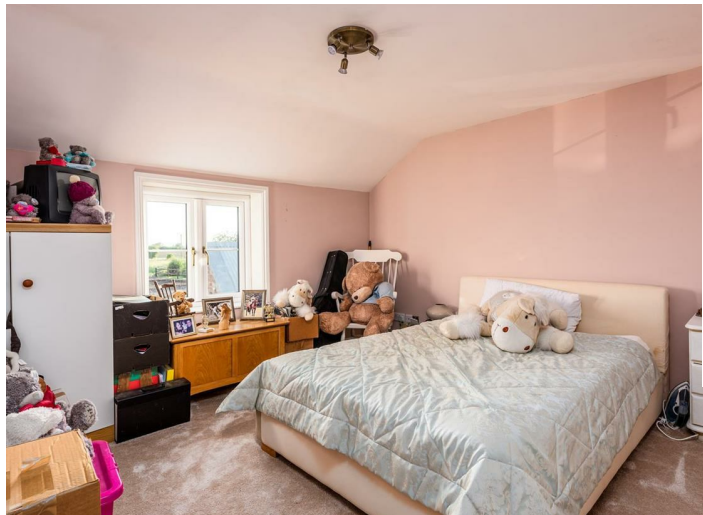
### BEDROOM THREE

11'10" x 10'9" (3.61m x 3.28m)

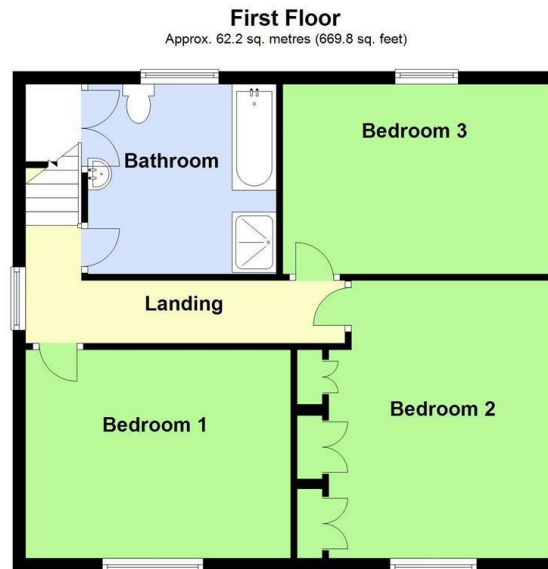
Having sealed unit double glazed uPVC window to rear elevation and radiator.

### BATHROOM

Having sealed unit double glazed uPVC window to rear elevation, inset ceiling spotlights, radiator, laminate flooring, tiled splashbacks and airing cupboard housing hot water cylinder with shelving. Fitted with a white suite comprising: fully tiled shower cubicle with electric shower fitting, panelled bath, close coupled WC and pedestal wash hand basin.







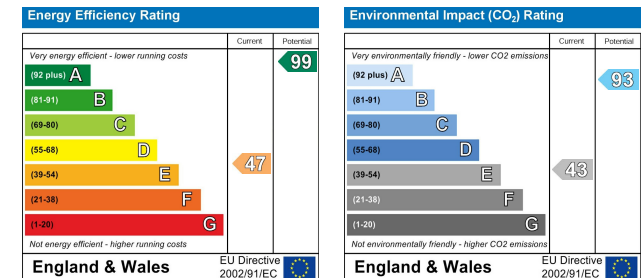
## SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank, heating is via an oil fired boiler served by radiators and the property is double glazed.

## EXTERIOR

To the front of the property there is a lawned garden which extends to the right hand side of the property. A gravelled driveway provides ample off-road parking and leads to the rear of the property where there is a further gravelled area and access to the equestrian facilities.

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## EQUESTRIAN FACILITIES

The property has a range of facilities which comprise:

### STABLES

Brick built, L-shaped range of stables comprising: three stables, tack room, rug room, store and WC.

STABLE ONE: 14'4" x 12'7"

STABLE TWO: 11'7" x 11'2"

STABLE THREE: 11'2" x 11'0"

TACK ROOM: 12'0" x 10'0"

RUG ROOM: 12'0" x 5'2"

### BARN

There are two timber barns currently being used as further stables and forage stores which open on to a woodchip turnout/exercise area which is enclosed by fencing.

BARN ONE: 32'7" x 14'1"

BARN TWO: 44'6" x 19'6"

### OUTDOOR ARENA

Planning permission was granted on 16 November 2017 for a 30m x 40m outdoor arena. Construction has not begun and further details can be found on the Boston Borough Online Planning Portal - ref: B/17/0375.







### **Paddock Land**

Currently separated into three paddocks by post & electric wire fencing.

### **THE PLOT & LAND**

The property is set in approximately 4.07 acres (1.65 ha), subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

### **DIRECTIONS**

From our offices in Wide Bargate proceed to the Bargate End roundabout and take the third exit on to John Adams Way. Proceed over Haven Bridge and at the next roundabout take the first exit on to Spalding Road. At the subsequent roundabout take the third exit on to London Road and after about 1.4 miles turn right on to Ralphs Lane. After about 1.9 miles turn left on to Drainside where the subject property can be located after about 0.4 miles on the right hand side.







## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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