



Orchard Farm Cottage Hobhole Bank, Old Leake, Boston, Lincolnshire, PE22 9RS

Price £395,000

Orchard Farm Cottage a hidden gem set within approximately 0.75 of an acre, providing beautiful uninterrupted views to all sides and mature established gardens stretching across the rural Lincolnshire countryside.

With no near neighbours the original property has been extended and renovated in previous years to provide a great spacious family home with 3 double bedrooms, 2 large reception rooms and 2 bathrooms.

Although this property is completely rural it is only a 10 minute drive to the sought after village of Old Leake providing everything a village can offer including primary and secondary schools.

The property is being advertised with no onward chain.



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Accommodation

The property is approached via long graveled track leading to the driveway and gardens.

Separate dining room/2nd sitting room

12'0" x 11'9" (3.66m x 3.58m)

With feature brick fireplace with shelving housing electric fire and exposed wooden beams.

Dining Kitchen

15'9" x 7'8" (4.80m x 2.34m)

Open plan large breakfast kitchen with plenty of space for a dining table. Kitchen island with 3 drawers, cupboards and matching marble top. Floor standing oil central heating boiler.

Kitchen has built-in dishwasher, fridge and cooker with extractor, large range of wall and base units with marble tops, splash back, tiled flooring, stainless steel sink unit with mixer tap, shelving, spotlights and beamed ceiling.

Main Sitting Room

20'0" x 11'2" (6.10m x 3.40m)

Large sliding patio doors leading to garden with good size paved patio area, block wood flooring with feature tiled edging, modern contemporary electric fire, spotlights, radiator covers and access to utility room.

Overlooking garden with open views.

Utility Room

18'9" x 5'11" (5.72m x 1.80m)

Range of built-in cupboards, stainless steel sink, plumbed for washer, vented for dryer, under counter space for fridge, freezer etc, spotlights, tiled to flooring, coat hooks and access to rear of property.

Landing

20'4" x 8'1" (6.20m x 2.46m)

The extensive landing area provides an extra space that can be utilized as a study. With beamed ceiling.

Main Bathroom

Large range of fitted cupboards with fitted mirrors to two walls. Shower cubicle, fitted vanity units with 2 sinks and WC. Fully tiled walls, concealed lighting and vinyl flooring.

Bedroom 1

19'9" x 15'3" (6.02m x 4.65m)

Featuring a huge range of fitted furniture, en-suite and balcony overlooking the side garden and views beyond.

5 double built-in mirrored wardrobes and 2 singles, with further walk-in storage. Built-in dressing table and mirror with 6 large drawers, matching bedside units with 3 drawers and fitted corner unit.

Patio doors leading to good size balcony with views.

En-suite

Spacious 4 piece en-suite bathroom

Separate corner bath with jacuzzi, corner shower, built in range of fitted cupboards, vanity unit, shelving, tiled to walls and floor, heated towel rail, shaver point and spotlights.

Bedroom 2

11'11" x 11'11" (3.63m x 3.63m)

Double bedroom with 4 double and 1 single built-in louvre wardrobes, fitted shelves, spotlights, bedside lights, beams to ceiling and open views.

Bedroom 3

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

Double bedroom with built-in wardrobes and separate double deep louvre wardrobe, spot lights, beams to ceiling and open views.

External

The property stands on approximately 0.75 acres providing space and open views to all sides.

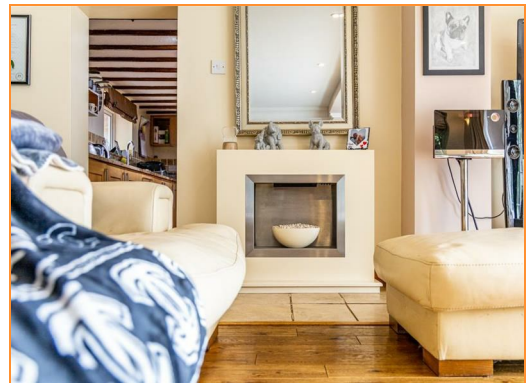
Private access leads to the Farm Cottage where there is parking for several cars. The property offers a large 20 foot container currently used for storage but has been used as an office.

There are 2 metal 8' x 6' sheds, and a large 26' polytunnel for growing vegetables with a further outside vegetable area.

The wooden side gate leads to the gravel pathway to the entrance porch to the front of the property. The front of the property is enclosed by wood fencing with only fields beyond.

With an extensive range of mature trees, lawned garden areas and beautiful wooden bridge over one of the two ponds, corner pagoda, climbing wisteria and honeysuckle, fruit and yucca trees, the garden is an excellent feature of the property and provides totally uninterrupted views to all areas of the property.

To the rear of the property is an additional area with 2 metal sheds, power points and water tap.



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