



126 Dog Drove South  
Holbeach Drove PE12 OSD  
£299,995

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## 126 Dog Drove South Holbeach Drove PE12 0SD

Enjoying a semi rural location but not far from a Post Office/general stores, petrol station and schools for younger children, 'Fourways' is an ideal 'live on' small holding totalling approx 2.5 acres (STS). The property sits between Peterborough, Spalding and Wisbech all with good access to National Rail Links.

Offered with no onward chain the accommodation comprises; Entrance Hall, Lounge Diner, Kitchen Breakfast Room and two lean-to's. There are three double Bedrooms and a family Bathroom.

There is an additional Office and Store Room which have experienced structural movement. The property benefits from owned solar panels on a generous feed in tariff.

To the front of the property is a through drive with ample parking and mature trees. The three polytunnels are perfect for growing produce or sheltering livestock. There are dozens of fruit trees complemented by a large productive soft fruit patch and vegetable patch. The four paddocks are ideal for rotational grazing of livestock and benefit from separate access from the road.

There are numerous work/storage sheds and domestic greenhouses.

The property is subject to an Agricultural Occupancy Condition for agriculture and forestry .

Tenure Freehold  
Council Tax C  
Septic Tank Drainage  
Some Structural Damage  
Agricultural Occupancy Condition for agriculture and forestry. We suggest contacting South Holland District Council for further advice regarding this condition and your eligibility.  
Local Drainage Fees Payable





Entrance Hall

Lounge Diner  
24'4" max x 14'10" max (7.44m max x 4.53m max)  
'L' Shape Room, fireplace feature, windows to two aspects. Double doors to

Lean-To

Kitchen Breakfast Room  
13'3" x 10'0" (4.05m x 3.05m)  
Door to

Lean-To  
15'5" x 6'3" (4.70m x 1.92m)  
Door to rear garden, oil boiler.



Bedroom 1  
9'11" x 9'10" (3.03m x 3.01m )

Bedroom 2  
9'10" x 9'10" (3.02m x 3.01m)

Bedroom 3  
10'5" min x 9'11" (3.18m min x 3.03m)

Family Bathroom

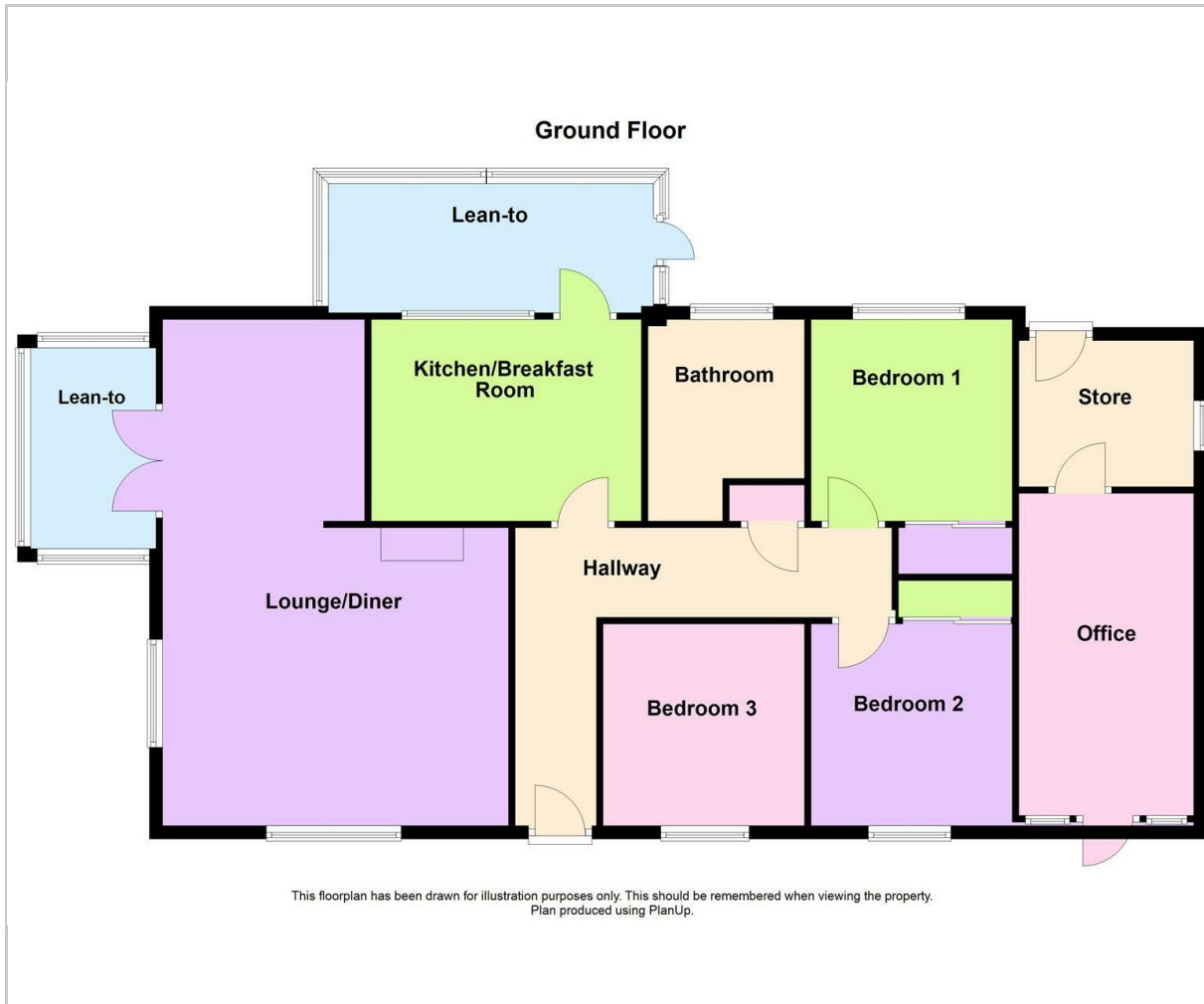
Office  
16'0" x 8'9" (4.90m x 2.68m)  
door to

Storage Room  
8'8" x 7'4" (2.65m x 2.25m)

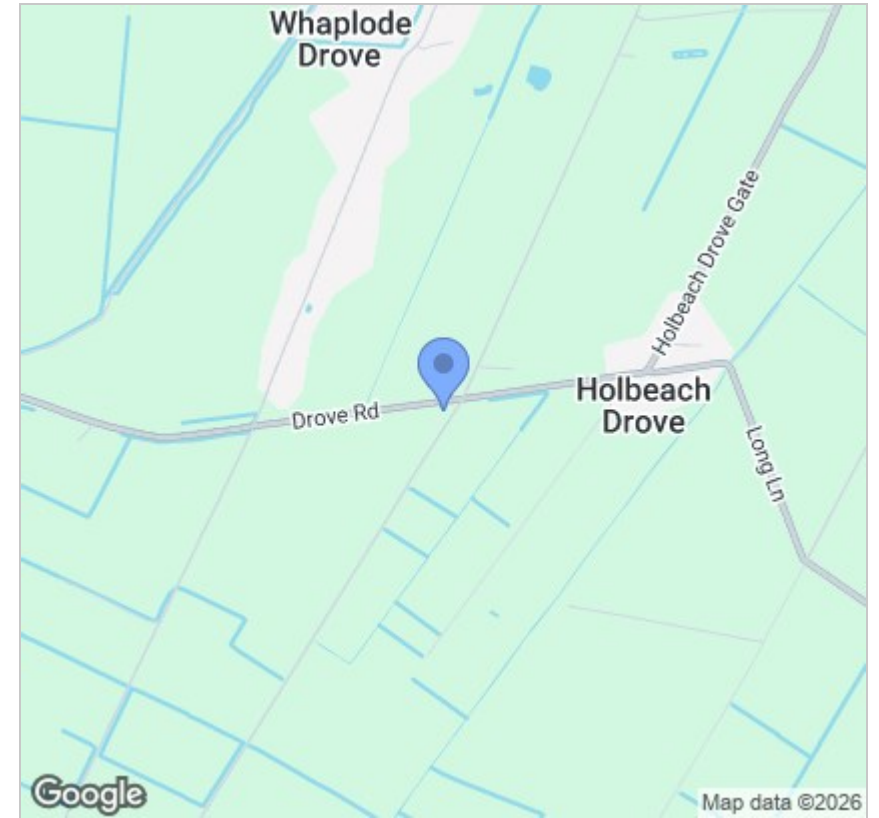
Outside  
The property spans Approx 2.5 acres (STS)  
4 livestock paddocks (totalling approx. 1 acre) stock fenced and gated.  
Soft fruit patch ( 50' x 40')  
Vegetable patch (40' x 20')  
Double polytunnel (48' x 45') with electricity and water, 3, 30' x 6' rolling benches and raised beds  
Two polytunnels (45' x 20') - one covered  
3 domestic greenhouses - one with electricity  
Shed (23' x 17') with electricity  
Shed (18' x 9')  
Numerous other work/storage sheds and spacious poultry housing



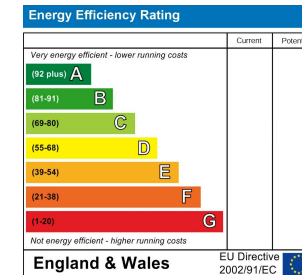
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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