



Ashtree Farm, Leagate Road, Gipsev Bridge,
Boston, Lincolnshire, PE22 7BZ

Will Barker
& Co

Ashtree Farm, Leagate Road, Gipsey Bridge, Boston, Lincolnshire, PE22 7BZ

- 3 Bedroom Farmhouse
- 3 Reception Rooms

- Available as a whole or in lots
- Additional acre available separately

- Rural Location
- Redevelopment Opportunity

£250,000

Will Barker & Co
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General Description

We are delighted to introduce to the market an opportunity to purchase a 3-bedroom traditional brick farmhouse in a tranquil and rural setting.

The house features a kitchen, dining room, lounge, sitting room, 3 bedrooms, bathroom and two outside stores.

Ground Floor: kitchen, lounge, dining room and sitting room.

First Floor: three bedrooms and a bathroom.

Location & Situation

The property is rurally situated approximately 9.1km (5.7 miles) north from the historic port town of Boston, 31.8km (19.8 miles) east from the town of Sleaford, and 47.3km (29.4 miles) southeast of the City of Lincoln.

Access

The properties are accessed directly from The Leagate Road, having road frontage onto it, each property will have its own private driveway.

Conditions of Sale/Covenants

To protect the value of the vendor's retained farmland and each of the lots the vendor will enforce a simple covenant on the sale to ensure that no noisy nor offensive businesses are conducted from either of the properties.

Services

The House has main electricity as well as mains water.



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Fencing Obligation

The purchaser shall erect and thereafter maintain a suitable fence around the property to the reasonable satisfaction of the vendor.

Wayleaves, Easement & Rights of Way

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi-easements and all wayleaves whether referred to or not in these sales particulars.

Method of Sale

The freehold interest is being offered for sale by Private Treaty.

Plans, Areas & Boundaries

The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

The successful purchaser will be deemed to have full knowledge of all boundaries and neither the vendors nor their agents will be responsible for finding the boundaries for the ownership thereof.

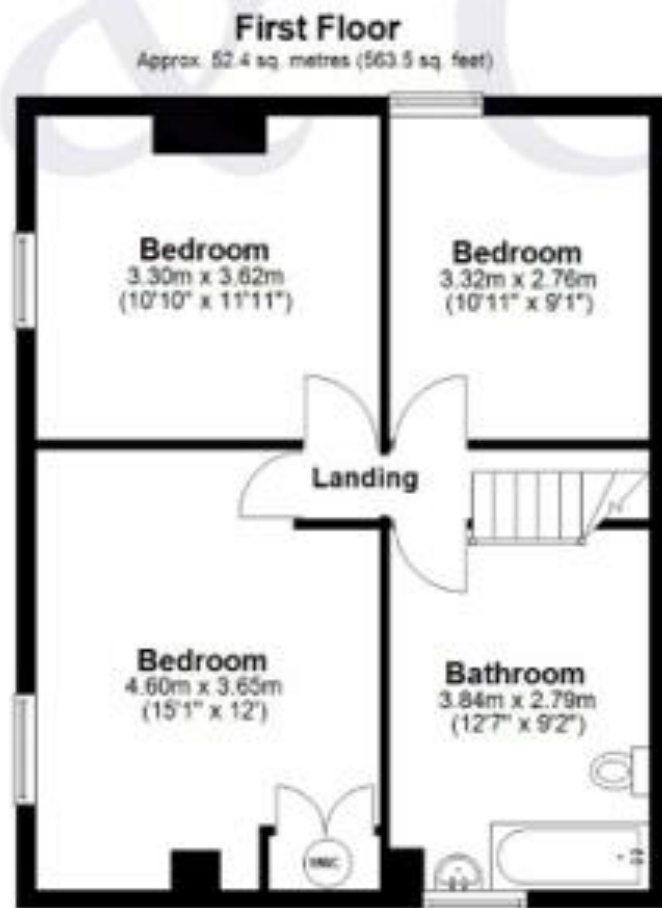
Viewings

Prospective purchasers wishing to view the property should make an appointment through the selling agents. We would ask you to be as vigilant as possible when inspecting for your own safety.

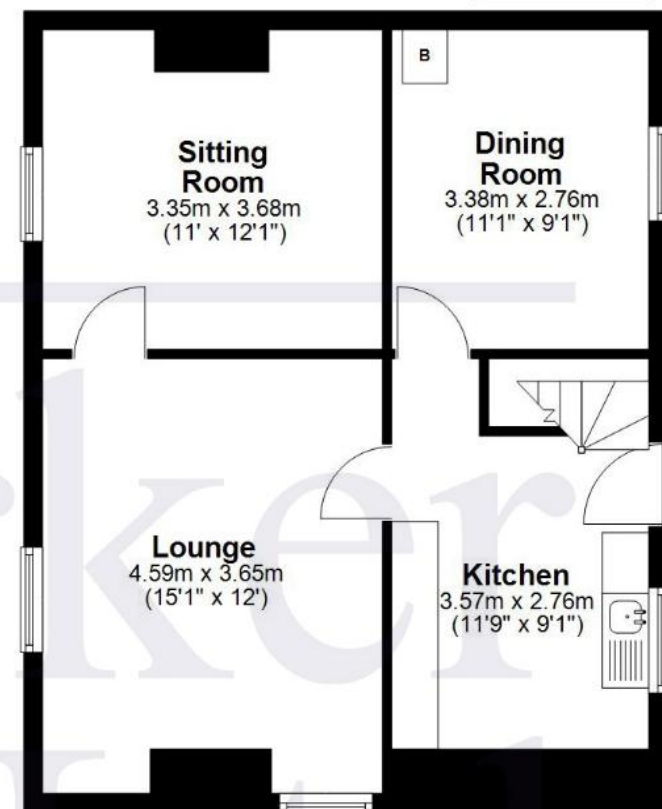
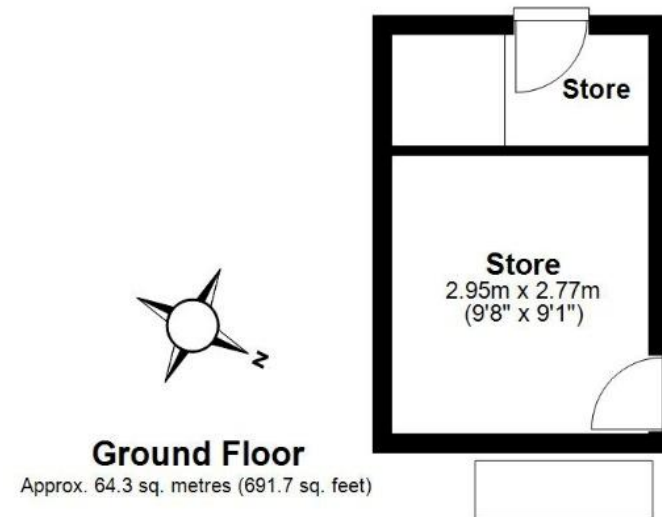
Those wishing to view the property do so at their own risk.

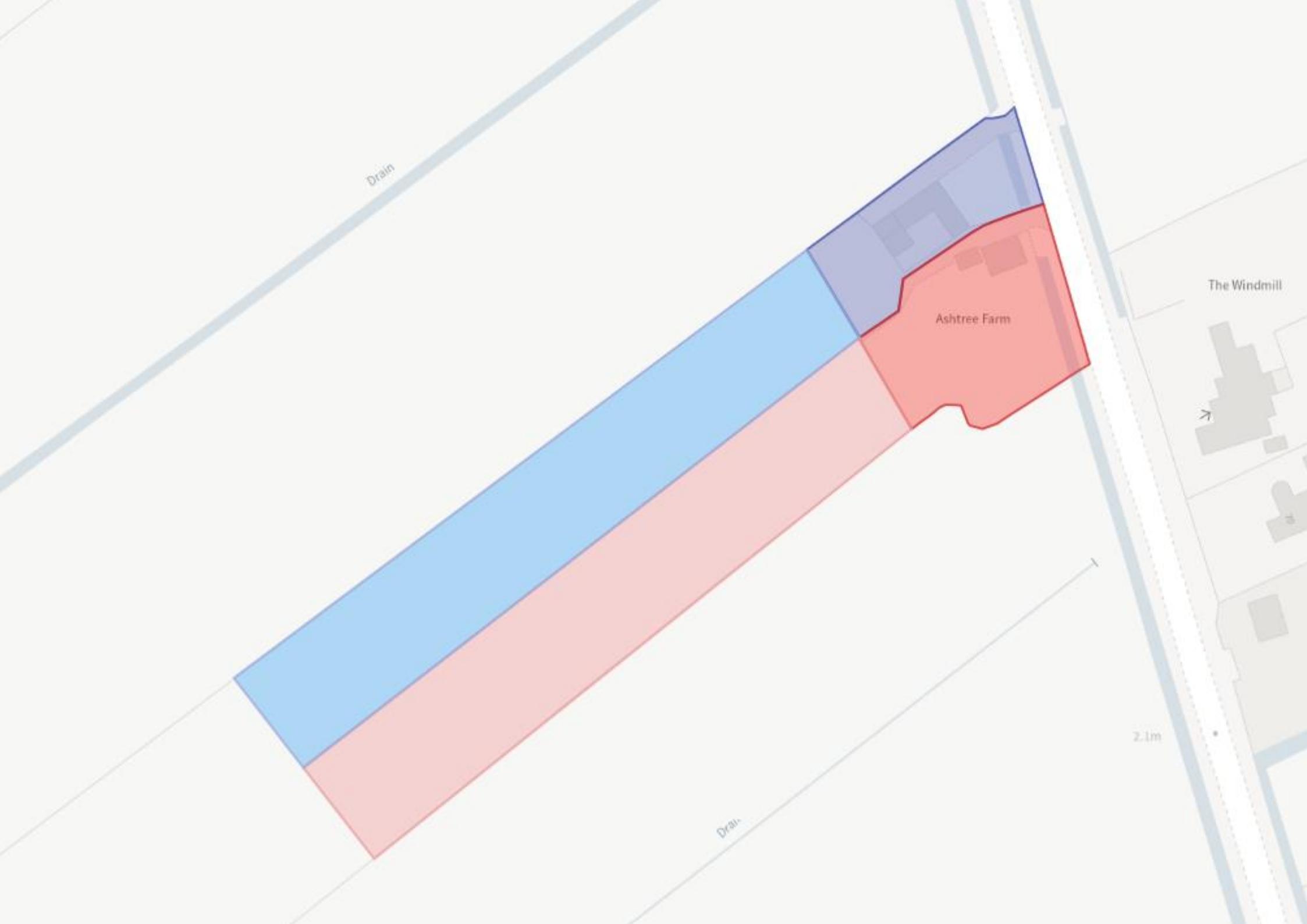






Total area: approx. 220.3 sq. metres (2371.4 sq. feet)





Drain

Ashtree Farm

The Windmill



2.1m

Drain

