



Cholwells, Burton Croft Road, Fishtoft,
Boston, Lincolnshire, PE21 0SA

Will Barker
& Co

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£425,000

- Smallholding set in 0.94ha (2.33acres)
- Spacious detached 3 Bed Bungalow
- Semi-Rural Location on the Edge of the Village
- Grade 1 Land is grassed but not fenced
- An Individual and non-Estate property
- With Stores / Outbuilding

Location

Cholwells bungalow is located on the edge of the village, Fishtoft. It has a range of facilities including a primary school, pub, cricket and football club, village hall and playing field.

The property is located 3.6miles east from the market town of Boston, 17 miles north from the market town of Spalding and 21 miles south from the Seaside town at Skegness.

The Bungalow

The bungalow's residential accommodation briefly comprises; entrance hall, kitchen/dining room, lounge, conservatory, pantry, rear porch, utility, W.C., 3 bedrooms and bathroom.

There is also: An integral garage measuring 5.62m x 3.04m

Store 1 measuring 1.77m x 3.03m (also integral and at the rear of the garage)

Store 2 measuring 3.67m x 2.13m

Store 3 measuring 3.67m x 6.13m (former packing building)

There is a small fruit orchard to the side of the house with a range of mature fruit and walnut trees

Council Tax Band – B (assessed when the property had an Agricultural Occupation Condition, which is now lifted, planning reference B/26/0130)

EPC rating - D

The Land

The property is set within a plot extending to 0.94ha (2.33 acres) of good quality, Grade 1 farmland and features a timber-framed glasshouse with a mature grapevine, outbuilding. The paddock surrounds the property to the south and east, which provides potential for equestrian or other smallholding uses.



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Access

The bungalow has access from Burton Croft Road, and there is a second entrance into the old garage in the fruit orchards beside the bungalow.

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.

Land registry titles – LL357945 & part of LL100274**Services**

The property has the benefit of a mains electrical supply and mains water. Foul water is to a private septic tank.

Method of Sale

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

Plans & Areas

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.

Boundaries

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 a prior appointment strictly through the selling agents.

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



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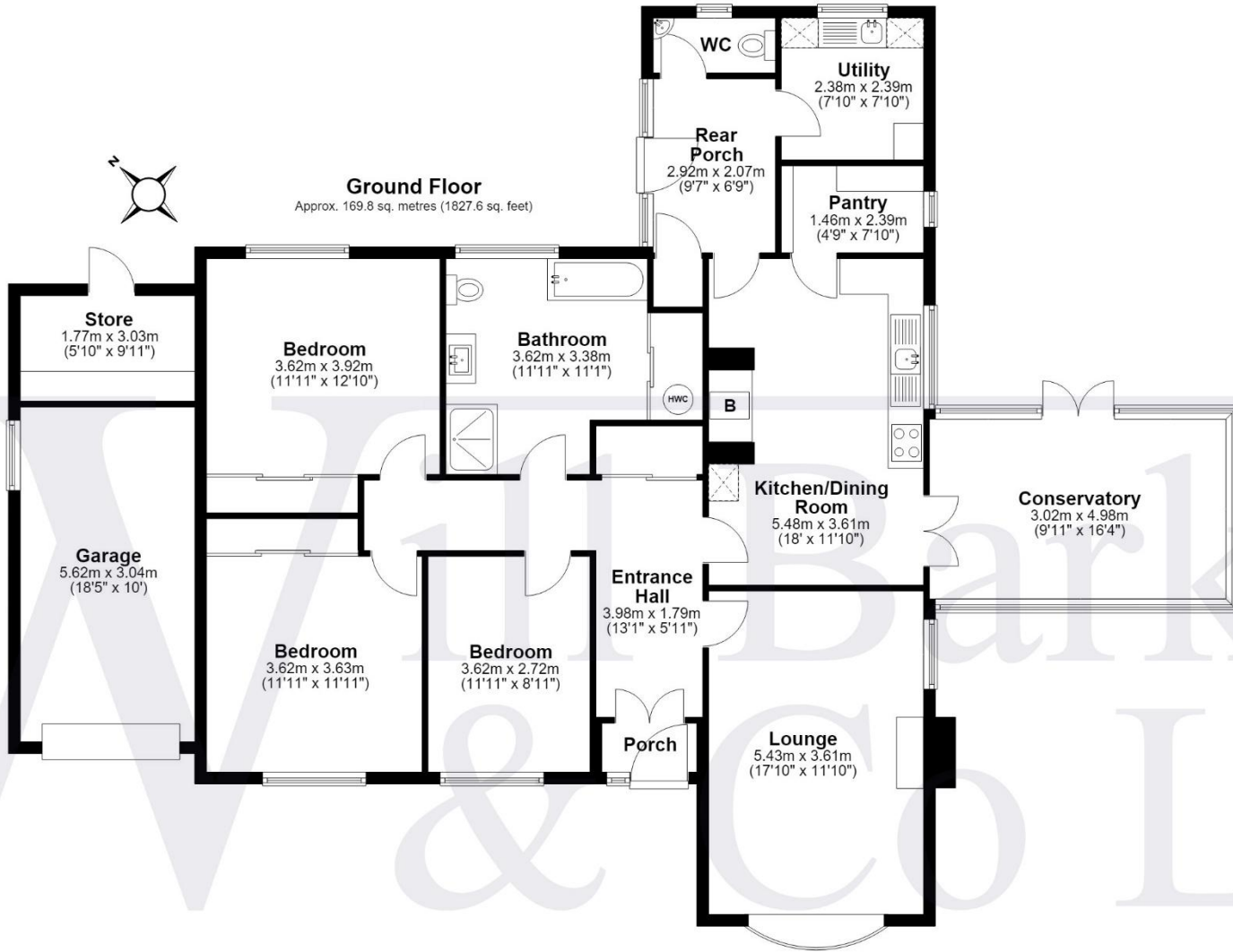
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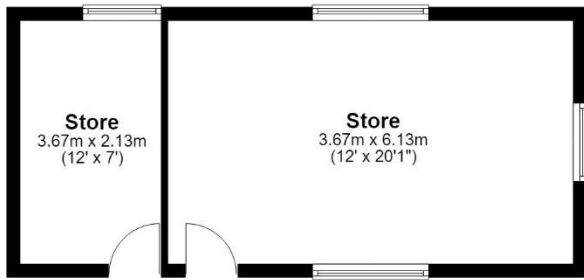
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Outbuilding to Rear
Approx. 30.7 sq. metres (329.9 sq. feet)



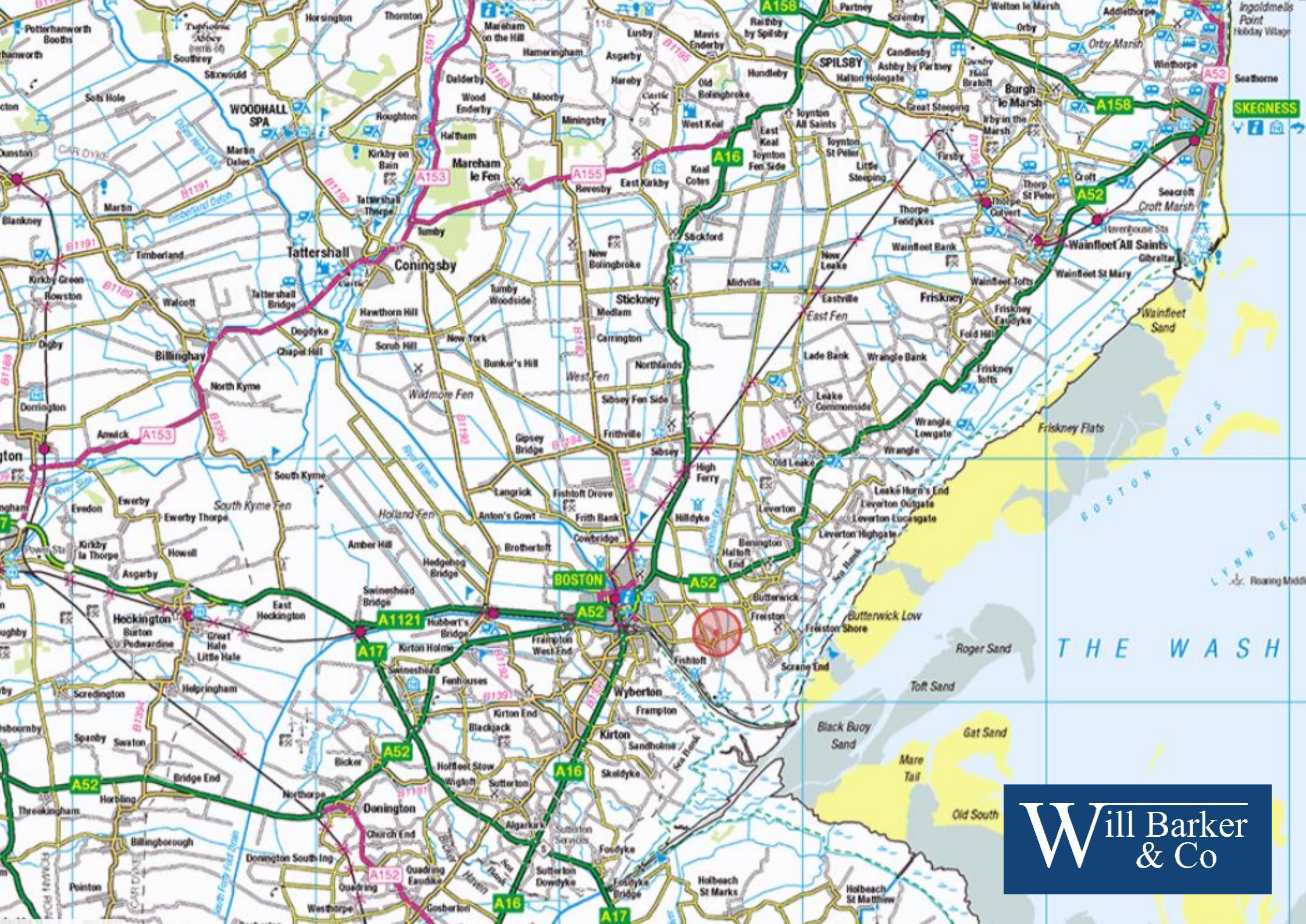
Total area: approx. 200.4 sq. metres (2157.5 sq. feet)



Cholwells

Drain

Wythes Lane



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