

LINCOLNSHIRE

Approximate Distances:

Boston 4 miles : Skegness 18 miles : Lincoln 13 miles

APPROX 2½ ACRE (more available by negotiation) EQUESTRIAN PROPERTY SITUATED IN A RURAL YET ACCESSIBLE LOCATION WITH EXCELLENT EQUESTRIAN FACILITIES AND APPROVAL TO USE AS A RIDING SCHOOL. FIVE RIDE ROUTES & SCHOOL BUS OUTSIDE GATE

THE OLD SCHOOL

FREISTON INGS

BOSTON PE22 0PX



The Residence



The Land

AN ATTRACTIVE DETACHED PROPERTY COMPRISING ENTRANCE HALL, SITTING ROOM, LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, BOOT ROOM, CLOAKROOM AND VERANDA ON THE GROUND FLOOR WITH FOUR BEDROOMS, EN-SUITE AND FAMILY BATHROOM ON THE FIRST FLOOR

THE OUTBUILDINGS AND EQUESTRIAN FACILITIES INCLUDE STABLE BLOCK OF SEVEN STABLES AND FEED/TACK ROOM ; TWO STOREY MULTIPURPOSE BUILDING; TIMBER BARN

MANEGE c.40m x 20m FLOODLIT, POST AND RAIL FENCING, LAID TO SAND SURFACE

THE LAND COMPRISING AN APPROX TWO ACRE GRASSLAND Paddock ENCLOSED BY POST AND RAIL FENCING WITH MATURE TREES TO TWO BOUNDARIES ALONG WITH ATTRACTIVE LAWNED GARDENS

**IN ALL APPROX 2½ ACRES (About 1 Hectare)
(TO BE CONFIRMED)**

THE RESIDENCE

An attractive detached residence, a former school providing spacious family accommodation with some very interesting interior and exterior features coupled with modern enhancements. The property has the benefit of attractive gardens, oil fired central heating and double glazing and is set adjacent to a river.

The accommodation with approx room sizes is as follows:

GROUND FLOOR

ENTRANCE HALL 10'11 x 3'6 (About 3.3m x 1.1m) entrance door

SITTING ROOM 16'5 x 10'7 (About 4.9m x 3.2m) window to side, French doors to rear, two radiators, laminate flooring, telephone point

LIVING ROOM 16'9 x 15'6 (About 5.1m x 4.7m) window to front, brick built fireplace with timber mantel and quarry tiled hearth housing wood-burning stove, radiator, exposed timbers

DINING ROOM 15'8 x 12'1 (About 4.7m x 3.6m) window to front, door to veranda, two radiators, exposed timbers

KITCHEN/BREAKFAST ROOM 16'1 x 11'10 (About 4.9m x 3.6m) window to front and rear; fitted with a matching range of wall and base units with worktops over, tiled splashbacks, inset 1½ bowl sink with drainer, mixer tap and filter water tap, Stoves hob, double oven extractor fan over; built-in dishwasher, built-in fridge

UTILITY ROOM 12' x 11' (About 3.6m x 3.3m) window to front, fitted with matching wall and base units with worktops over, inset sink and drainer with mixer tap, tiled splashbacks, space and plumbing for washing machine and tumble dryer, large storage cupboards

BOOT ROOM 8'3 x 3'2 (About 2.5m x 0.9) doors to veranda, radiator, laminated floor

CLOAKROOM window to rear; fitted with a matching low level wc and wash hand basin, wall mounted cupboards, radiator

VERANDA 42'8 x 9'4 (About 12.9m x 2.8m) timber construction, wall lights, ceiling fans

FIRST FLOOR

LANDING window to front, airing cupboard, access to loft, two radiators

BEDROOM ONE 11'1 x 11'1 (About 3.3m x 3.3m) window to front, fitted wardrobes, radiator, door to:

EN-SUITE 10'10 x 4'5 (About 3.3m x 1.3m) window to rear, ceramic tiled floor and walls; fitted with matching pedestal wash hand basin, low level wc, electric shower, electric steam room with seating, built-in radio

BEDROOM TWO 14'10 x 11'6 (About 4.5m x 3.5m) window to rear, radiator, fitted bedroom furniture

BEDROOM THREE 9'9 x 8'2 (About 3m x 2.4m) window to rear, radiator

BEDROOM FOUR 12'2 x 9'6 (About 3.6m x 2.9m) window to rear, built-in wardrobe, radiator

FAMILY BATHROOM 8' x 6'3 (About 2.4m x 1.9m) window to rear, fitted with a matching suite comprising panelled bath with electric shower over; pedestal wash hand basin and low level wc, part tiled walls, radiator

THE OUTSIDE

The property is approached off the lane via iron gates onto a gravelled driveway providing parking for numerous vehicles. To the front of the property there are attractive lawned gardens with a mature hedge to the front. Lawned gardens lie to the rear of the property with timber fencing and pagoda.

We are informed by the vendor that there are 'five' riding routes from the property and the school bus passes the property for children (and clients).

NB.

The property has planning approval to be used as a riding school and is just minutes from the town.

THE OUTBUILDINGS AND EQUESTRIAN FACILITIES

The property benefits from the following outbuildings with approx sizes:

STABLE BLOCK of brick and block construction with a pitched roof set on a concrete apron with light, power and water, comprising:

STABLE ONE 12'3' x 12'1 (About 3.7m x 3.6m)

STABLE TWO 12'3 x 12'1 (About 3.7m x 3.6m)

STABLE THREE 12'1 x 10'5 (About 3.6m x 3.1m)

STABLE FOUR 12'1 x 10'5 (About 3.6m x 3.1m)

STABLES FIVE AND SIX 19'7 x 12'1 (About 6m x 3.6m) the partition has been removed and the room is currently being used as an office

STABLE SEVEN 12'1 x 10'10 (About 3.6m x 3.3m)

FEED/TACK ROOM 12'1 x 5'7 (About 3.6m x 1.7m)

MULTIPURPOSE BUILDING 29' x 17'3 (About 8.8m x 5.2m) a two storey building of brick and block construction with an external staircase to the first floor. Will make 3 stables and upper view area

TIMBER BARN 29' x 17'3 (About 8.8m x 5.2m) with a pitched roof, concrete base. Would make stables

MANEGE 40m x 20m floodlit, post and rail fencing, laid to sand surface

THE LAND

An attractive grassland paddock enclosed by post and rail fencing with mature trees and hedging to all boundaries. Very secure.

**IN ALL APPROX 2½ ACRES
(About 1 Hectare)
(MORE MAY BE AVAILABLE)**

Vendor currently uses retired couples grass field adjacent to this property free

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, DOUBLE GLAZING, TELEPHONE (connected and available subject to normal transfer regulations)

LOCAL AUTHORITY

BOSTON BOROUGH COUNCIL

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited The Old School but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.

GENERAL AND SITUATION

The sale of The Old School offers purchasers a good opportunity to acquire a spacious family home with period features and modern enhancements coupled with excellent equestrian facilities, all set in a rural yet very accessible location. We are informed by the vendor there may be additional land available with a neighbouring farmer under a separate negotiation. The property is situated approx 4 miles from Boston which has a wide range of retail outlets, health services including a hospital, schooling and numerous entertainment venues. Approx 18 miles from the coastal resort of Skegness and approx 30 miles from the university of Lincoln with all the amenities you would expect to find in a large city including a train station.

DIRECTIONS

Travel out of Boston on the Skegness Road. After approx 2 miles from Boston turn left at the speed camera into Oak House Lane (before The Castle public house). Continue along this lane beside the river for approx 2 miles and The Old School will be found just over the second bridge crossing.

VIEWING

Call us direct for appointment

Tel. 01205 760031 Mobile: 07747 77 20 33

PRICE GUIDE: £445,000 - offers invited!



Stable Yard



Multipurpose Barn



Manege



General View



Veranda



Entrance Drive



Interior



Aerial View



Gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	45
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

EPC Graph