



Ash Tree Farm, Sutterton Drove
Amber Hill, Boston, Lincolnshire, PE20 3RQ

Guide Price
£270,000

3 Bedroom Detached House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- 3 Bedroom Detached Farm House
- 1.1 Acre Plot (sts)
- Multiple Brick Built Outbuildings
- Swimming Pool and Sauna
- Open Field Views
- Ideal for a Small Holding
- EPC Rating - F, Council Tax Band - B

Click here to access the Energy Performance Certificate for Ash Tree Farm, Sutterton Drove, Amber Hill, Boston, Lincolnshire, PE20 3RQ



Overview

Modern Method Of Auction - T & C's Apply - Pygott and Crone are pleased to present to the market Ash Tree Farm, a detached Grade II Listed farm house occupying a generous plot of 1.1 Acres (sts) and having over 4,000sqft of outbuildings.

Located within a semi-rural position and benefitting from open field views, other benefits include, multiple paddocks and secure areas, Ample Storage Space and a viewing is essential to appreciate.

Internally the property requires some improvement however offers brilliant potential.



The accommodation briefly comprises, Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Utility Room and Study to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom.

Externally the property has multiple access points to the house and the land which is ideal for access to the paddocks and outbuildings.

The outbuildings are predominately of solid construction and have power and lighting. There is also a large swimming pool with sauna.

This property truly is one of a kind and a viewing is advised to appreciate.





Amber Hill, Boston, PE20

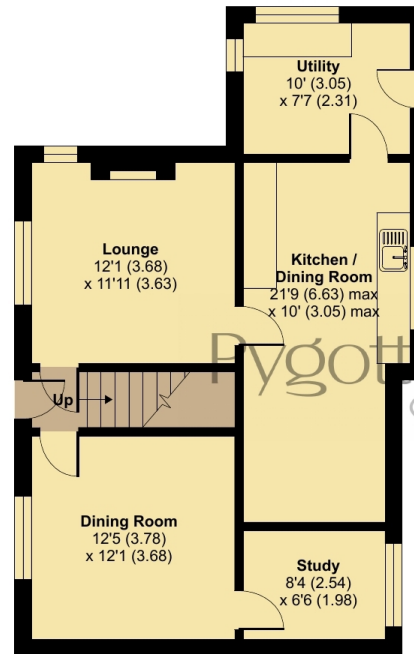
Approximate Area = 1335 sq ft / 124.1 sq m

Outbuilding(s) = 4141 sq ft / 384.7 sq m

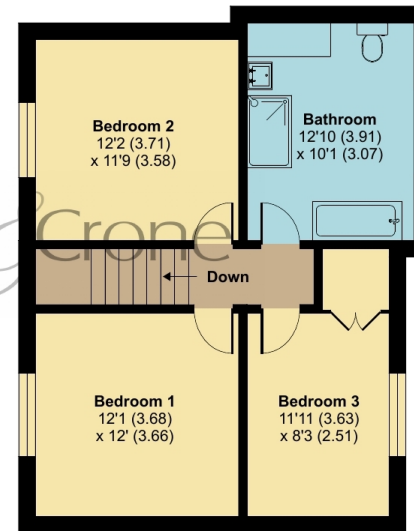
Garage = 587 sq ft / 54.5 sq m

Total = 6063 sq ft / 563.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Pygott & Crone. REF: 999545

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BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Hall



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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Josh Campbell-Foreman
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.









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Ash Tree Farm, Sutterton Drove, Amber Hill
is on the market with our Boston branch

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