



The Granary, Top Farm, Lineside
Hubberts Bridge, Boston, Lincolnshire, PE20 3QX

Offers in the region of
£300,000

3 Bedroom Detached Bungalow

- Freehold
- Spacious accommodation extends to some 1,922 sqft
- Grade II listed single storey barn conversion
- Charming character ambience
- Updated to a very high standard
- Luxurious main bedroom suite
- Attractive, south facing, courtyard garden
- Double garage & generous driveway
- EPC Exempt - E
- Council Tax Band - D

Click [here](#) to access the Energy Performance Certificate for The Granary, Top Farm, Lineside, Hubberts Bridge, Boston, Lincolnshire, PE20 3QX



Overview

Superb 1,922sqft, single storey barn conversion that is one of only two properties created from a range of traditional farm buildings that were part of the original farmstead. Since the original conversion the property has been updated to create an extremely spacious home appointed to a very high standard with bespoke kitchen, quality bathrooms and dressing room with extensive built in wardrobes. Whilst retaining original features and character ambience the property benefits from modern fittings and oil fired central heating. The property is Grade II Listed. Offered for sale with no onward chain early viewing is highly recommended to fully appreciate.



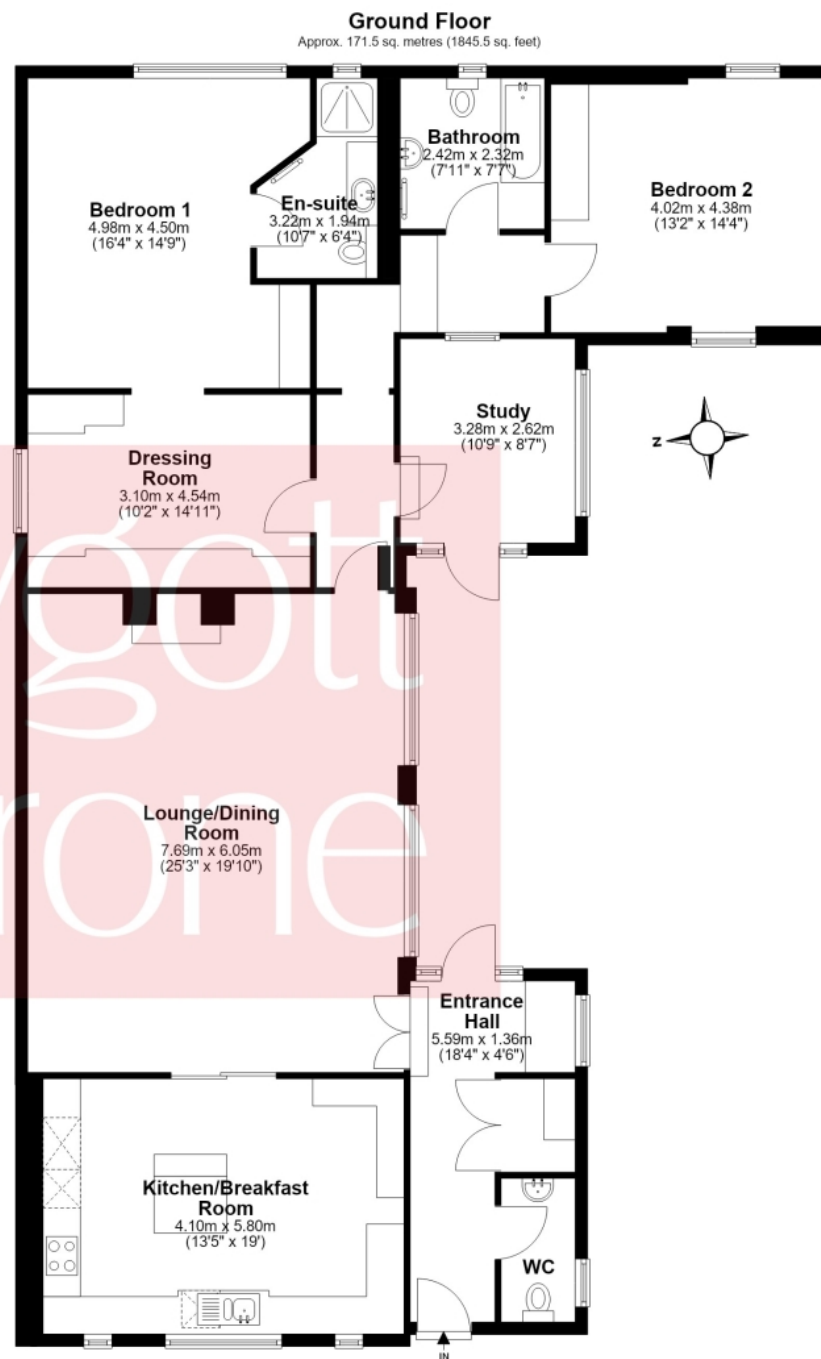
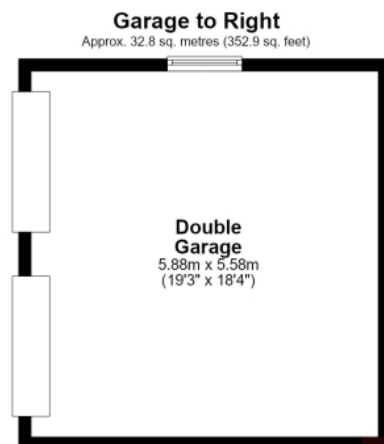
The accommodation is particularly spacious and versatile. It briefly comprises large Entrance Hall with copious storage and utility cupboard, Cloakroom, Dining Kitchen with an extensive range of crafted, quality units with integrated appliances and matching seating and pocket sliding doors leading through to an impressive Lounge. From here a further Hallway gives access to the remaining accommodation. This includes a main Bedroom with Dressing Room and En Suite Shower Room, two further Bedrooms and house Bathroom.

Outside a driveway provides parking and leads to the double garage with electric doors providing useful storage space in its loft area. To the front of the property overlooked from the lounge is a south facing courtyard garden which is a particularly attractive feature. Immediately adjacent to the property is a terrace area with electrically controlled and sensor activated awning. There are further gardens to the side of the property made private by high hedging.

AGENTS NOTE The property has right of access over the initial roadway in to the farm complex behind. The property is served by a private septic tank. Prospective purchasers are advised to make their own enquiries regarding the septic tank, including its condition and compliance with current regulations.





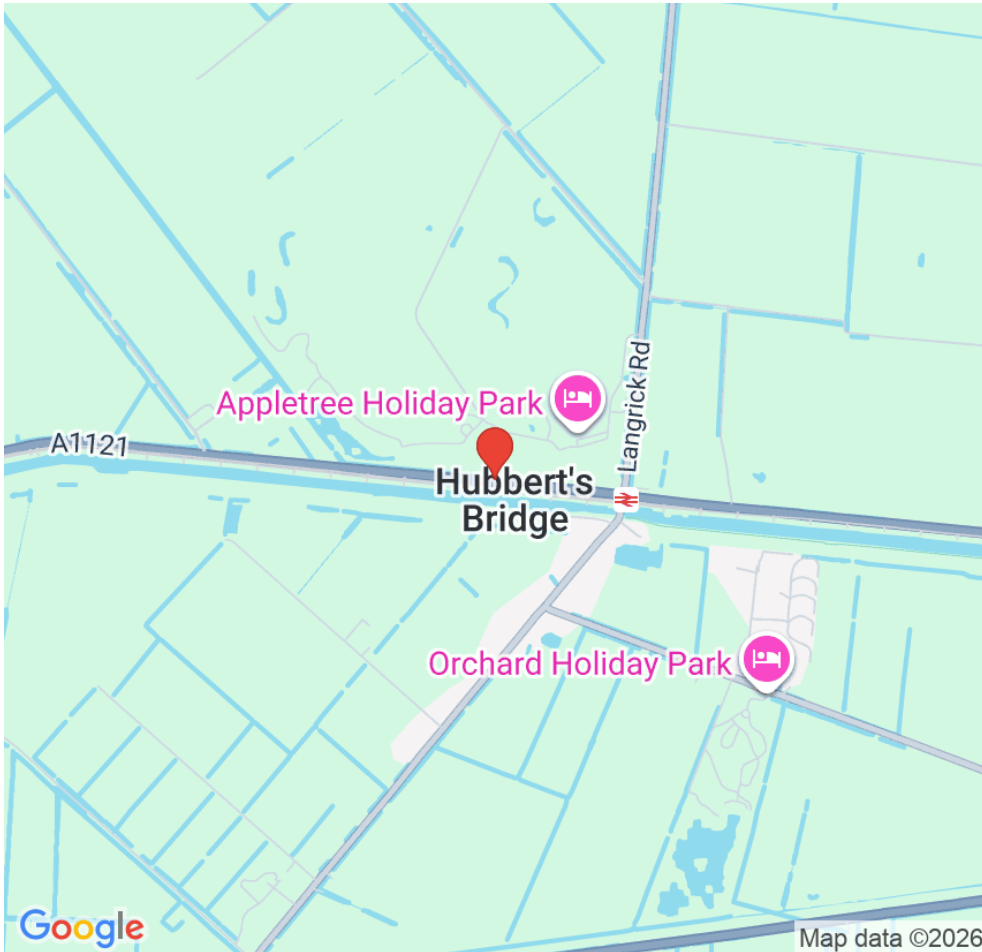


Total area: approx. 204.2 sq. metres (2198.3 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



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



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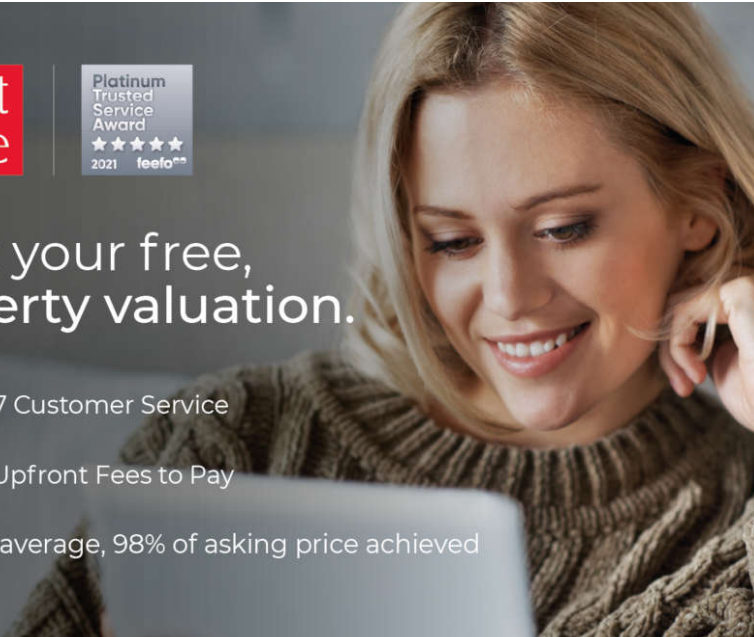







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is on the market with our Boston branch

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