



Fraglands Barn, Washdike Road  
Algarkirk, Boston, Lincolnshire, PE20 2AW

£450,000

## 4 Bedroom Barn Conversion

- Freehold
- Four Bedrooms
- Stunning Lounge With Character Features and Wood Burning Stove
- Ample Off Road Parking and Gated Entrance
- Open Field Views, Large Plot 0.32 Acres (sts)
- Attached Workshop/Gym
- Viewing Advised
- Two En-Suite Bedrooms
- EPC Rating - E, Council Tax Band - D

[Click here to access the Energy Performance Certificate for Fraglands Barn, Washdike Road, Algarkirk, Boston, Lincolnshire, PE20 2AW](#)



## Overview

Set upon a 0.32 acre plot (sts) is this stunning three/four bedroom barn conversion with a brilliant workshop enjoying views looking out onto agricultural fields both front and rear. The barn positioned within a mature plot offers spacious accommodation boasting almost 250 sqm of living accommodation and workshop space and benefits from 'barn style' features to include exposed beams, some vaulted ceilings, and a mezzanine floor level.



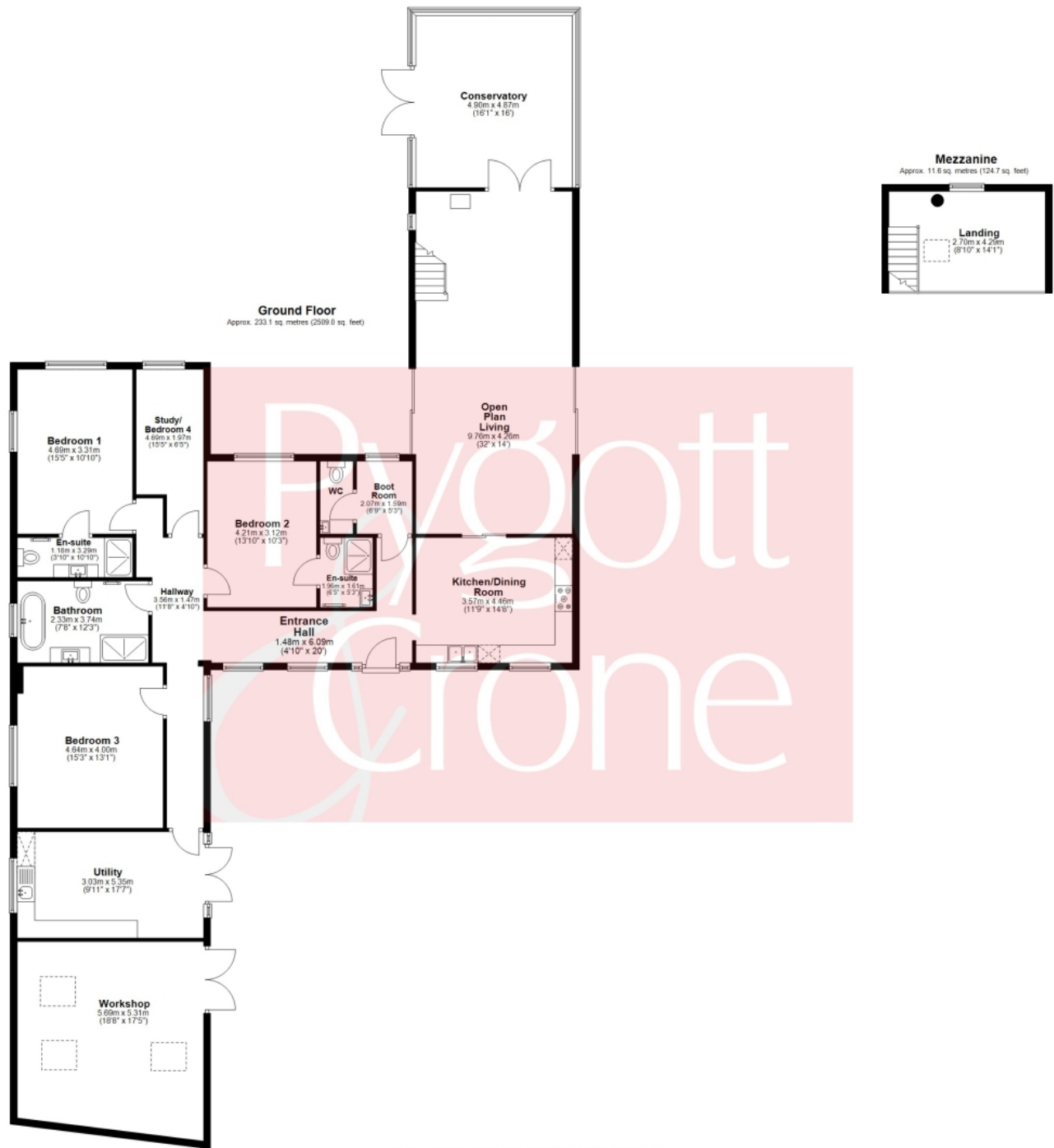
The accommodation briefly comprises: Entrance Hall, Kitchen Diner with a vaulted ceiling and exposed beams, a barn style sliding door opens into the main Living Reception Room which is a real breath-taking feature being 32' in length and having exposed beams. At the end of the room is a Dining Area complete with a log burning stove and a staircase leading to a mezzanine level ideal for a snug space with views out to the fields beyond. There is also a modern conservatory accessed from the dining area.

Moving through the property there is a Boot Room, WC, Study/Bedroom four, main Family Bathroom with a freestanding bath and separate shower and separate Utility Room. The three main Bedrooms are all double Rooms with two of them boasting En-suite Shower Rooms. Externally the property is located just off the A17 and is approached via gated access to the gravel driveway. The rear gardens are enclosed via hedging and there is an outbuilding/summerhouse. The property also benefits from a large workshop attached with vaulted ceilings, power and lighting with 3 skylights for extra lighting which is currently being used as a gym. Viewings are a must to fully appreciate and are by appointment only.

Agents Note - We are advised by the vendor that the property has a septic tank.





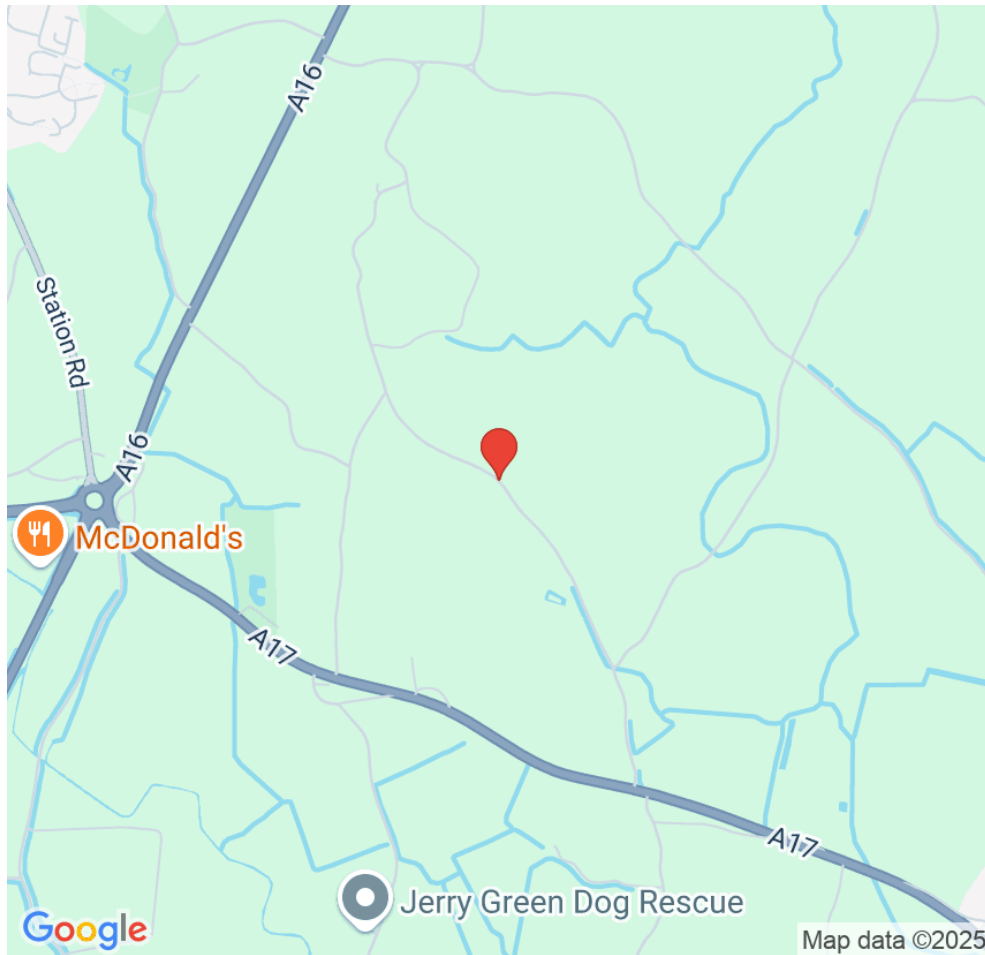


Total area: approx. 244.7 sq. metres (2633.7 sq. feet)

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



## Location



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is on the market with our Boston branch

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