



Bells Farm, Mere Drove
Old Leake, Boston, Lincolnshire, PE22 9QF

£539,000

4 Bedroom Farm House

- Freehold
- 4 Bedroom Detached Farmhouse
- Ample Off Road Parking
- 5.15 Acres of Land (sts)
- Stables, Field Shelters and Paddocks
- Fantastic Equestrian Property
- Viewing Advised
- Rural Position With Fields Surrounding
- EPC Rating - E, Council Tax Band - C

[Click here to access the Energy Performance Certificate for Bells Farm, Mere Drove, Old Leake, Boston, Lincolnshire, PE22 9QF](#)



Overview

Pygott and Crone are proud to market to this fantastic, ready-made equestrian property which boasts a terrific plot of 5.15 Acres (sts), a rural location with open fields surrounding, multiple stables and outbuildings and a viewing is absolutely essential to appreciate.

The farmhouse offers well-presented accommodation comprising of, a spacious lounge, dining room, fitted kitchen, side porch/conservatory, utility room and cloak room to the ground floor. To the first floor there are four good-sized bedrooms and the main family bathroom. Views of open countryside and the land included in the sale can be enjoyed from most rooms within the house.

Located down a quiet country lane and offering a brilliant rural position, this property is ready made for perspective buyers looking for a well-equipped equestrian property in an extremely private position.



The property itself has ample off road parking for multiple vehicles, front and rear gardens and a garage. The land is split in to multiple paddocks and there is just over 2 acres (sts) with 5 large stables and a tack room behind and to the side of the property. To the front of the property an additional field just over three acres (sts) with gated entrance can be found. This benefits from 2 large mobile field shelters (one two bay and one three bay) and is fully enclosed.

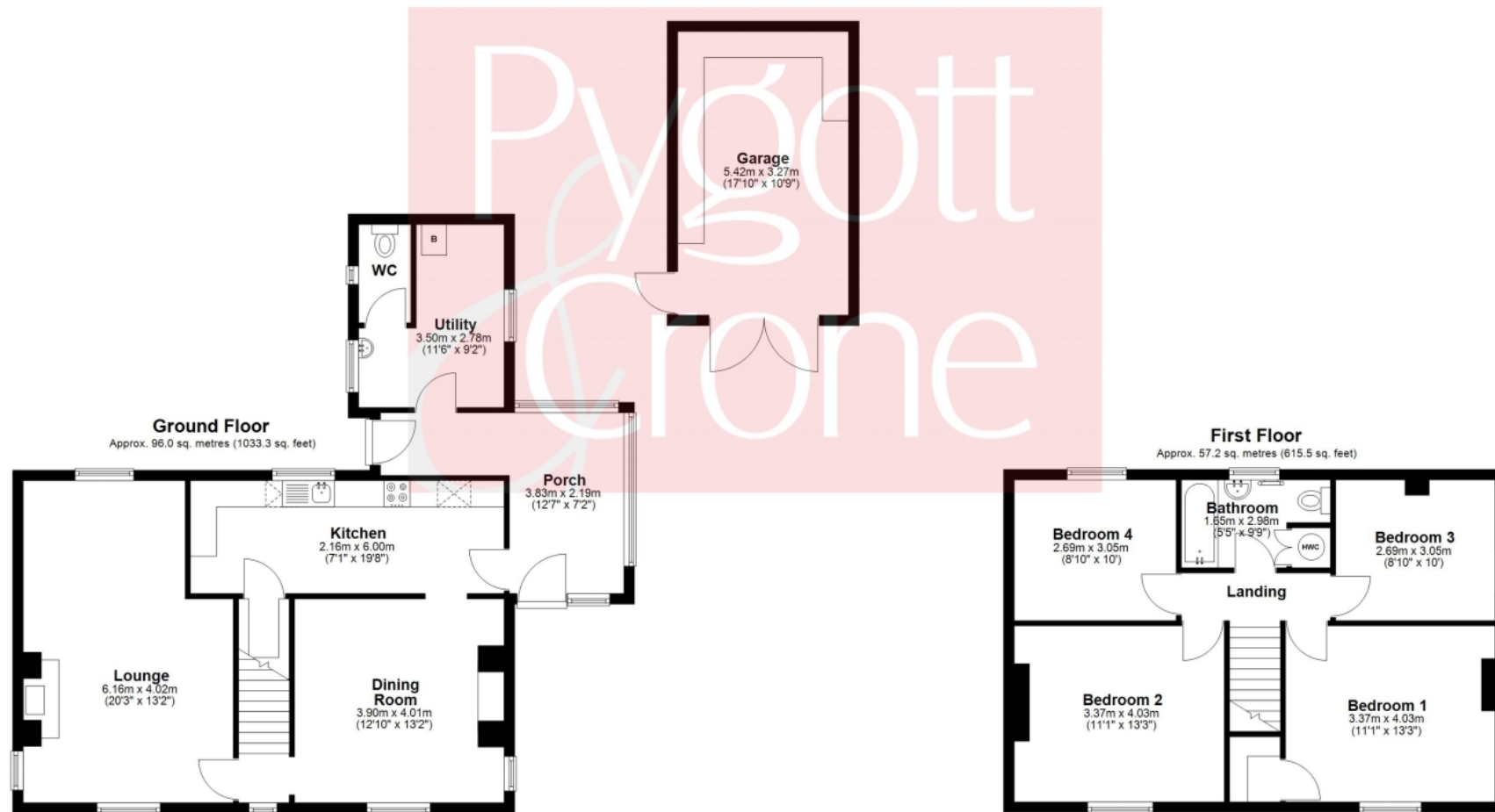
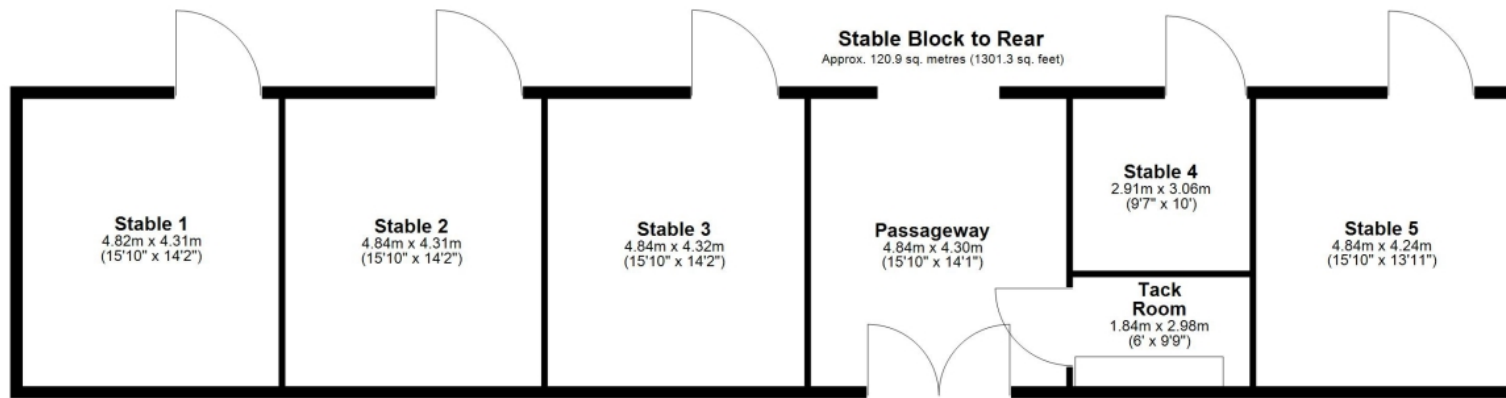
The stables have been constructed by the current owners in 2023 and benefit from a concrete base and timber construction. Four of the stables are almost 16' x 14' and the fifth stable is 10' x 10'. The stables and tack room have power and lighting and there is a shower/grooming bay with its own soakaway. The two field shelters are both on skids and measure 12ft x 24 ft (8.5 ft high) and 12ft x 36ft (8 ft high).

Agents note :-The property has mains electricity and water connected. Heating is via an oil fired boiler and radiators. Drainage is to a cess pit & soakaway. The property is double glazed.

Viewing is via appointment and through the selling agent Pygott and Crone.







Total area: approx. 274.1 sq. metres (2950.0 sq. feet)

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



Location



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



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



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.











Bells Farm, Mere Drove, Old Leake, Boston, Lincolnshire, PE22 9QF



Houses. Homes. Harmony.



Bells Farm, Mere Drove, Old Leake
is on the market with our Boston branch

24 Wide Bargate, Boston PE21 6RX

01205 359111