



Evans Farm, Baythorpe
Swineshead, Boston, Lincolnshire, PE20 3EZ

£575,000

5 Bedroom Barn Conversion

- Freehold
- Five Bedroom Barn Conversion
- 2.5 Acre Plot (sts)
- Two En-Suite Bedrooms
- Ample Off Road Parking
- Spacious Rooms and Beautiful Accommodation
- Semi-Rural Location
- Viewing Essential
- Ideal For Equestrian Use and Multi Generational Living
- EPC Rating - D, Council Tax Band - D

Click here to access the Energy Performance Certificate for Evans Farm, Baythorpe, Swineshead, Boston, Lincolnshire, PE20 3EZ



Overview

A rare opportunity to acquire a beautifully presented barn conversion occupying an impressive plot of approximately 2.5 acres on the outskirts of the highly regarded village of Swineshead. Finished to a high standard throughout, the property has been sympathetically converted, successfully combining character features with modern family living, making it ideal for a range of buyers including those seeking multi-generational accommodation or an equestrian lifestyle.

The spacious accommodation is centred around a welcoming entrance hall leading to a generous lounge, an impressive kitchen/breakfast room, separate dining room, snug and study, together with a utility room and ground floor shower room. The ground floor also benefits from a superb principal bedroom suite complete with dressing room and en-suite, offering excellent versatility for those requiring single-level living.

To the first floor are four further bedrooms, including a second bedroom with its own en-suite, alongside a well-appointed family bathroom, providing ample space for larger families or visiting guests.



Outside, the property is approached via an in-and-out driveway providing extensive off-road parking for numerous cars, caravans, horseboxes or other vehicles. The grounds extend to approximately 2.5 acres and are perfectly suited to those with equestrian interests or anyone looking to enjoy a more rural lifestyle. A substantial steel-framed building with a concrete base offers excellent potential for conversion into a workshop, garaging or stable block, subject to any necessary consents.

Enjoying a peaceful position on the edge of Swineshead, the property benefits from the best of both worlds, offering a countryside setting whilst remaining within easy reach of the village's range of everyday amenities, schooling and transport links.

Agent's Notes:

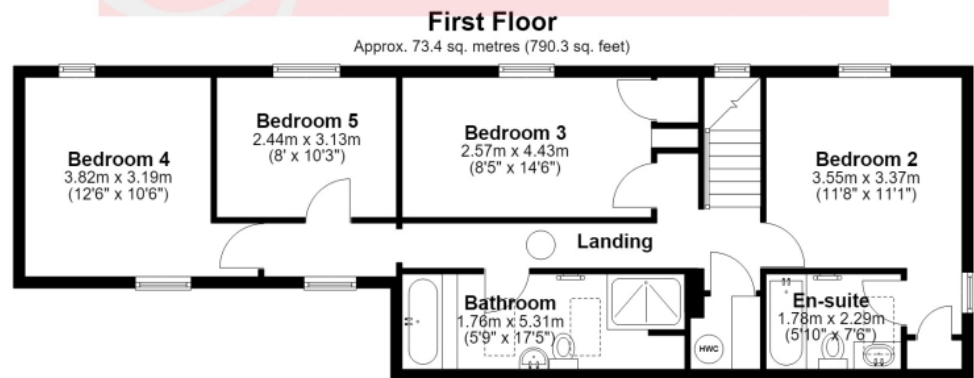
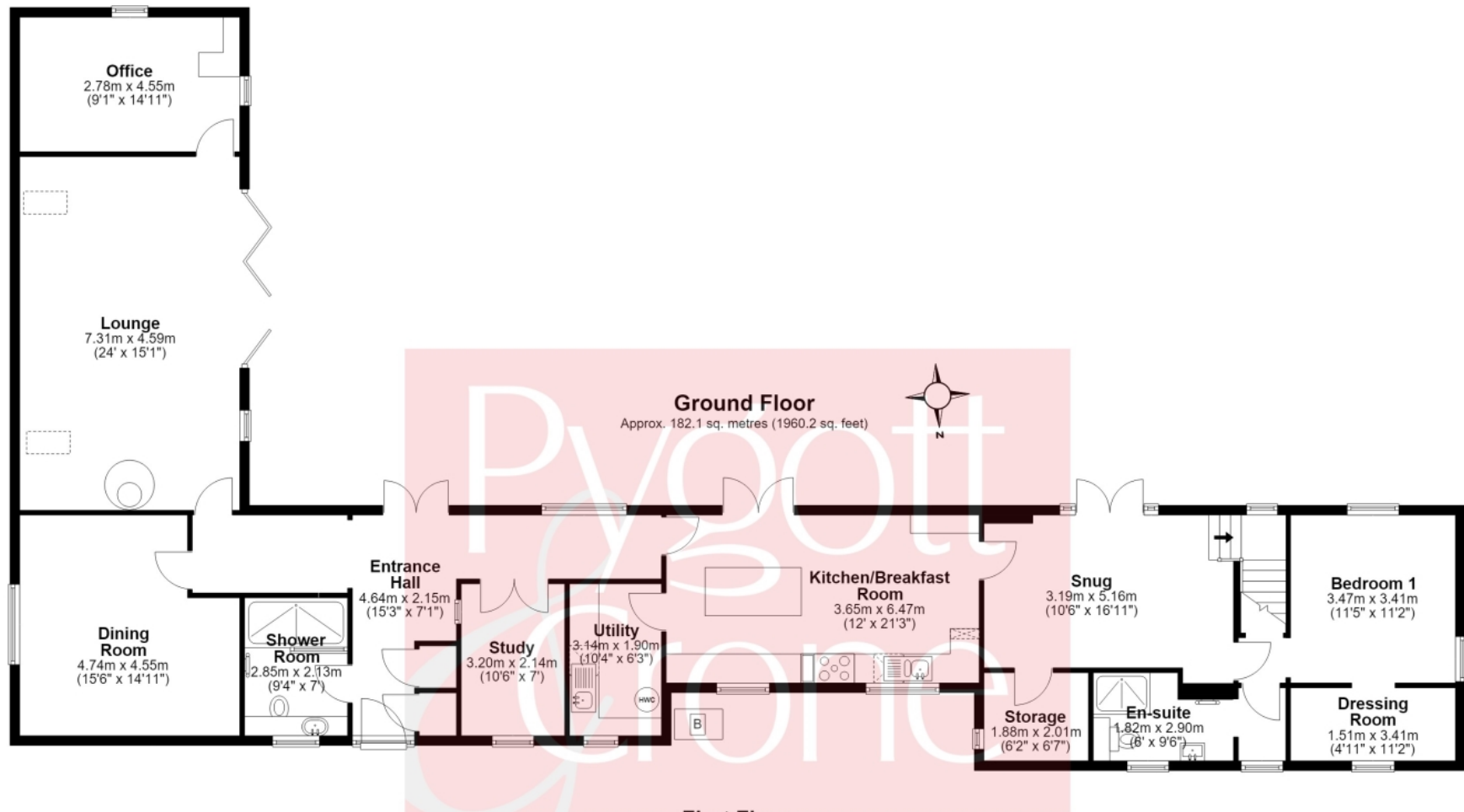
The property benefits from roof-mounted solar panels which are leased.

The steel-framed outbuilding may be suitable for a variety of uses, including a workshop, garage or stables, subject to any necessary planning permissions or consents.

Drainage is via a septic tank. Buyers are advised to satisfy themselves regarding compliance with the current General Binding Rules.







Total area: approx. 255.5 sq. metres (2750.5 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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