

Pygott & Crone

# Gells Farm, Workhouse Lane

Algarkirk, Boston, Lincolnshire, PE20 2HW

£339,950

# 4 Bedroom Detached House

- Freehold
- Four Bedroom Detached House
- Generous Plot of Approx. 1/3rd of an acre
- Open Plan Living Kitchen With Separate Utility Room
- Beautiful Field Views
- En-Suite To Bedroom 1
- Viewing Advised
- Wood Burning Stove
- Semi-Rural Location
- EPC Rating - E, Council Tax Band - C

Click here to access the Energy Performance Certificate for Gells Farm, Workhouse Lane, Algarkirk, Boston, Lincolnshire, PE20 2HW





# Overview

Gells Farm is positioned in a semi-rural setting, surrounded by open fields, within the sought-after village of Algarkirk. This four bedroom detached property sits on a generous plot of approximately 1/3 of an acre (sts) and benefits from a gated entrance, offering a good level of privacy.

Internally, the property offers a well-balanced layout suited to modern living. A spacious entrance hall provides access into the home, leading through to the kitchen and adjoining open plan living area, which forms the main hub of the property. The principal reception room incorporates a study area, creating a versatile space, and benefits from a wood burning stove. The ground floor is further enhanced by two staircases, adding flexibility and character to the layout.





To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite. The remaining bedrooms are served by a family bathroom.

Externally, the property is a real standout, occupying a generous plot with gardens extending to all sides and enjoying uninterrupted field views, creating a strong sense of space and privacy. The grounds offer excellent potential for keen gardeners or those looking to further enhance and personalise the outdoor space, while still providing ample room for general family use.

Viewing is highly recommended to fully appreciate the space, setting and overall opportunity on offer.

Agent's Note: The property has had movement in the past; however, this has been rectified, and relevant documentation is available to confirm that the necessary remedial works have been carried out.



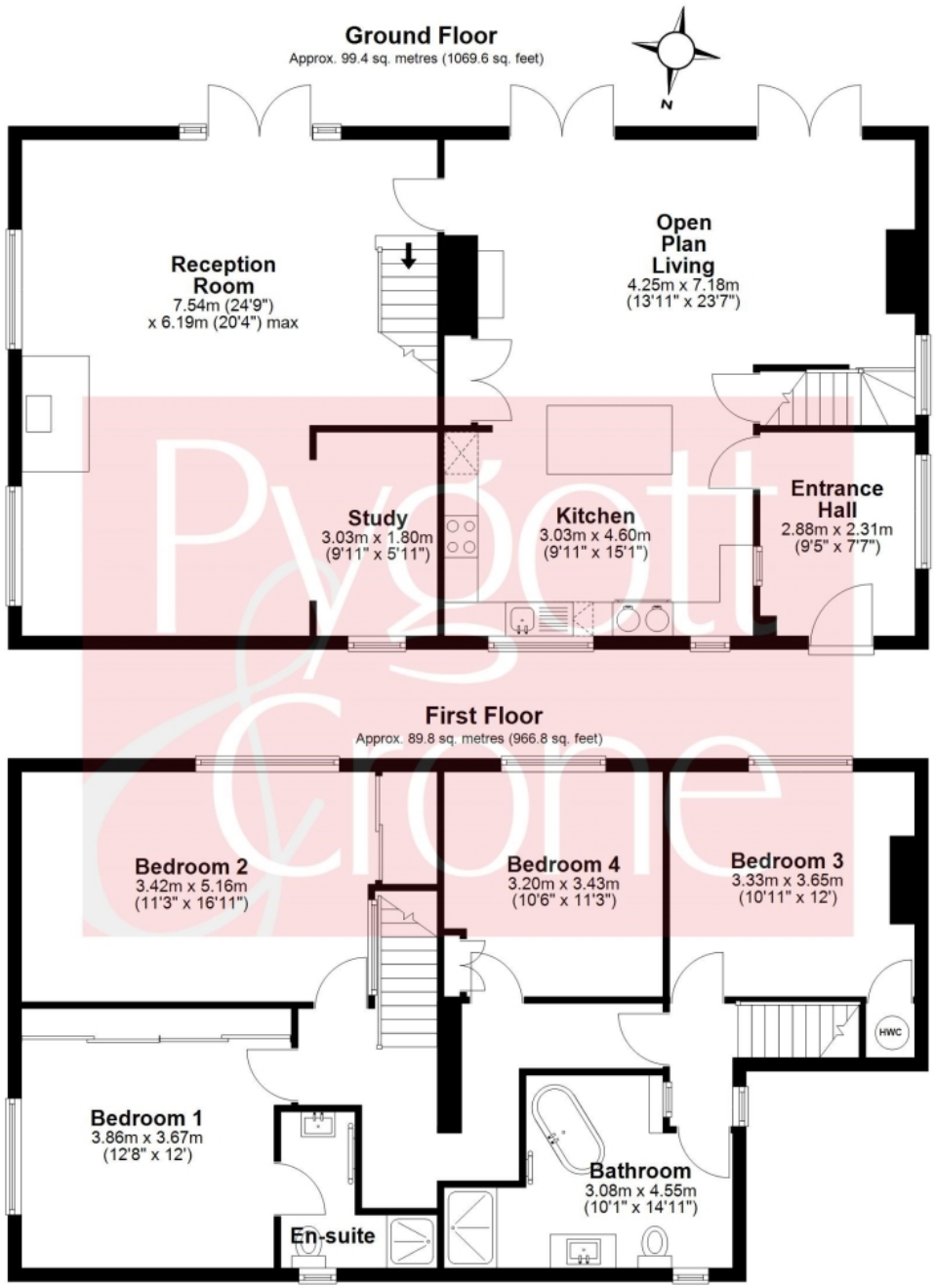













Total area: approx. 189.2 sq. metres (2036.4 sq. feet)

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

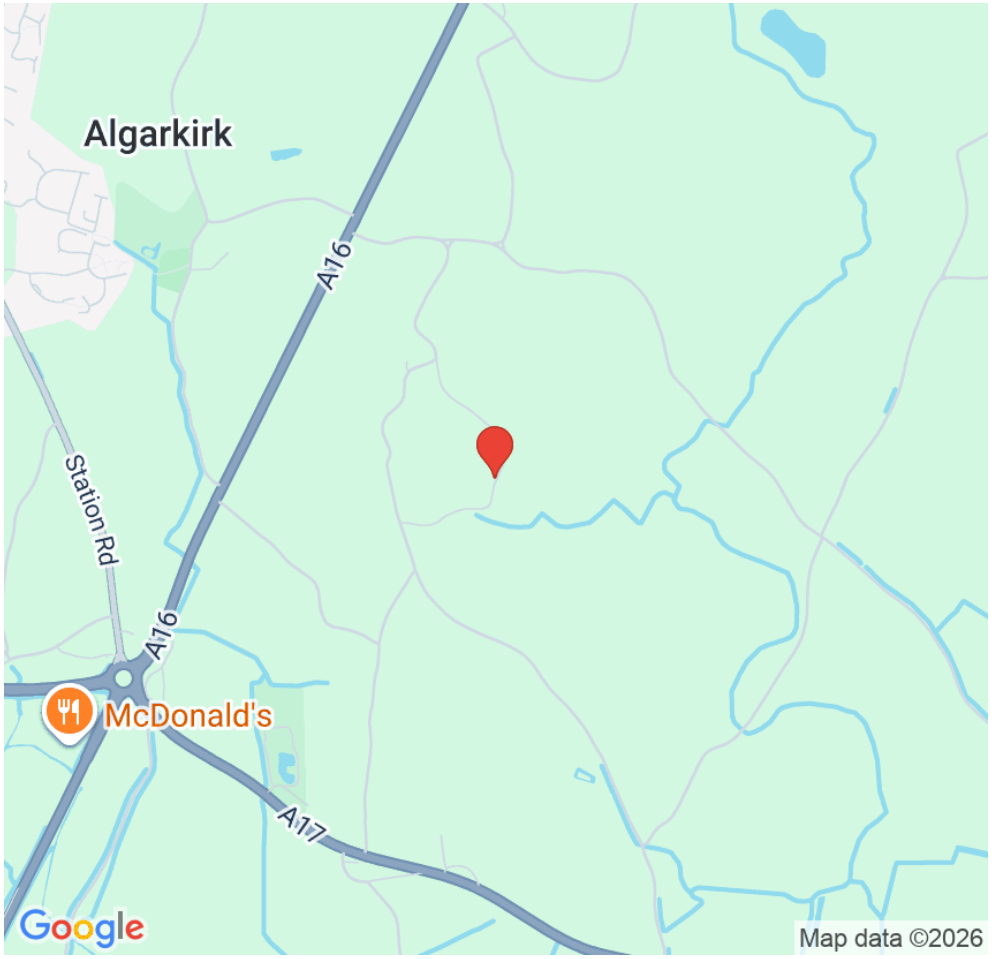





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**Gells Farm, Workhouse Lane, Algarkirk**
is on the market with our Boston branch

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