

Pygott & Crone

White Cross Farm, Mill Lane

Fosdyke, Boston, Lincolnshire, PE20 2BL

£630,000

4 Bedroom Detached House

- Freehold
- Rural Position With Minimal Neighbours and Stunning Countryside Views
- 4 Bedroom Detached Family Home With Multiple Reception Rooms
- Detached Two Bedroom Annexe
- Ample Off Road Parking And Large Garage
- Family Bathroom, En-Suite and Ground Floor W/c
- Well Kept Plot With Attractive Patio Area
- Oil Fired Central Heating with Two Wood-Burning Stoves
- Superfast Broadband With Speeds Of 210 MB (Approx.)
- EPC Rating - E Annexe - D , Council Tax Band - C

Click here to access the Energy Performance Certificate for White Cross Farm, Mill Lane, Fosdyke, Boston, Lincolnshire, PE20 2BL





Overview

Set within a truly rural position with no immediate neighbours, this charming and exceptional detached farmhouse occupies a plot of approximately 0.4 acres (sts) and enjoys far-reaching countryside views, with beautiful sunrises and sunsets a particular feature. Offering an extremely flexible layout, the property will appeal to a wide variety of buyers, including families, those seeking multigenerational living or purchasers looking for income potential. A standout feature is the self-contained detached annexe, alongside extensive garaging, two gated entrances and a setting that offers both privacy and practicality, whilst remaining within easy reach of the A16/A17 for commuters.

Accommodation





The main house, updated by the current owners, offers spacious and versatile accommodation, centred around a substantial kitchen/breakfast room providing an excellent everyday family space, complemented by a conservatory and separate lounge, where a wood-burning stove creates a cosy focal point. A formal dining room offers further reception space for entertaining and is enhanced by a double-sided wood-burning stove shared with the kitchen, adding both character and warmth between the two spaces. The property enjoys many character features throughout, including exposed beams and period detailing which add to its charm. There is additional flexibility through a further reception room and a dedicated study, making the property equally suited to those working from home. A utility room, ground floor cloakroom and rear porch add further practicality. The property also benefits from oil fired central heating.

To the first floor are four bedrooms arranged around a central landing, including a principal bedroom with en-suite, together with a family bathroom serving the remaining bedrooms.

The layout provides excellent flexibility, with a natural flow between the principal reception spaces and a variety of rooms capable of adapting to changing needs.

Annexe

The self-contained annexe is a significant asset to the property and offers a variety of uses. Currently utilised by the owners as a holiday cottage, it could equally serve as accommodation for dependent relatives, independent living for extended family, guest accommodation or a superb working space. The annexe includes its own entrance, lounge/dining room, kitchen, two bedrooms and shower room, whilst importantly benefitting from its own private garden and dedicated parking, allowing a genuine degree of independence from the main house.





Outside

The property is approached via two separate gated entrances, enhancing both privacy and practicality; gates to the farmhouse being electric, The grounds extend to approximately 0.4 acres (sts), with gardens arranged to take full advantage of the surrounding rural outlook, including a beautiful landscaped patio area ideal for outdoor entertaining, well maintained lawns and established borders adding colour and maturity to the setting. The views across open countryside are a particular feature, while the substantial detached garage provides exceptional storage or workshop space, being double in width and double in length. Ample off-road parking is available, with the overall setting offering a rare sense of space and seclusion.

Despite its peaceful rural setting, the property remains well connected, positioned within easy reach of the A16 for commuting and access to surrounding towns and amenities. The combination of open countryside, privacy, no immediate neighbours and accessibility makes this a rare opportunity to acquire a substantial farmhouse and annexe with genuine flexibility in a highly appealing rural setting.

Agents Note: Vendors advise they have superfast broadband with speeds of approximately 210 MB.



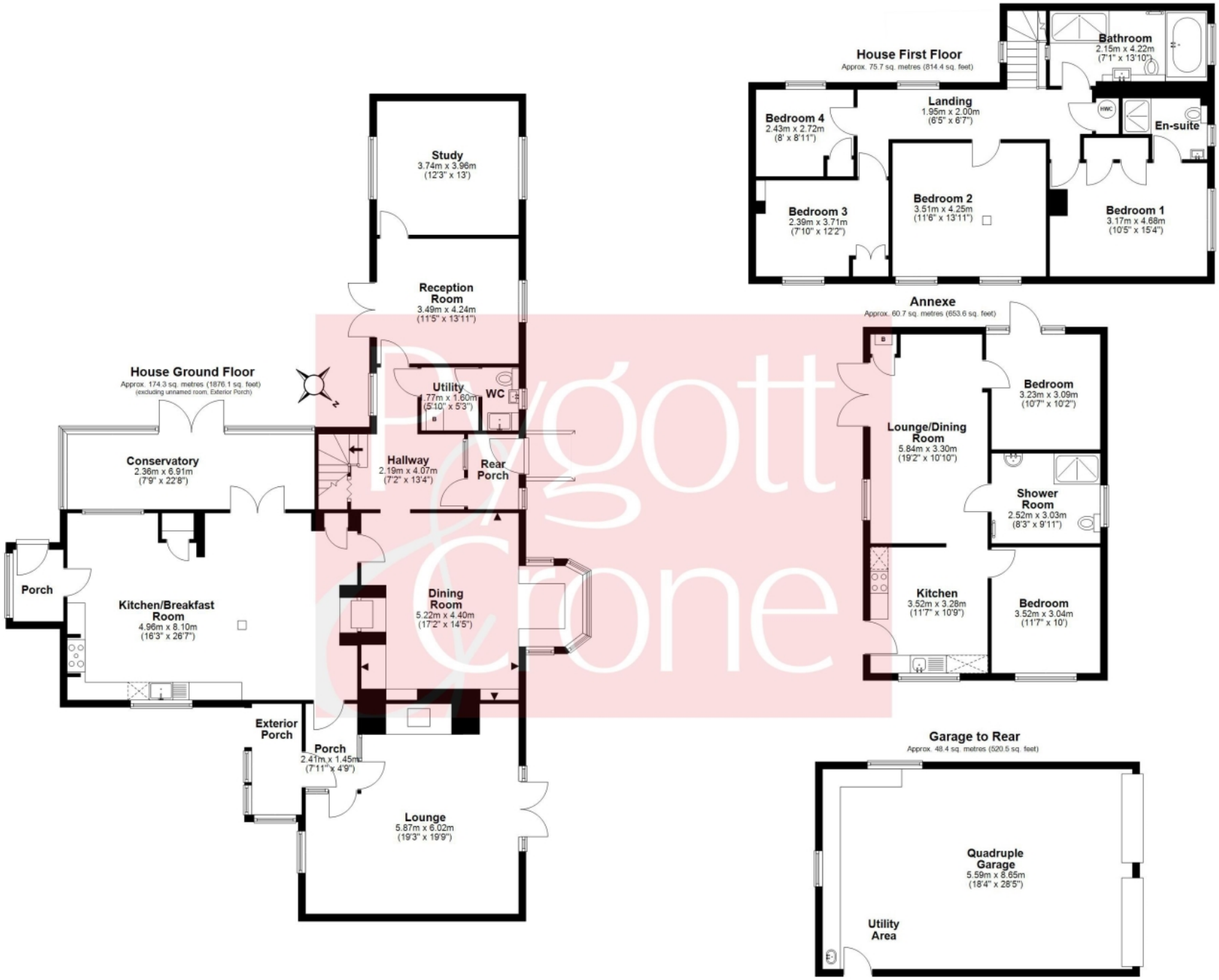












Total area: approx. 359.0 sq. metres (3864.6 sq. feet)

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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Good Night





























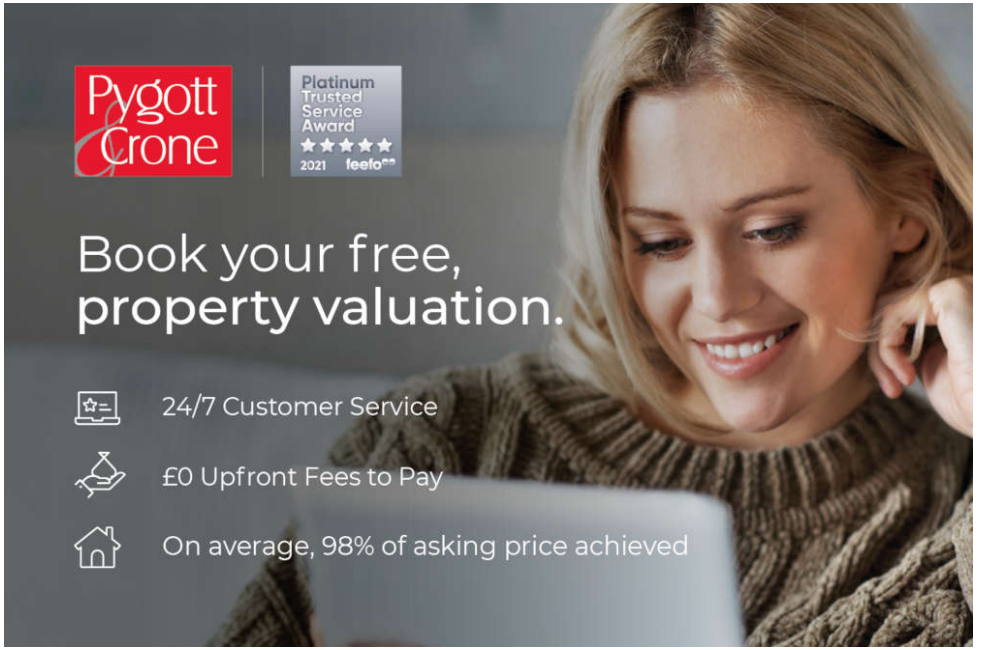











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