



Ash Tree Barn, Common Lane
Old Leake, Boston, Lincolnshire, PE22 9RH

Offers in the region of
£199,950

2 Bedroom Barn Conversion

- Freehold
- Two Bedroom Cottage (with a demolition order on) and attached barn
- 0.44 Acre Plot (sts) with established Trees and Boundaries
- No Near Neighbours, Beautiful Positon
- Only A Short Drive To Village Amenities
- Fantastic Re Development Project Subject To The Relevant Planning Permissions
- Site Visit By Appointment Only and Recommended
- Expired Planning Permission Granted in 2020 For Four Years- Ref B/20/0267
- EPC Rating - Exempt, Council Tax Band Currently - A



Overview

Positioned within a secluded rural setting with open views from all aspects and no near neighbours, this detached cottage with attached barn occupies a generous plot of approximately 0.44 acres (sts), presenting a rare opportunity for those seeking a renovation project with significant potential.

The existing accommodation includes a reception room, kitchen, pantry and ground floor bathroom, with two first floor bedrooms, while the attached barn and stores offer further scope for repurposing, subject to any necessary consents. The property now requires full refurbishment throughout and is offered to cash buyers only.



Externally, the size and nature of the plot are a particular feature, with the cottage set within established grounds enjoying a high degree of privacy and far-reaching open views. The attached barn adds to the versatility of the offering, while the overall site may also present potential for a building plot, subject to planning permission. Full planning permission was granted by Boston Borough Council in 2020 for conversion, although this has now expired. Details of the expired consent can be found on the planning portal under reference B/20/0267.

A unique opportunity to acquire a detached cottage and barn in a highly desirable rural position, offering excellent scope for restoration, redevelopment or alternative use, subject to the necessary approvals.

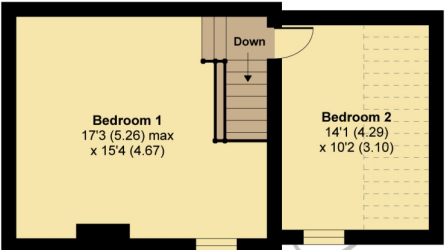
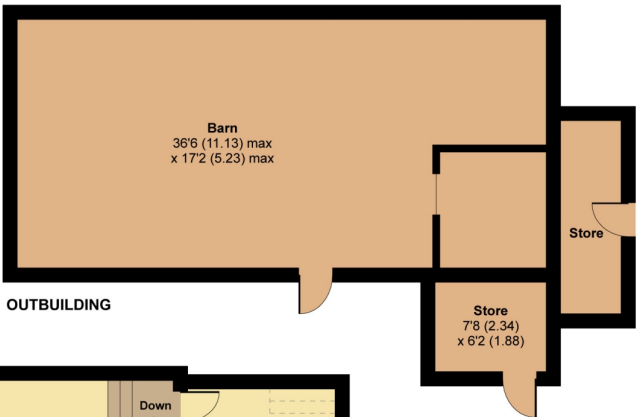
Agents Note:- Full planning permission was granted by Boston Borough Council in 2020 under reference B/20/0267 for conversion works, however this consent has now expired. Interested parties are advised to make their own enquiries in relation to any future planning potential. The CGI elevations used within the marketing are taken from the expired planning application.



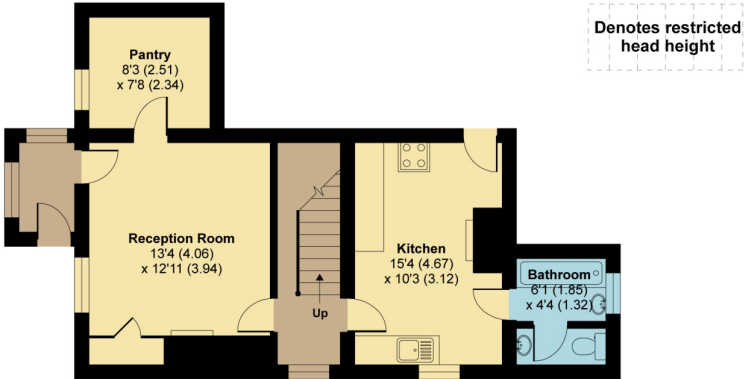


Common Lane, Old Leake, Boston, PE22

APPROX. GROSS INTERNAL FLOOR AREA 951 SQ FT 88.3 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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is on the market with our Boston branch

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