



Chestnut Cottage, Low Grounds
Swineshead, Boston, Lincolnshire, PE20 3PG

£425,000

3 Bedroom Detached House

- Freehold
- 3 Acres (sts)
- Paddocks and Outbuildings
- Well Presented Detached Cottage
- 3 bedrooms, Two bathrooms
- Ample Off Road Parking
- Rural Location With Open Field Views
- Registered Small Holding
- Viewing Essential
- EPC Rating - E, Council Tax Band - C

[Click here to access the Energy Performance Certificate for Chestnut Cottage, Low Grounds, Swineshead, Boston, Lincolnshire, PE20 3PG](#)



Overview

Chestnut Cottage is an attractive detached property occupying a rural position and set within approximately 3 acres (STS), offering an excellent opportunity for buyers looking for a home with land, outbuildings and the potential for equestrian or smallholding use. The property is registered as a smallholding and benefits from its own CPH number, with the land and existing facilities providing plenty of flexibility for keeping horses, livestock or simply enjoying the additional space that comes with a countryside property.

The property is approached with ample off road parking and benefits from an extensive range of useful outbuildings, including a substantial barn, stable block with multiple stables, workshop and hay store. The outbuildings benefit from power, lighting and water, making them particularly practical for a variety of uses. Together with the surrounding paddocks and land, Chestnut Cottage offers an established set-up for buyers looking to keep animals, pursue equestrian interests or enjoy a smallholding lifestyle.



Internally, the house provides spacious and flexible accommodation. The ground floor includes a Kitchen/Breakfast Room, Lounge, separate Dining Room and Family Room, providing a good choice of living and entertaining space. There is also a Utility Room and WC. To the first floor are Three Bedrooms and the Family Bathroom. The property also benefits from oil fired central heating.

The outside space is undoubtedly one of the main attractions of the property. Extending to approximately 3 acres (STS), there is plenty of room for animals, outdoor hobbies or those simply wanting more space and privacy around their home. The combination of paddocks, well-equipped outbuildings and ample parking provides a practical and versatile set-up while still offering the benefits of living in an attractive rural location surrounded by countryside.

Chestnut Cottage offers much more than a traditional family home, with the land and range of outbuildings providing numerous possibilities depending on a buyer's requirements. For those looking to move away from a more built-up setting, keep animals or establish their own smallholding, this is an excellent opportunity to enjoy rural living with the space and facilities already in place.

Agents Note: The property is served by a septic tank. The selling agent has not undertaken any investigations into the age, condition or specification of the septic tank, nor whether the system complies with current regulations. Prospective purchasers are advised to make their own enquiries and satisfy themselves in this regard prior to purchase.







Total area: approx. 246.7 sq. metres (2655.7 sq. feet)

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



Location



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