



Brookside Cottage,
Moorby, Boston, Lincolnshire, PE22 7PN

£249,950

3 Bedroom Detached House

- Freehold
- No near neighbours
- Three bedroom detached house
- Agricultural field views
- Private rural setting
- Lounge, Kitchen diner
- Additional reception room & rear hallway
- EPC Rating - E, Council Tax Band -B

[Click here to access the Energy Performance Certificate for Brookside Cottage, Moorby, Boston, Lincolnshire, PE22 7PN](#)



Overview

A Rare Rural Retreat with No Near Neighbours - Occupying a plot of approximately 0.17 acres, Brookside Cottage is a charming detached three-bedroom home enjoying a countryside setting with far-reaching field views and no immediate neighbouring properties. Offering peace, privacy and a true rural lifestyle, this unique home is ideal for those seeking a quieter pace of life whilst remaining within reach of local amenities. (The property does not own the surrounding paddock land although used by the sellers on a tenancy agreement, please see agents note.)

Approached via a gated entrance, the property benefits from a substantial gravelled driveway providing ample off-road parking. The attractive detached cottage sits centrally within its grounds, surrounded by open countryside and uninterrupted views across the surrounding fields.

Internally, the accommodation extends to approximately 1,029 sq ft and comprises a lounge, a fitted kitchen, rear hallway/porch and a useful utility room. This room has also been used as a dining room. To the first floor are three generously proportioned bedrooms together with a family bathroom. The layout offers excellent scope for modernisation and personalisation, allowing purchasers to create a wonderful countryside home tailored to their own tastes.

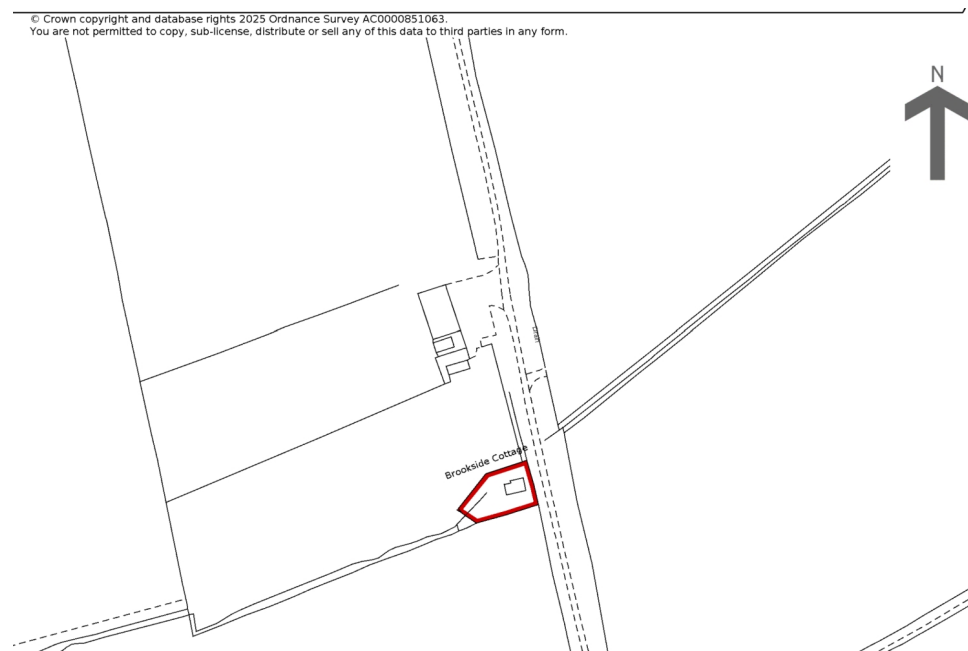


Externally, the gardens and grounds provide an excellent balance of outdoor space whilst remaining manageable. The rural setting, combined with the absence of close neighbours, creates a level of privacy rarely found in today's market. The property enjoys a picturesque outlook from virtually every aspect.

The property has oil fired central heating. Drainage is via a sewage treatment plant in the rear garden – Pygott & Crone do not hold any certificates as to the compliancy of the treatment plant and have been advised by the sellers it was serviced 2025. The property is accessed by an unadopted bridleway/highway which is also used by the local farms for field access.

Agents Note: The property is set within a registered title of 0.17 acre plot only. The sellers of the property currently rent the surrounding paddock land on a Farm Business Tenancy for agricultural and horticultural use which was signed into on a 5 year fixed term then onto an annual periodic basis. Whilst the seller does not own the surrounding land, they are happy to assist anyone wishing to sublet some of the additional land. The seller use the rented land for growing and sheep.

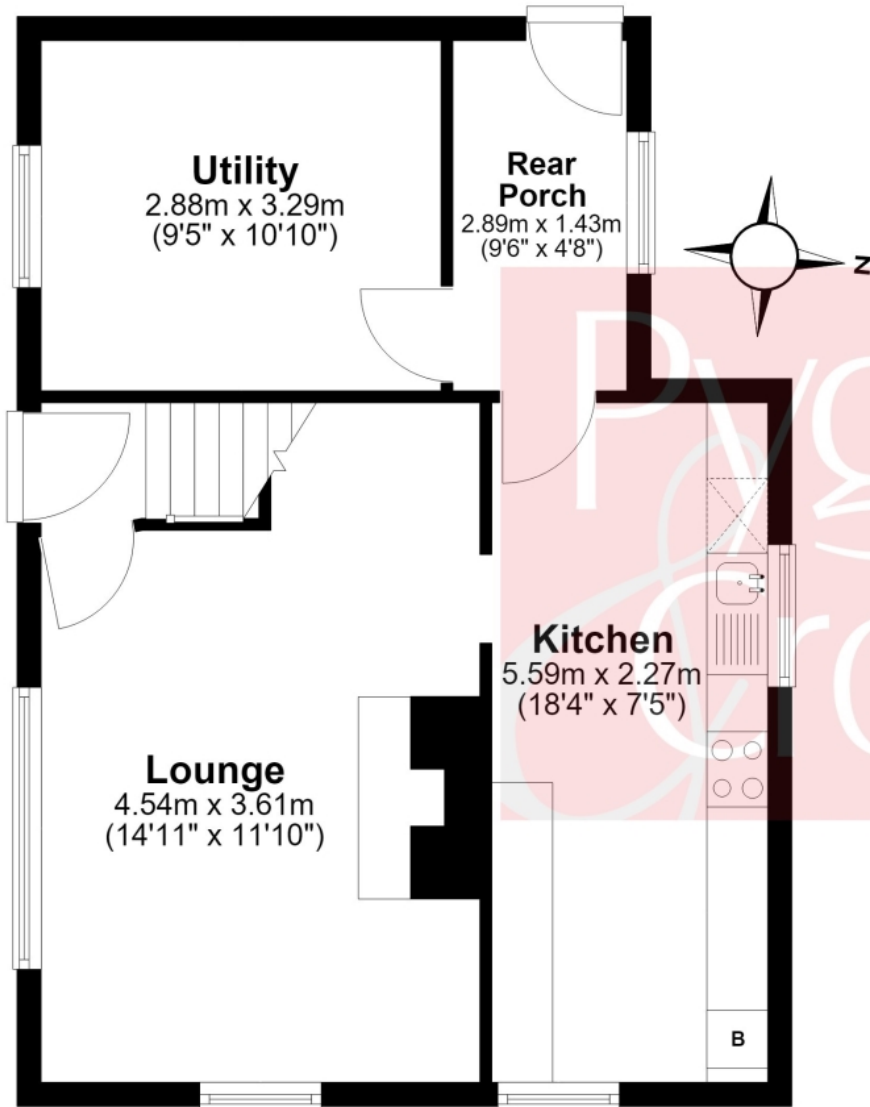
Viewing is highly recommended to fully appreciate the unique setting, privacy and countryside views this property has to offer.





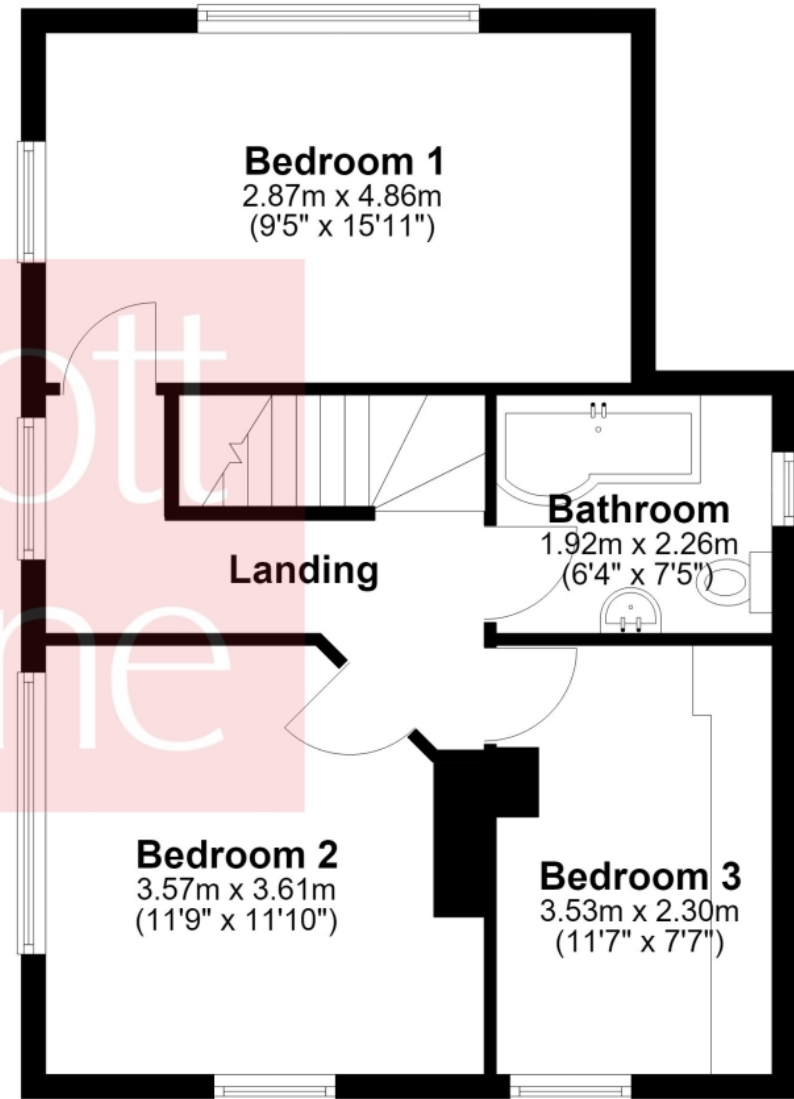
Ground Floor

Approx. 47.8 sq. metres (514.6 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.1 sq. feet)



Total area: approx. 95.7 sq. metres (1029.7 sq. feet)

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



Location



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