



Jolly Sailor, Hobhole Bank
Fishtoft, Boston, Lincolnshire, PE22 0RB

£325,000

3 Bedroom Detached House

- Freehold
- Three Bedroom Detached Family Home
- Mooring rights To The Front
- Ample Off Road Parking and Outbuildings
- Land and Brilliant Outbuildings - Just under an acre plot (sts)
- No Onward Chain
- Four Reception Rooms and Cellar
- Viewing Essential
- No Onward Chain
- EPC Rating - F, Council Tax Band - C

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Overview

Set in what can only be described as one of the area's most exceptional positions, this individual detached home enjoys breath-taking panoramic views across the Haven, stretching out towards The Wash. Occupying a plot of just under one acre (STS), the property offers a rare opportunity to acquire a home in a truly unique waterside setting with enormous potential.

One of the property's standout features is the inclusion of mooring rights directly to the front, offering an exceptional opportunity for boating enthusiasts to enjoy direct access onto the Haven and out towards The Wash. The property also benefits from an existing private jetty, which requires repair, but provides fantastic potential to make the very most of this enviable waterfront position.



Although requiring a programme of renovation throughout, the property presents an exciting opportunity for those looking to create a remarkable family home in an unrivalled location. Approached via a gated entrance, the property enjoys ample off-road parking and generous grounds, including a paddock to the rear with independent vehicular access. The elevated position ensures uninterrupted panoramic views across the surrounding countryside and waterways, creating a spectacular backdrop that changes with the seasons and is rarely available on the open market.

The accommodation is both spacious and versatile. The ground floor comprises an entrance hall, generous sitting room, separate lounge with adjoining family room, dining room, fitted kitchen, rear porch and a convenient ground floor WC. Beneath the property is an extensive cellar, divided into several rooms, providing excellent storage and offering further potential, subject to any necessary consents.

To the first floor are two generous double bedrooms, both enjoying the outstanding views, together with a family bathroom. The second floor provides two further rooms and landing space, with restricted head height throughout due to the character and design of the property.



Outside, the property continues to impress with its extensive grounds. In addition to the paddock, there is a substantial detached outbuilding incorporating a large garage and adjoining stores, providing excellent storage, workshop space or potential for a variety of uses. The combination of mature grounds, waterside frontage and uninterrupted views creates a setting that is seldom available on the open market.

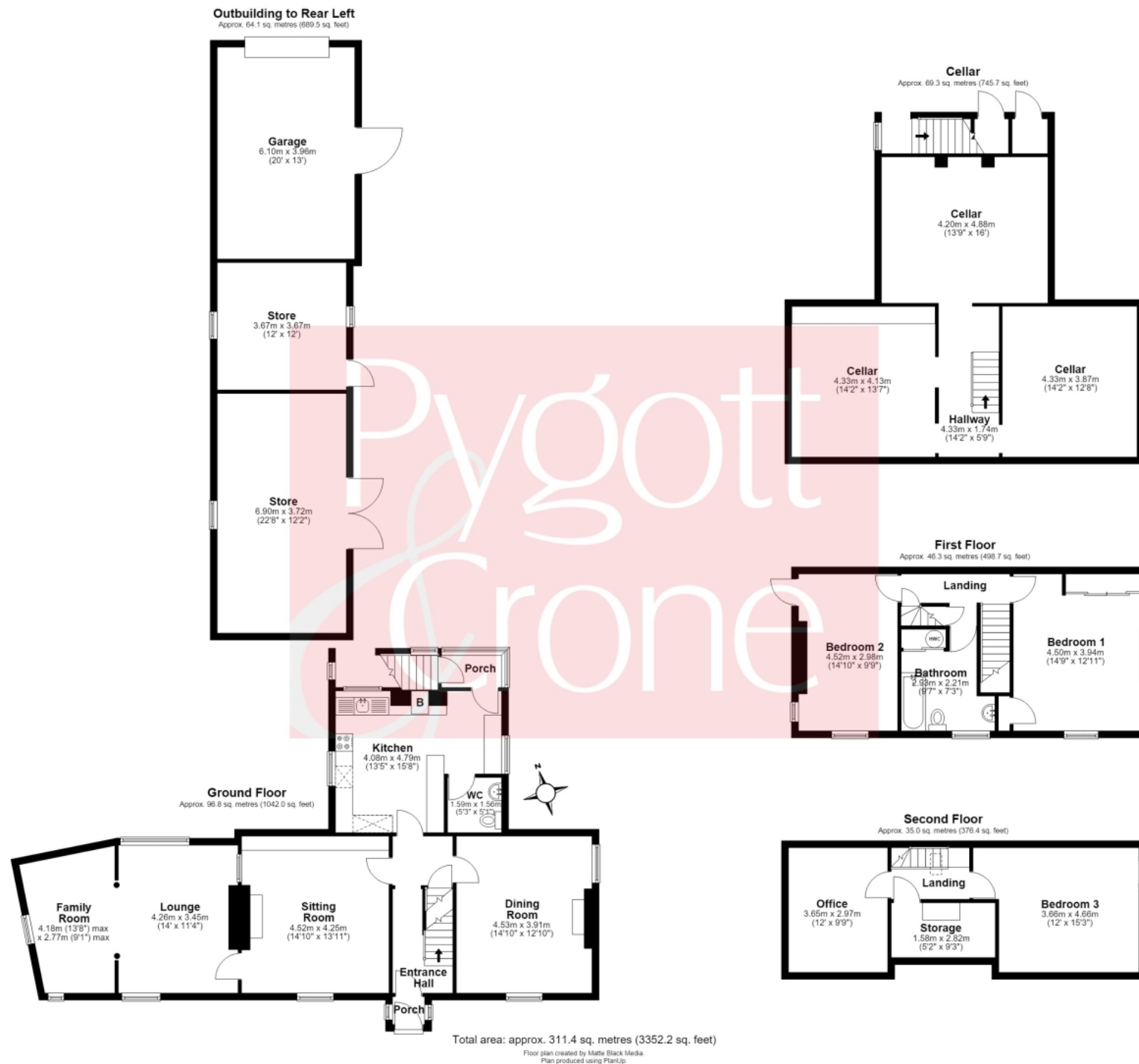
Whether restoring the existing property or enhancing it further (subject to any necessary consents), this is a genuinely rare opportunity to secure a landmark home in one of the area's most individual and sought-after locations.





Agent's Note: The property is served by a septic tank. We have not been provided with confirmation that the system complies with the current General Binding Rules. Prospective purchasers are advised to make their own enquiries prior to exchange of contracts. The sale is subject to a grant of probate which is yet to be granted.







Location



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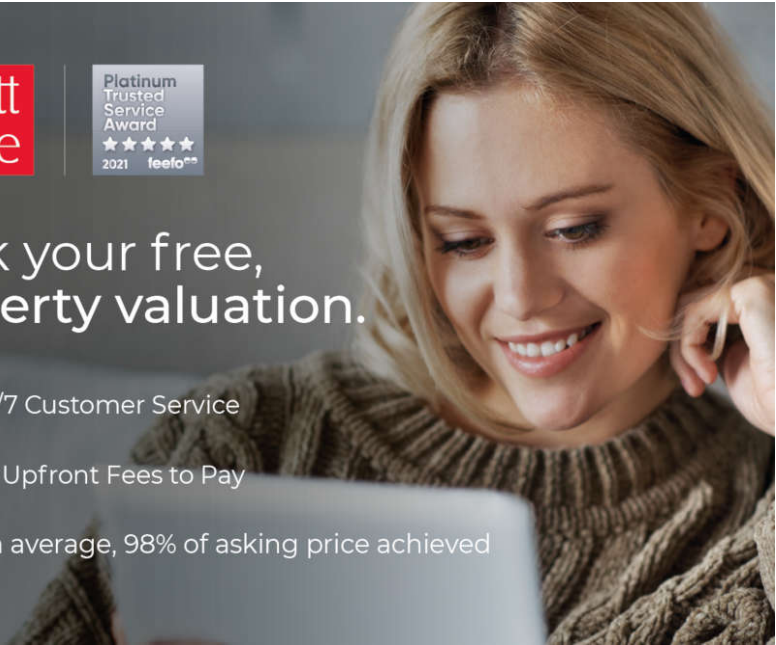


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Jolly Sailor, Hobhole Bank, Fishtoft
is on the market with our Boston branch

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