



Hollycroft, Main Road
Withern, Alford, Lincolnshire, LN13 0NB

£495,000

4 Bedroom Detached Bungalow

- Freehold
- 2.5 acre plot (sts) With Established Grounds
- Two Stables, Tack Room and Large Barn
- Open Plan Living
- Ample Off Road Parking
- Four Bedrooms, En-Suite To Bedroom 1
- Set On The Edge Of The Lincolnshire Wolds
- Viewing Essential
- EPC Rating - D, Council Tax Band - C

Click [here](#) to access the Energy Performance Certificate for Hollycroft, Main Road, Withern, Alford, Lincolnshire, LN13 0NB



Overview

Set on the edge of the Lincolnshire Wolds, within the village of Withern, this attractive property offers an excellent opportunity for those looking for a home with land and genuine equestrian potential. The property extends to approximately 2.5 acres (subject to survey) and includes two stables, a dedicated tack room and a substantial barn, all set within established and enclosed grounds.

The outside space is a particular feature, with established land and enclosed boundaries providing an excellent setting for horses and ideal space for a variety of outdoor pursuits. There is ample off-road parking for several vehicles, together with the large barn/garage providing excellent storage and further versatility.



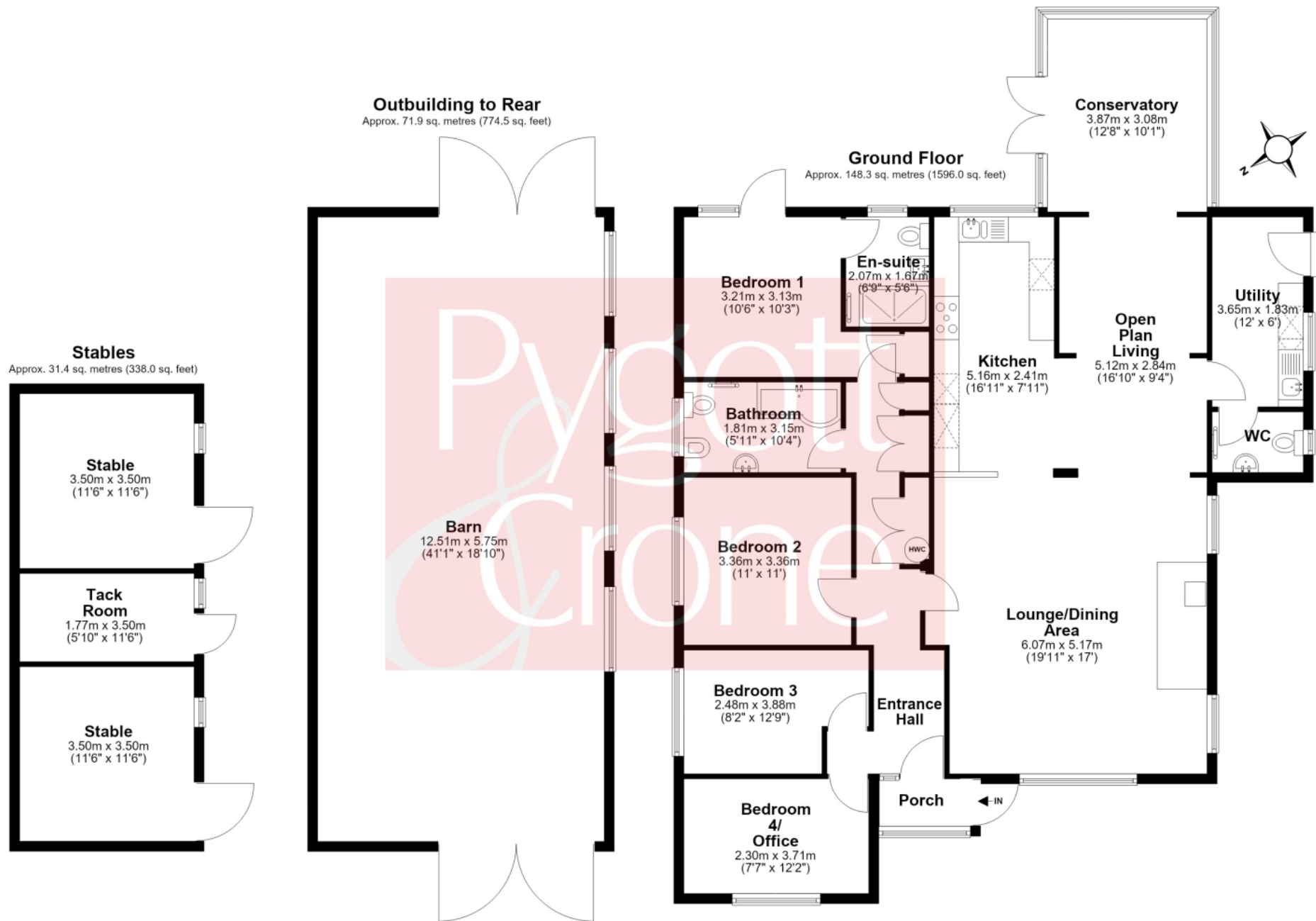
The accommodation provides a spacious and flexible layout, comprising an entrance hall, large open-plan lounge/dining area, kitchen, utility room, WC, three bedrooms, en-suite to the principal bedroom, family bathroom and a further room currently used as an office/bedroom four. There is also a conservatory overlooking the grounds.

Additional features include oil-fired central heating and uPVC double glazing.

A rare opportunity to acquire a property with approximately 2.5 acres of established land, excellent equestrian facilities and extensive outbuildings, all positioned on the edge of the beautiful Lincolnshire Wolds.







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



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.













Pygott Crone

Platinum Trusted Service Award
★★★★★
2021 **feefo**

Book your free, property valuation.

- 24/7 Customer Service
- £0 Upfront Fees to Pay
- On average, 98% of asking price achieved

Houses. Homes. Harmony.



Hollycroft, Main Road, Withern
is on the market with our Boston branch

24 Wide Bargate, Boston PE21 6RX

01205 359111