

Exceptional Grade II Converted Mill House in Exquisite Landscaped Gardens and a Plethora of Outbuildings Set in Secluded Grounds Extending to 2 Acres sts

Mill Tower House | Holmes Road | Kirton End | Boston | Lincolnshire | PE20 1SP



6 Bedroomed Residence with a Superb Range of Outbuildings Including Garages, Workshops, Garden Offices, Orangery set in Secluded and Beautiful Landscaped Gardens

May Suit Leisure and Other Uses Subject to Planning

For Sale Freehold with Vacant Possession

£595,000 Subject to Contract

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PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

sales@poyntons.com



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Location...

Kirton End is a small village located in countryside to the south-west of Boston with good road access to the A16 trunk road leading to Peterborough and London on the A1.

Boston is located approximately 4 miles to the north-west, a bustling market town with a population of approximately 68,000 residents with a port, large hospital, strong retail offering and good sports facilities.

Approximately 3 miles to the north-west is a large Tesco supermarket and the Alban Retail Park. The village of Kirton, which has retail facilities, eateries and leisure facilities, is approximately 1½ miles to the south-west.

Description...

A gated entrance leads to a gravelled parking area with space for over 20 vehicles.

The property comprises the original restored Grade II Listed Mill structure believed to date from approximately 1833, with an adjoining modern two storey structure.

The property has been finished to a good standard with the majority of windows being glazed hardwood units, the property having gas fired central heating with modern neutral décor.

Accommodation...

Front Entrance Door leads to the:

Music Hall.....6m x 3m (19'8" x 9'10")

Having oak floor with access to living rooms, stairway to bedrooms and steps up to the round kitchen on the ground floor of the Mill.

Thru Library.....5m x 3.7m (16'5" x 12'2")

Living Room.....5m x 3.6m (16'5" x 11'10")

Shower Room being fully tiled with inset sink and WC.

Ground Floor Bathroom having corner bath, low level WC, inset hand basin over cupboards and towel rail.

Rear Hall to staircase



Round Kitchen.....6m in diameter (19'8") being constructed on the ground floor of the Mill Tower. Having tiled floor and pitch pine fronted kitchen units with profiled edges, inset stainless steel sink with drainer, extensive range of storage cupboards and full height units. The kitchen features a floor to ceiling height of 3.5m and has exposed oak beams. There is a rear door with steps down to the parking area and a large under stairs cupboard.

The Mill Tower features a spiral staircase fitted to the external wall accessed from the kitchen:

First Floor Landing

Having understairs cupboard and airing cupboard.

Bedroom 1.....5m in diameter (16'5")

Central heating radiator.

Second Floor Landing

Having understairs cupboard.

Bedroom 2.....4.1m x 3.8m (13'5" x 12'6")

Central heating radiator.

Third Floor Landing

Bedroom 3.....4.1m x 3.2m (13'5" x 10'6")

Built in cupboard, central heating radiator.

Storage Room (Gear House).....4m in diameter (13'1")

Having roof hatch and exposed beams, central heating radiator.

From the Rear Hall a separate staircase leads to the first floor:

Bedroom 4.....5m x 3.7m (16'5" x 12'2")

Having extensive fitted 4 door full height cupboard with inset vanity unit, central heating radiator.

Bedroom 5.....4.5m ave x 3.7m (14'9" x 12'2")

Central heating radiator.

Family Shower Room having full height glass shower cubicle, low level WC and pedestal hand basin with cupboard under.

Bedroom Suite 6.....3.9m x 3m (12'10" x 9'10")

With Walk in Wardrobe Off.....3.1m x 1.7m (10'2 x 5'7")

En-suite Family Bathroom being tiled and having fitted suite comprising bath, shower, low level WC, pedestal hand basin and 3 door cupboard.



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The property is located in secluded landscaped architect designed grounds extending to 2.2 acres, 0.89 hectares approximately.

On the right-hand side of the entrance are a pair of detached buildings, originally being stables of conventional construction and now converted to provide workshops and garages.

Motoring Garage.....7m x 4.2m (23' x 13'9")

Having concrete floor and having a three phase electric supply, electric roller shutter door. Within the building there is a low level WC, Belfast sink and small store.

Converted Stables creating three garage/workshops:

Machine Shop.....5.6m x 5.8m (18'4" x 19')

Workshop.....5.9m x 5.7m (19'4" x 18'8")

Workshop 2.....3m x 5.3m (9'10" x 17'5")

The driveway leads through to a complex of garages and a 2 storey Garden Office arranged around a concrete drained private courtyard.



This detached two storey structure is fully contained with kitchen and WC amenities arranged to provide 4 main domestic rooms, 2 on the ground floor and 2 on the first floor. Previously the French doors forming the majority of the front elevation were open for vehicular access as the building was used to display classic cars.

Entrance Hall.....4.3m x 2m (14'1" x 6'7")

Having ornate patterned tiled floor.

Reception Room.....6.6 x 8.1m (21'8" x 26'7") max and 8.2m x 4.1m (26'11" x 13'5")

Including Kitchenette having modern fitted kitchen with sink with drainer, 5 door cupboards, fully tiled, serving hatch and Shower Room having shower, low level WC, pedestal hand basin and being fully tiled.

On the east side of the building is a:

Library.....6.3m x 3.9m (20'8" x 12'10") and 3.8m x 2.7m (12'6" x 8'10") having an extensive range of built in cupboards.

In the centre of the building is a ground floor lobby leading to a return staircase to the first floor landing giving access to:

Office 1.....7.5m x 3.6m (24'7" x 11'10")

Office 2.....7.5m x 3.6m (24'7" x 11'10")

At the southern end of the courtyard are 2 garages:

Garage No 1.....6m x 3.7m (19'8" x 12'2")

Timber lined with double hinged doors.

Garage No 2.....6m x 3.7m (19'8" x 12'2")

Timber lined with double hinged doors.

To the south-west of the courtyard is a Detached Garage Block 6m x 11.3m (19'8" x 37'1") and extensive concrete apron.

Adjoining this building is a Potting Shed of conventional construction 6.2m x 3.1m (20'4" x 10'2") having stone block floor.



At the extreme western end of the gardens is a Folly which is used as storage space for grass cutting equipment 4m x 2.9m (13'1" x 9'6").

The extensive gardens have been created by an award winning horticulturalist to provide a number of walks and vistas, with private seating areas, lawned areas and areas of exceptional beauty.



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Amongst the extensive offerings in the garden are a private lawned area, areas divided by trellis work with one thru vista exceeding 100m in length, an arboreal grotto, hexagonal partitioned seating area, an area of rare trees including Chilean pine and a thatched timber Summerhouse 2.1m x 2m (6'11" x 6'7").

Walks within the garden have been designed to entertain guests, the garden being of a classical Italian design containing a number of ornamental features which are available subject to negotiation including statues, dragons, obelisk and ornamental statues arranged around cross axis and side axis.

Paths within the garden are laid out in block paving.

Photographs included with this brochure are intended to provide a flavour of what is on offer, further photographs are available on our website.



Outgoings...

The property is rated at Council Band D.

Viewings...

By appointment through the agent.

Poyntons Consultancy
24, 26, 28, South Street,
Boston, Lincolnshire, PE21 6HT
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