

# Exceptional Architect Designed Barn Conversion Set in 2.3 Acres, 0.9 Hectares with Equestrian Use

Fourways Barn | Boston Road | Cowbridge | Boston | Lincolnshire | PE22 7DJ



Luxurious Four Bedroomed Barn Conversion with Spectacular Open Plan Living  
High Quality Kitchen and Bathrooms  
Secluded Formal Gardens with Water Feature, 5 Paddocks, Manège, Stables  
Solar Array with Battery Storage

For Sale Freehold with Vacant Possession  
£750,000 Subject to Contract, NO Onward Chain

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
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## Location...

The historic market town of Boston is located approximately 115 miles to the north of London in the South Lincolnshire Fens and has a population of approximately 73,000 residents.

The town has a large hospital, active port, twice weekly market, strong retail offering, a number of well-regarded schools, strong sporting facilities and is connected to the London mainline through Grantham.

The property is located approximately 3 miles to the north of the town close to the golf course on Frithville Bank, the road leading to the town of Horncastle which is approximately 11 miles to the north. Nottingham is 50 miles to the west, Lincoln 35 miles to the north-west and King's Lynn 45 miles to the east.

The property is located to the east side of the road.

## Description...

Electrically operated gates lead to a return driveway with an expansive parking area beyond which is Fourways Barn.

The 4 bedrooomed property is in immaculate condition and features an expansive open plan lounge with vaulted ceiling and fire.

The living dining area enjoys a marbled floor, lantern roof with electric blinds and 3 sets of bi-fold doors on to private secluded garden with water feature.

The modern fitted kitchen diner has a range of high-quality kitchen units, complementing square edged quartz surfaces, extensive island unit with breakfast bar and fully integrated appliances.

From the entrance hall are two bedrooms and family shower room along with the master bedroom which has doors leading to a private patio along with a dressing room and en-suite shower room.

An additional bedroom with family bathroom, rear entrance boot room and laundry room complete the accommodation on offer.



## Outside...

To the rear of the property is an enclosed lawned area with extensive patio and water feature.

To the north of the property is a purpose built manège, 3 separate stables and 5 fenced paddocks.

**Stable Building**.....14m x 9m, 126sqm  
Containing 3 separate stables, each being 12ft x 14ft.

**Manège**.....40m x 20m, 800sqm  
Being lit with an all-weather Flexiride® surface and drainage.

To the north of the stable building is a solar array with battery storage.



## Outgoings...

The property is rated at Council Tax Band D with East Lindsey District Council.

## EPC...

The property has an Energy Performance Asset Rating E44, full details are available on request.

## Agents Note...

All white goods are included in the sale. Furniture and farm machinery may be available by separate negotiation.

## Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy, sales@poyntons.com



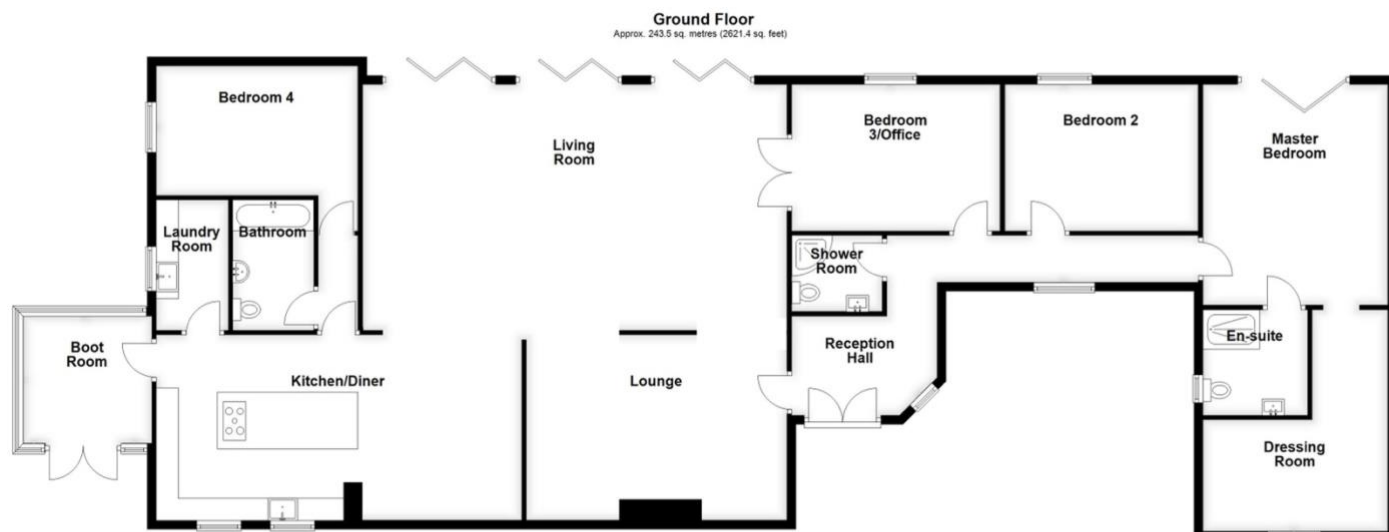


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Total area: approx. 243.5 sq. metres (2621.4 sq. feet)







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