

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



**The Farm Cold Harbour Lane**  
Carrington Boston, PE22 7JG  
**Asking Price £700,000**

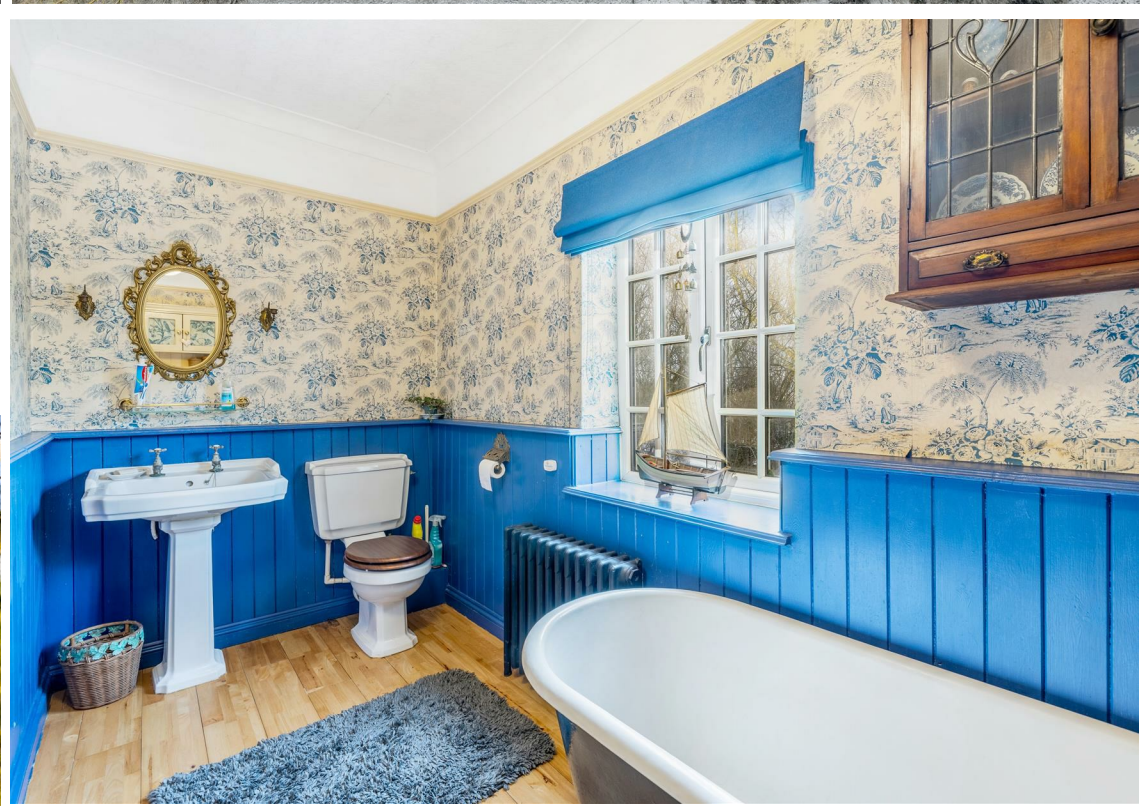


# The Farm Cold Harbour Lane

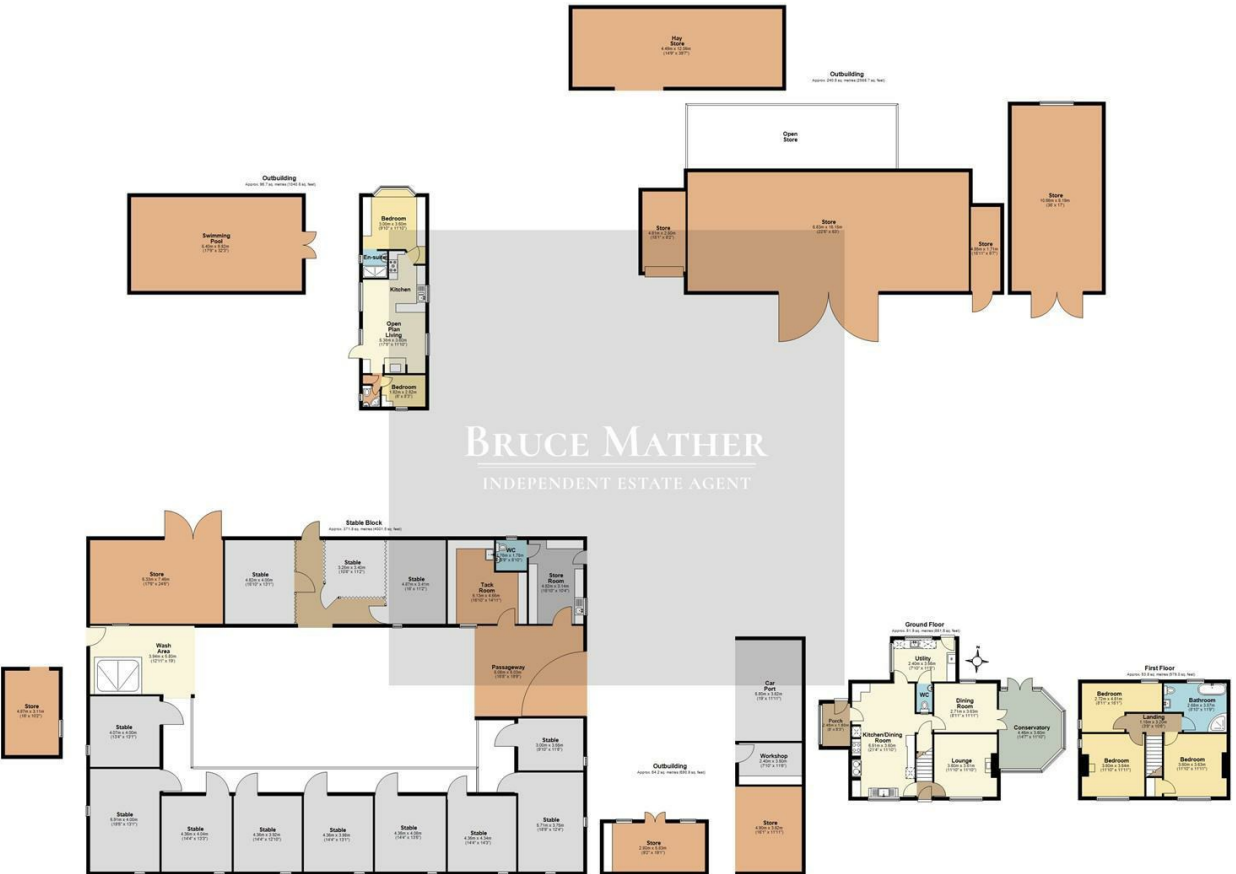
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A very exciting opportunity to acquire a wonderful equestrian facility with approximately 20 acres (STS), a beautiful farmhouse, livery, stables, outbuildings and paddocks located in rural Lincolnshire. A quaint quintessential farmhouse with three bedrooms and a bathroom upstairs and downstairs an eat in farmhouse kitchen and diner (with a solid fuel rayburn), cloakroom, utility room, dining room, reception room with a fireplace, and large conservatory overlooking the garden, There is a large garden with a static caravan and polytunnel with pool. There is space for lorries and cars for parking, then a crew yard with 12 stables fully serviced with water and electricity (incl. 3 phase) Nissen hut, barns and other outbuildings, a livery and the various paddocks and fields with fencing and water. Whether a business or homestead this farm is located in a lovely setting and a rare treat, all in all totalling some 9782 sq/ft! Approximately 9 miles north of Boston for all your amenities and services. Please call Bruce Mather Estate Agents on 01205 365032 or [sales@brucemather.co.uk](mailto:sales@brucemather.co.uk) to arrange a viewing or for further information, Viewing strictly by appointment.





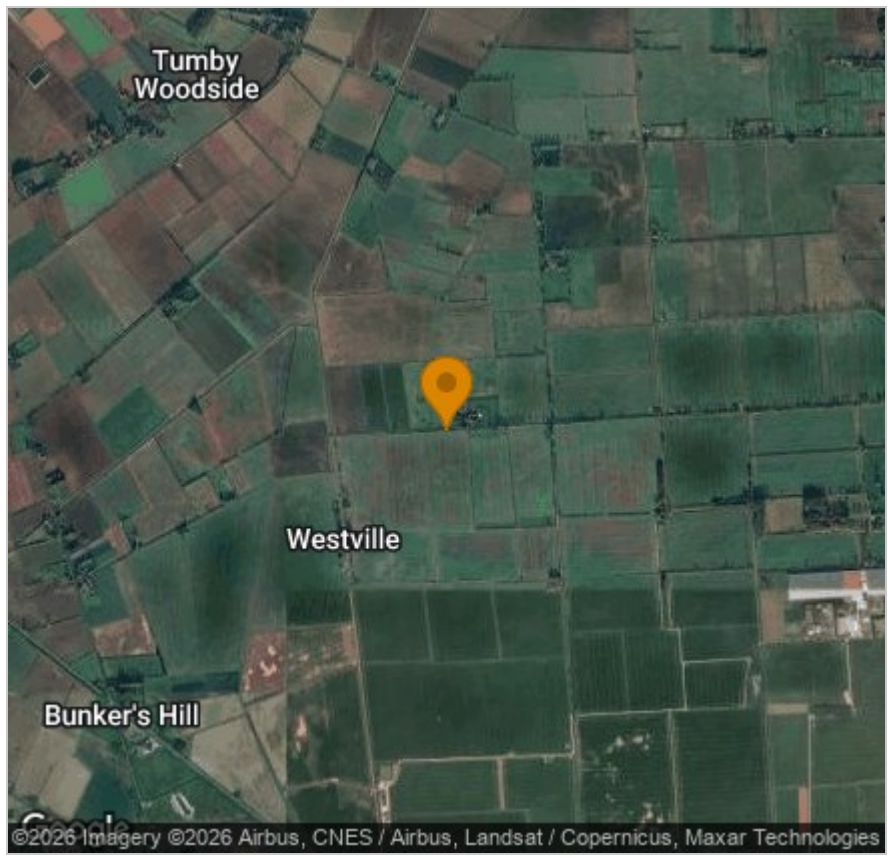
# Floor Plan



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Total area approx. 300.8 sq metres (3162.2 sq feet)  
\*High quality finishes throughout. High level of specification for materials. Specialist kitchen and bathroom fittings. Customised furniture and lighting. High level of attention to detail throughout.

# Area Map



## Viewing

Please contact our Boston Residential Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         | <b>68</b> |
| (39-54) <b>E</b>                            | <b>48</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**BRITISH  
PROPERTY  
AWARDS**  
2023

GOLD WINNER

ESTATE AGENT  
IN BOSTON

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**BRITISH  
PROPERTY  
AWARDS**  
2024

GOLD WINNER

ESTATE AGENT  
IN BOSTON

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