

BRUCE MATHER
INDEPENDENT ESTATE AGENT



The Farm Cold Harbour Lane
Carrington, PE22 7JG

Asking Price £700,000

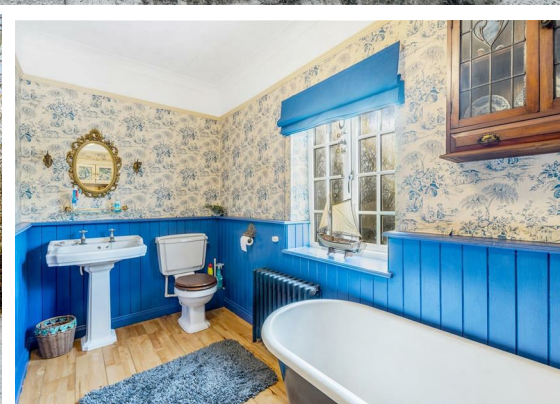


The Farm Cold Harbour Lane

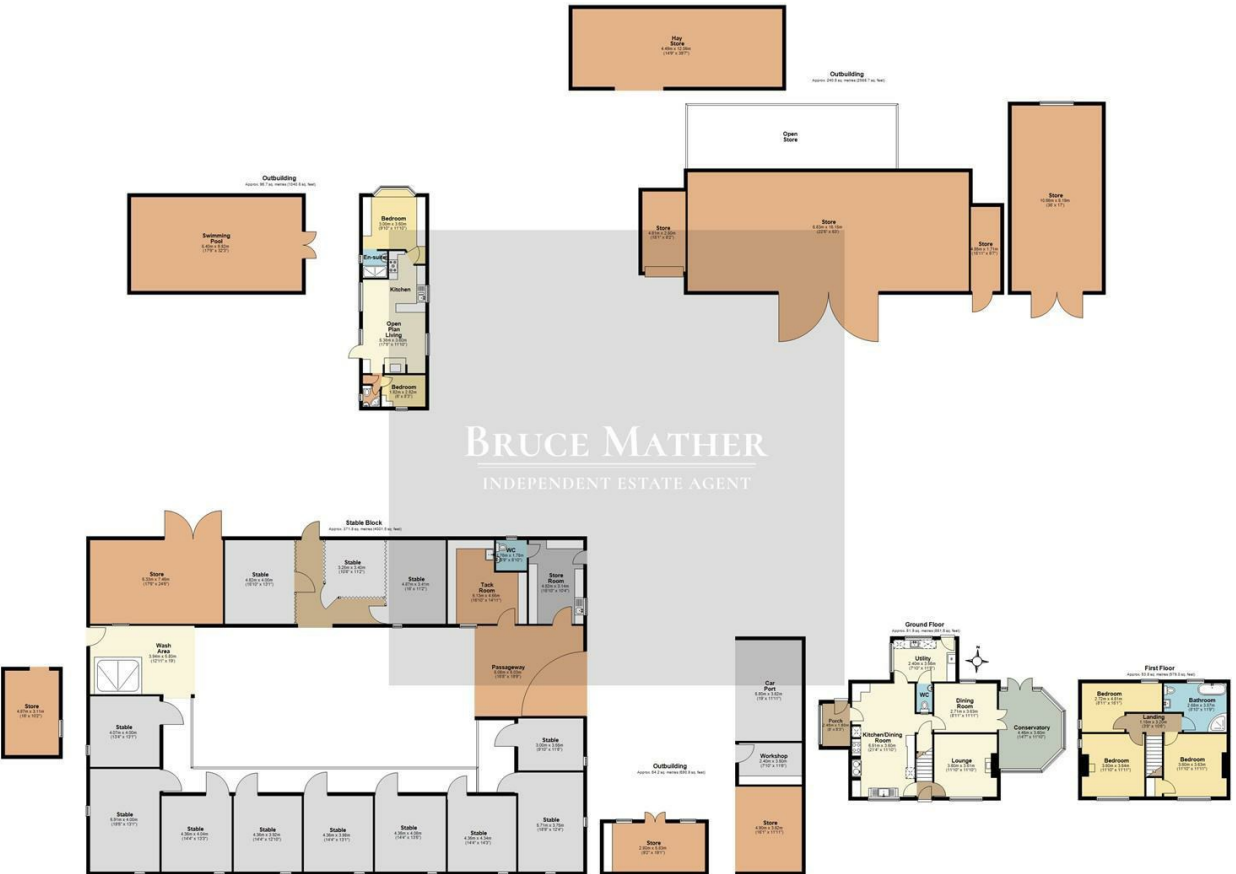
Carrington, PE22 7JG

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 field shelters, 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 to arrange a viewing or for further information, Viewing strictly by appointment.





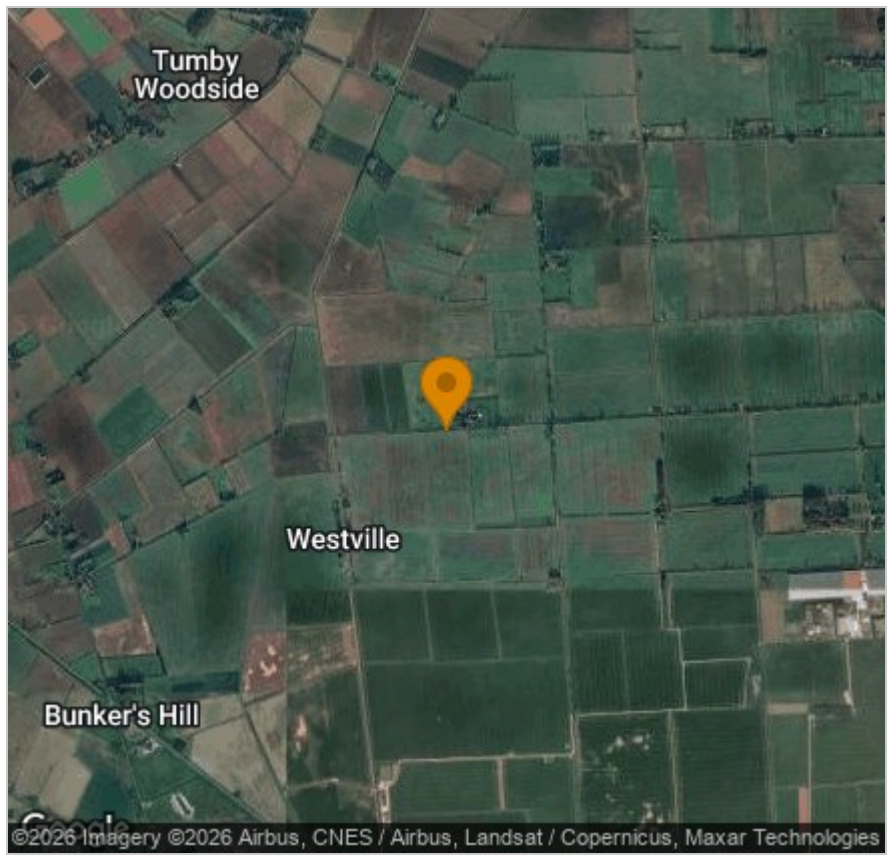
Floor Plan



BRUCE MATHER
INDEPENDENT ESTATE AGENT

Total area approx. 300.8 sq metres (3162.2 sq feet)
*Figures subject to measurement. Figures for ground floor only. For more details please contact the Property Services Department. All figures are approximate and are not intended to be used as a basis for any legal or financial transaction.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**BRITISH
PROPERTY
AWARDS**

2023

GOLD WINNER

**BRITISH
PROPERTY
AWARDS**

2024

GOLD WINNER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, Lincs, PE21 6QW
Tel: 01205 365032 Email: sales@brucemather.co.uk www.brucemather.co.uk

