

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



6 Barley Sheaf Main Road  
Holland Fen, LN4 4QH

**Asking Price £440,000**



## 6 Barley Sheaf Main Road

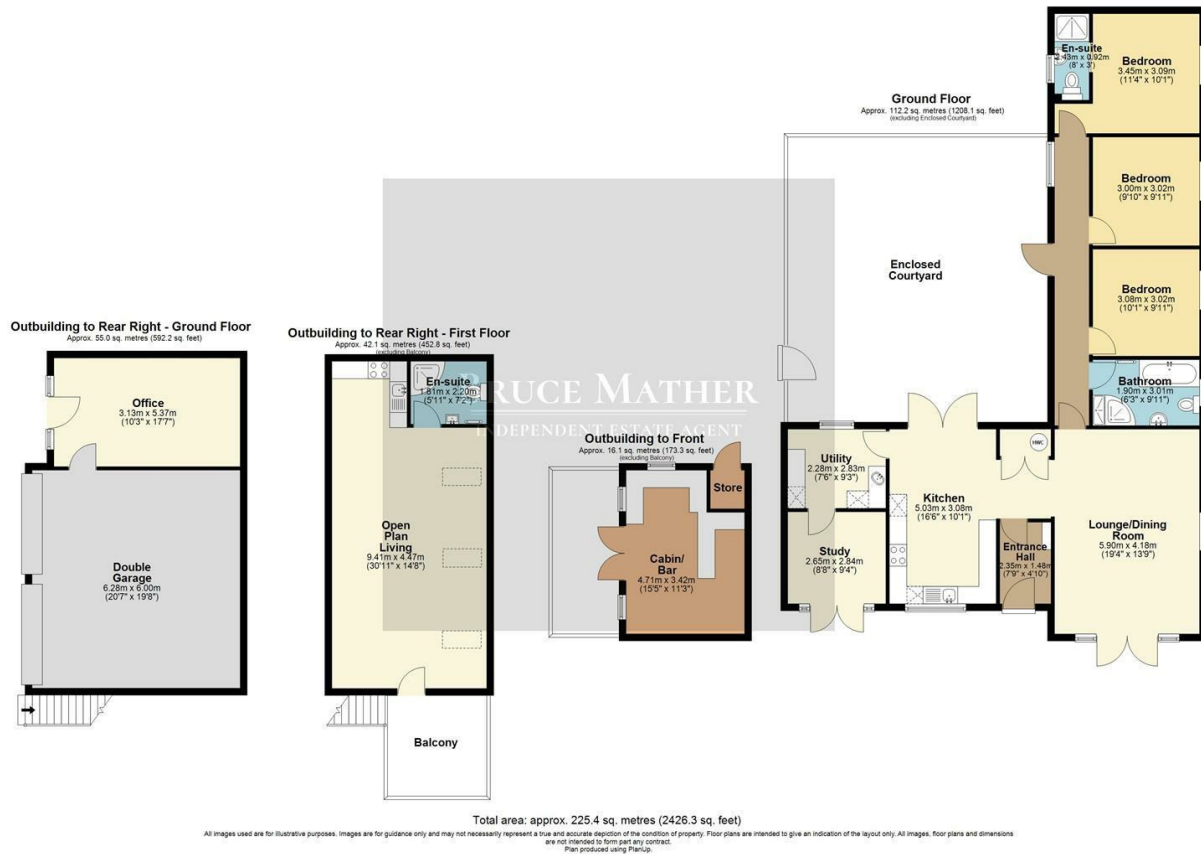
Holland Fen, LN4 4QH

A modern unique quaint barn conversion, plus a oak framed annex with office and garage below, summer house/bar all sitting a picturesque garden with rural Lincolnshire views. This is a rare one of kind property that is ready to move straight into with all modern conveniences, a large garden and summer house taking in the views, with parking and great walks. The accommodation consists of three double bedrooms the master being ensuite, family bathroom, sitting/dining room, modern kitchen which leads out to a sun trap of a courtyard, utility room and a study which could be used as a spare bedroom. The beautiful oak framed annex has a study and garages on the ground and open plan upstairs which has a kitchenette and shower room. The garden is a good size and like the house faces the countryside views, it is mainly grass with some beds, there is also a wonderful shack/bar with a pond next to it, at the corner of the garden. Located in Holland Fen which is approximately 6 miles NW of Boston. An exceptional and interesting property for sale, to view please call Bruce Mather on 01205 365032.

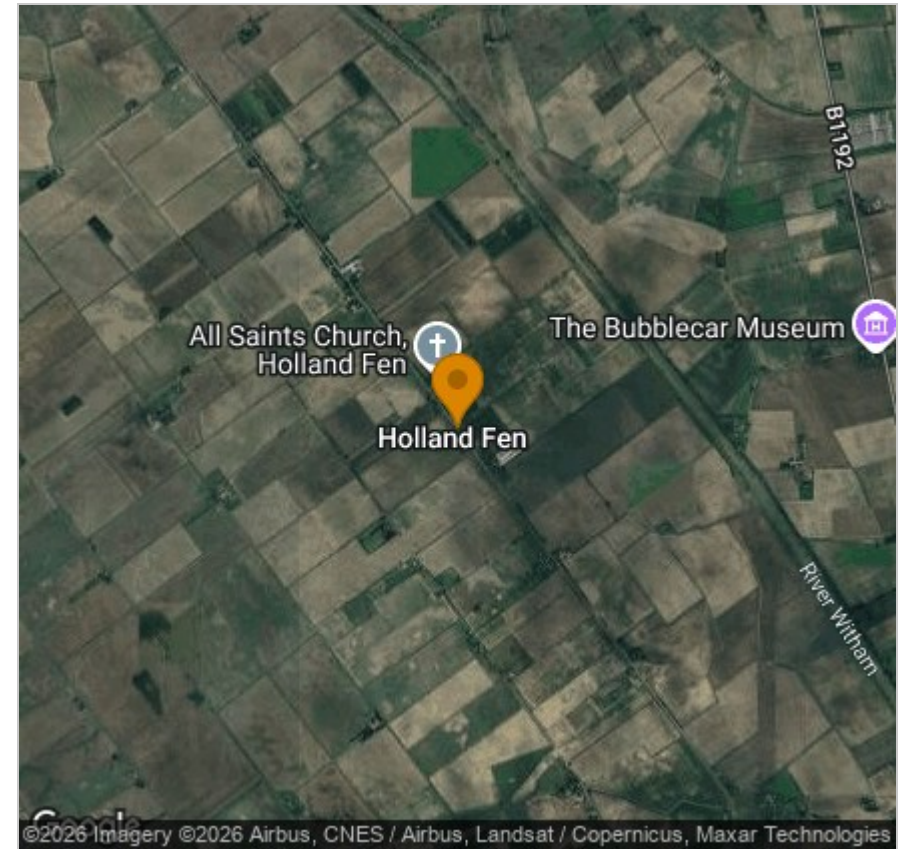




# Floor Plan



# 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.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</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	

