

BRUCE MATHER
INDEPENDENT ESTATE AGENT



Hydra Midville Lane
Stickney, Boston, PE22 8DW
Asking Price £695,000



Hydra, Midville Lane

Stickney, Boston, PE22 8DW

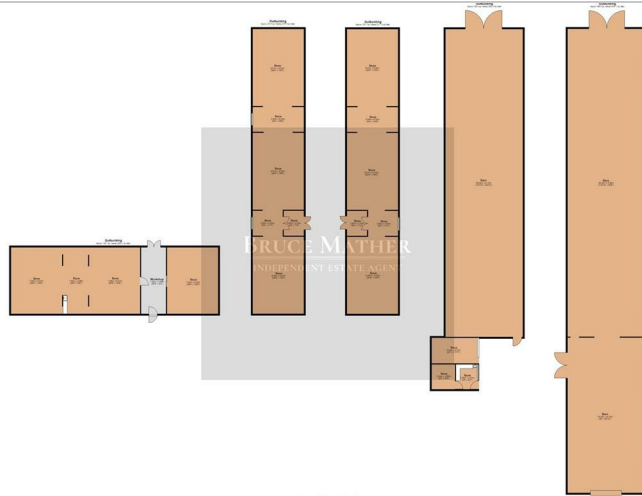
What an interesting opportunity this is, set in rural Lincolnshire a large farmhouse, 3,13 acres (STS) outbuildings/steading ideally suited to equestrian use, a small holding, or livestock, with the optional benefit of class Q planning for 7 dwellings (STP) NO CHAIN. An attractive farmhouse with depending on room configuration has 5 to 7 bedrooms, 2 bathrooms (master being en-suite) and a downstairs cloakroom, large family lounge, dining rooms and country kitchen with a utility and office all flowing off the entrance hall. There is also an integral double garage and kennels. There is plenty of parking for multiple vehicles, with a wrap around garden which is mainly lawn. The field has its own road access and there are 4 large steadings as well as a great size workshop. There are many different options or businesses here subject to the usual permissions (as well as planning obtained to convert 3 or the buildings to 7 dwellings). Escape to the country with this rural opportunity on the outskirts of Stickney Lincolnshire. Stickney has a doctors surgery, primary and secondary school, shop and a chip shop, 8 miles south of Spilsby for more shops and supermarket (16 miles to the coast/beaches). Please call Bruce Mather Estate Agents on 01205 365032 or sales@brucemather.co.uk to arrange a viewing or for further information.



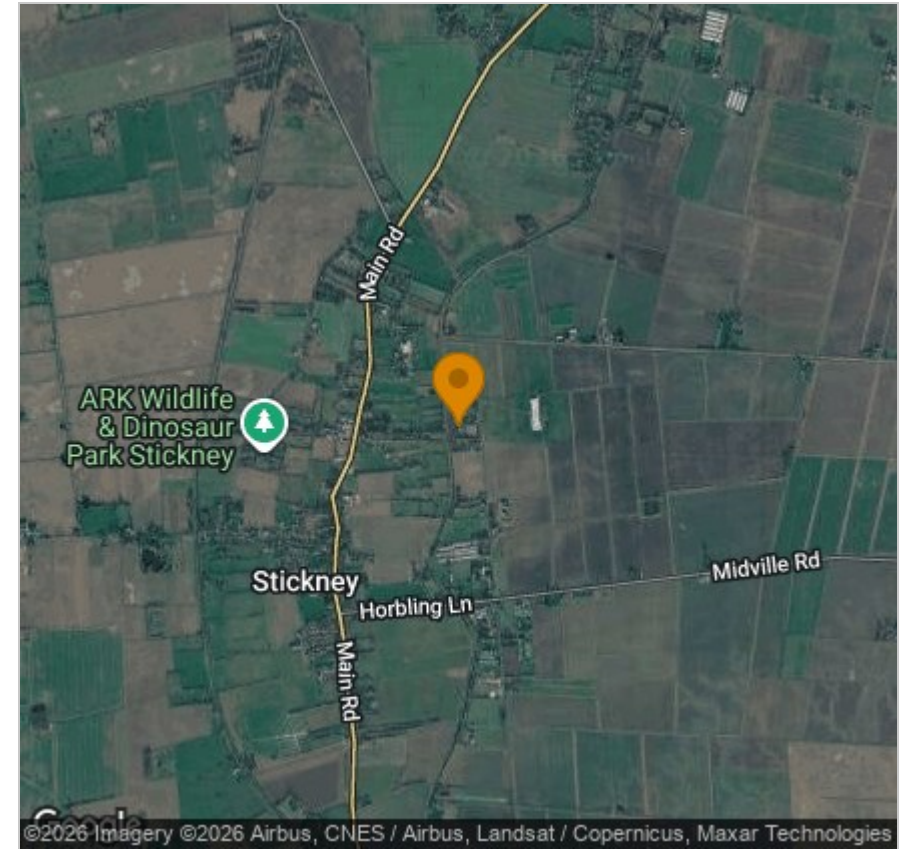




Total area: approx. 297.1 sq. metres (3198.2 sq. feet)
 All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any contract. Plans produced using PlanIt.



Area Map



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



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.

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

