



Walnut Tree Farm

Punchbowl Lane | Brothertoft | Boston | Lincolnshire | PE20 3SB

FINE & COUNTRY

SELLER INSIGHT

“Walnut Tree Farm is very spacious both inside and out. Originally a farmhouse, it was hugely extended, possibly in the 70s or 80s, and has been well cared for and maintained. We added the conservatory in the last several years. Both the gardens and the whole house are very low maintenance with everything on the exterior – the windows, doors, fascias, guttering and so on – in uPvc. Even the garden shed is uPvc.”

“With so much land and good grazing, it perfectly lends itself to an equestrian-type property. The total plot is 3.7 acres (stms). Both paddocks are enclosed by post and rail and stock fencing, all gated. It has just been cut for hay – I usually get two cuts a year providing an excellent yield. There are 3 vehicle entrances into the property: one directly into the field from the road, the middle entrance into the house and drive, and another into the wooded area.”

“The interior of the house is very large and infinitely diverse. The many generous rooms offer such flexibility in their use; for instance, the dining room adjoins a shower room and could become a bedroom off which is also a living room and a utility room that could easily become a kitchen, thereby forming a self-contained annex for someone, whether an elderly family member or a young adult wanting to be independent. Similarly, on the other side of the house, there is a downstairs bedroom next to a bathroom and a living room that leads onto the conservatory. This whole area could be an annex. There are so many options!”

“Part of the double garage has been converted into an office which is superb for working from home, although I have found space on the upstairs landing for a desk and a computer. If this was an equestrian property, the garage office would make the perfect tack room, and there is an outside toilet which is very convenient too.”

“It’s a lovely, peaceful rural spot to live with an abundance of wildlife. The wooded area is predominantly silver birch and two large weeping willows – it’s a haven for wild animals such as deer, rabbits and pheasants.”

“We are surrounded by open views and the property is not overlooked at all. Neighbours are far enough away if you want to play loud music without disturbing anyone so it’s a great place for a party!”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

Walnut Tree Farm

An extraordinarily versatile, low maintenance property is presented in excellent order; originally a farmhouse which has been greatly extended and modernised to include a conservatory, which sits on a 3.7 acre plot (stms) with expansive paddocks lending itself perfectly for equestrian use. The accommodation offers between 4 and 5 bedrooms and the same number of reception rooms, one a purpose-built office within the adjoining double garage. The property would make an ideal large family home but could be easily divided to also create a self-contained, ground floor annex.

Despite the tranquil rural location, the market town of Boston providing good schools, a train station and a wide variety of shops and facilities, is less than 3 miles away. Main roads are also within easy reach such as the A17, the A16 and the A52.

- A well maintained, extended and modernised former farmhouse
- Approx. 3.7 acres of grounds and quality grazing
- Uninterrupted views across open countryside
- 4 to 5 double bedrooms (3 upstairs, 1 or 2 downstairs)
- 3 bathrooms (1 upstairs, 2 downstairs)
- Jacuzzi bath; hydromassage and steam shower pod
- Large fitted kitchen dining room
- 2 generous living rooms
- Log-burning and multi-fuel burning stoves
- Formal dining room (or 5th bedroom)
- Relatively new conservatory
- 2 utility rooms; adjoining outside WC
- Attached double garage with purpose-built office within
- Expansive gravel drive with space to park up to 15 cars
- 3 gated entrances into property
- Wood stores, shed and large dog kennel
- Low maintenance gardens, largely lawned; raised decked area
- Wooded area enclosed by post and rail
- 2 large, gated, paddocks with post and rail and stock fencing
- Wi-Fi operated alarm system

Services: Mains electricity and water; private drainage; oil-fired central heating

Local Authority: Boston Borough Council

Council Tax Band: E

Tenure: Freehold















INFORMATION

Walnut Tree Farm

Location

In a rural position less than 3 miles northwest of the centre of Boston, Walnut Tree Farm enjoys far reaching open field views but is not isolated with neighbouring properties within sight. Trunk roads such as the A17, the A16 and the A52 are easily accessed for travelling in all directions. Boston train station is on the Nottingham to Skegness Poacher Line, which connects to Grantham where fast trains to London take around an hour.

The historic port and market town of Boston with its rich trading history and a wealth of Georgian architecture is well known for its 14th Century Church of St. Botolph, also called The Stump, ironically due to its extremely tall tower. Other attractions are The Guildhall Museum, Blackfriars Theatre & Arts Centre, Fyde House and Maud Foster Mill. There is a great variety of shops and supermarkets, the Pilgrim Hospital, the Savoy Cinema and many sports facilities including a popular golf club and tennis club with extensive indoor and outdoor tennis.

Further north in the attractive Edwardian inland resort of Woodhall Spa is the National Golf Centre with The Bracken and The Hotchkin Golf Courses consistently rated amongst the world's finest and mentioned in Golf World magazine's top 100 golf courses. The beautiful city of Lincoln is approximately 30 miles northwest.

Locally, outdoor attractions include Lincolnshire Wildlife Park, Ark Wildlife Park and Exotic Animal Sanctuary, the RSPB sites at nearby Frampton and Freiston Shore and the rolling Lincolnshire Wolds, an Area of Outstanding Natural Beauty, which is about 20 miles north.

Schools

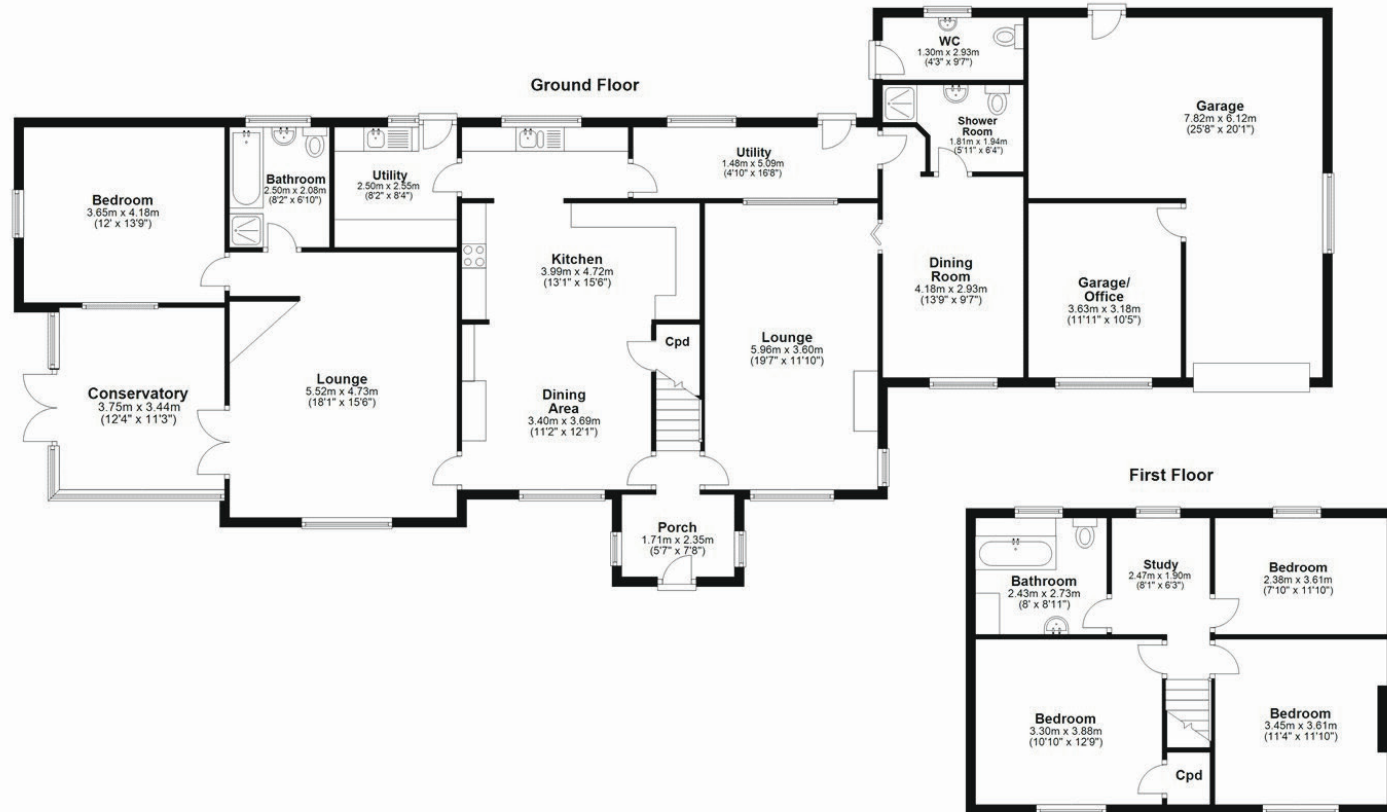
There is a wide choice for education with many primary schools in and around Boston, one of the closest primary schools is Boston West Academy, recently rated Outstanding by Ofsted. For state secondary education, Boston High School is rated Good by Ofsted and Boston Grammar, founded in 1555, are both 4 miles away in the centre of town. Further afield in Sleaford (15 miles/approx. 25 mins) there are some highly sought-after grammar schools: Carre's Grammar School, and Kesteven & Sleaford High School (for Girls), as well as St. George's Academy, all rated Good by Ofsted.

WALNUT TREE FARM, BROTHERTOFT

GROUND FLOOR= 206.4 SQ M / 2221.5 SQ FT

FIRST FLOOR= 50.3 SQ M / 541.3 SQ FT

TOTAL= 256.7 SQ M / 2762.8 SQ FT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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