



**Boswell Farm, Highgate Lane, Sutton on Sea, Lincolnshire LN12 2RY - Guide Price: £275,000 - £300,000 (+ £750 Buyers Fee)**

**Description**

Tucked away down a long drive and nestling in a substantial plot of about 8.68 acres lies a spacious four bedroom farm house. The accommodation briefly comprises of three reception rooms, kitchen and conservatory on the ground floor. On the first floor there are four bedrooms and a family bathroom. The property requires a full scheme of refurbishment throughout which once complete will create a fine family home.

**Directions**

From Mablethorpe take the A52 coastal road towards Sutton on Sea, when you reach Miami Beach holiday resort take a right hand turn onto Trusthorpe Road. Follow the road for approximately 0.1 mile then take a right turn down Highgate Lane. Continue down Highgate lane for about 0.4 miles on the farm track, you will then see the driveway to Boswell Farm on your right hand side.

**Accommodation**

**Ground Floor**

**Front Porch 1.79m x 1.24m**

Single glazed windows and leads to the ground floor hallway.

**Kitchen 2.9m x 4.0m**

Double glazed windows, fitted with wall and base units, tiled walls, boiler and radiator.

**Reception Room One 2.9m x 3.7m**

Double glazed window and a single radiator.

**Reception Room Two 3.29m x 3.66m**

Currently being used as a lounge this room has double glazed windows and radiator.

**Reception Room Three 3.30m x 3.6m**

Currently being used as a ground floor bedroom, this room is spacious and has single glazed windows.

**Conservatory 2.43m x 3.59m**

Double glazed windows with a single glazed door leading to the garden.

**First floor**

**Bedroom One 2.97m x 3.66m**

Double glazed window and built-in wardrobes.

**Bedroom Two 2.97m x 3.66m**

Single glazed window and radiator.

**Bedroom Three 3.28m x 3.65m**

Double glazed casement window and radiator.

**Bedroom Four 3.29m x 3.66m**

Double glazed windows, radiator and built-in wardrobes.

**Bathroom 2.08m x 2.04m**

**Landing**

With one loft access point.

**Outside**

In the garden space there are is a single garage and a large garage/workshops both of which in need of repair. In addition there is a garden shed and greenhouse.





### Tenure & Possession

Freehold with vacant possession upon completion.

### Planning

Interested parties should make their own enquiries with East Lindsey District Council to confirm that their proposed use of the property will be acceptable.

### Easements Wayleaves & Rights Of Way

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned in this catalogue.

There is a right of way on the track leading Boswell Farm off High Gate.

### Viewing

Strictly by appointment: 01522 504360

### Completion Date

This lot will be sold with a 10% deposit and up to 8 weeks for completion.

### Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only.

Please contact us on 01522 504360 or [auctions@jhwalter.co.uk](mailto:auctions@jhwalter.co.uk)

### Solicitors

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### Agent

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The attached plans are not to scale, are for identification purposes only and do not form part of any contract.