





PICKWICK COTTAGE KEAL BANK

BOSTON, PE22 8HB

£425,000

FREEHOLD

A beautifully restored detached character cottage occupying approximately 0.75 acres (STS) in a stunning rural setting with open field views, beautiful gardens and a private fishing lake. Featuring three bedrooms, versatile reception space, a detached garage, extensive parking and a fully serviced detached lodge/granny annexe, this exceptional home is perfect for families seeking space, character and multi-generational living.

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• Beautifully restored detached character cottage • Approximately 0.75 acres (STS) • Stunning fishing lake/large pond • Beautiful countryside and open field views • Fully serviced detached lodge/granny annexe • Detached garage and extensive off-road parking • Three bedrooms and two bathrooms • Spacious kitchen/diner with utility and pantry • Two generous reception rooms • Idyllic rural village location





Summary

Pickwick Cottage is an exceptional detached character home, beautifully restored to create a wonderful blend of period charm and modern family living. Occupying approximately three-quarters of an acre (subject to survey) in a peaceful rural setting on the edge of the village of Stickford, the property enjoys breathtaking open field views, beautifully established gardens and a stunning fishing lake, making it a truly unique opportunity.

The accommodation is both spacious and versatile, retaining an abundance of original character whilst offering practical family living. The welcoming entrance hall leads through to a generous lounge featuring a charming fireplace, creating a warm and inviting focal point. A second reception room, currently used as a snug but equally suited as a dining room or study, provides excellent flexibility.

At the heart of the home is the spacious kitchen/diner, perfect for everyday living and entertaining, complemented by a separate utility room and a large walk-in pantry offering excellent storage. A ground floor family bathroom completes the downstairs accommodation.

The first floor offers three well-proportioned bedrooms, all enjoying attractive views across the gardens or surrounding countryside, together with a modern shower room.

Outside is where Pickwick Cottage truly comes into its own. Set within approximately 0.75 acres (subject to survey), the grounds have been beautifully maintained and include sweeping lawns, mature trees, established planting and a stunning fishing lake, creating a peaceful haven for both wildlife and outdoor entertaining. The uninterrupted countryside views provide a wonderful sense of privacy and tranquillity rarely found.

A particularly valuable addition is the fully serviced detached lodge, a modern permanent caravan that is fully plumbed in and connected to services. Ideal as a granny annexe, guest accommodation or independent living space for extended family, it offers fantastic versatility for multi-generational living.

Further benefits include a detached garage, extensive off-road parking for numerous vehicles, UPVC double glazing and oil-fired central heating.

Properties offering this combination of character, generous grounds, a fishing lake, countryside views and flexible ancillary accommodation rarely become available. Pickwick Cottage represents a superb opportunity to acquire a unique family home in an idyllic rural location, whilst remaining within easy reach of Boston, Spilsby and the Lincolnshire coast.

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ADDITIONAL INFORMATION

Local Authority – East Lindsey

Council Tax – Band B

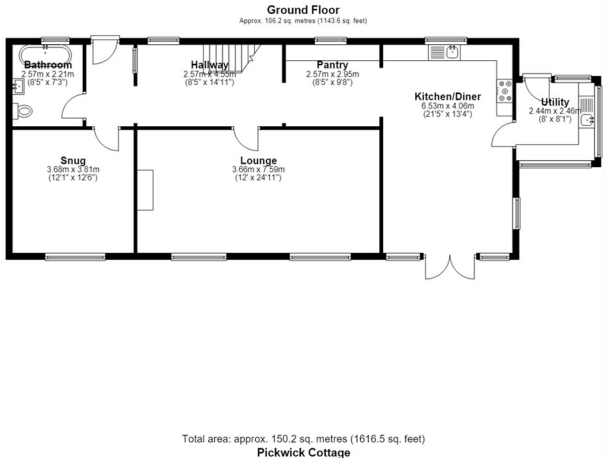
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

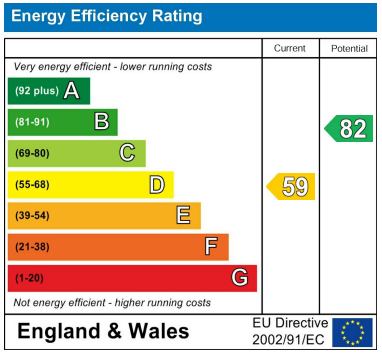












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

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