

Secluded Mansion with Substantial Outbuildings and Swimming Pool in 2.1 Acres of Landscaped Gardens including Lake

Rochford House | Rochford Tower Lane | Boston | Lincolnshire | PE21 9RJ



Large House with 5 Reception Rooms, 4 Bedrooms, Potential for Annexe, Fully Modernised with Ground Source Heat Pump, Solar Panels, Battery Back-Up Storage

Outbuildings with Garaging for Over 6 Cars with Workshops and Home Office
Parking for over 20 Vehicles

Landscaped Private Gardens with Large Lake, No Near Neighbours

For Sale Freehold with Vacant Possession
£1.25 Million Subject to Contract

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PROPERTY MARKETING SPECIALISTS

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Location...

Fishtoft is an area to the east of the large town of Boston located approximately 115 miles to the north of London on the South Lincolnshire Fens.

The town has a large retail and sporting offering with a population of around 70,000 residents, twice weekly market, busy port, large hospital and a number of well-regarded schools.

Rochford Tower Lane is located south of the A52 trunk road approximately 2 miles from the Pilgrim Hospital in countryside. The property is located off Rochford Tower Lane surrounded by agricultural land.

Description...

The house comprises a large, detached residence which has been significantly improved to include triple glazed windows, high levels of thermal insulation, solar panels with battery back-up storage and ground heat pumps. The property includes a large fitted kitchen with Aga, a range of outbuildings including garaging, workshops and home office which may be suitable for conversion into an annexe and a range of other highly desirable features.

An electronically controlled and CCTV monitored entrance leads to a winding driveway through the landscaped gardens round a large lake with water feature which then leads to a parking area.

Accommodation...

Front Formal Entrance Hall

Having a glazed door and windows, bamboo floor with Cloakroom.

Dining Room.....13m x 4.2m
Measured to fitted cupboards.

Inner Hall

Walk in cupboard

Utility Room.....2.8m x 3.8m
Having tiled floor, stainless steel sink with space for domestic appliances and fitted worksurfaces.

Boiler Room

WC.....3.8m x 1.8m
Having low level WC, pedestal handbasin.

Family Room.....7.1m x 5.4m
Having tiled floor, patio doors to private rear patio, fitted Clearview wood burner, air conditioning units and enjoying an elevated view over the rear formal gardens.

Kitchen Dining Room.....6.8m x 5.2m
Being fully fitted with separate island unit comprising an attractive range of modern units with composite slate effect square edged work surfaces with inset 1½ bowl Belfast sink with washer taps, 2 door gas fired Aga, space for refrigeration, full range of integrated domestic appliances, island unit with 6 pan drawers, end cupboard for trays and shelving, 4 door full height pantry, tiled floor and inset spotlights.

Music Room/Living Room.....7.8m x 4.6m & 6.5m x 3.9m
Having bamboo and tiled floor, fitted Clearview stove in stone and timber fireplace.

Gymnasium.....3.7m x 8.2m
Having tiled floor.

Shower Room.....5.1m x 2.7m
Having ornate table sink, walk in shower cubicle, sauna.

Swimming Pool Room.....15m x 7.5m
Containing heated pool with cover and jacuzzi with set of spotlights, patio doors to private patio and tiled floor.

Pump Room.....2m x 4.7m
Having a Calorex pool heater.

WC

Low level WC and sink.

Stairs from the entrance hall lead to the first floor landing.

Bedroom.....4.3m x 4.3m
Having shower and WC.

Bedroom.....4.3m x 3.1m
Measured to 11 door fitted wardrobe.

Bedroom.....4.5m x 3.7m

Family Bathroom

Having tiled walls, composite floor, inset bath, pedestal handbasin, walk in shower, bidet, WC and inset lights.

Stairs lead to the second floor landing having 10 door built in cupboards.

Bedroom.....5.4m max x 6m max
Enjoying garden views with 2 walk in cupboards.

En suite Shower Room

Having shower, WC, inset glass sink and tiled floors.

Within the landscaped gardens are a range of outbuildings comprising:

Double Garage.....8.9m x 8.2m, 73.2sqm
Having insulated roller shutter door.

WC

Garage opens out into an open glazed double height

Office.....9.7m x 4.6m, 44.9sqm

Store off.....3.7m x 4.6m, 14.8sqm

Office.....2m x 3m, 6.6sqm

Workshop.....5m x 7m, 35sqm

First Floor Office.....9m x 5m, 45sqm
Fully Lined.

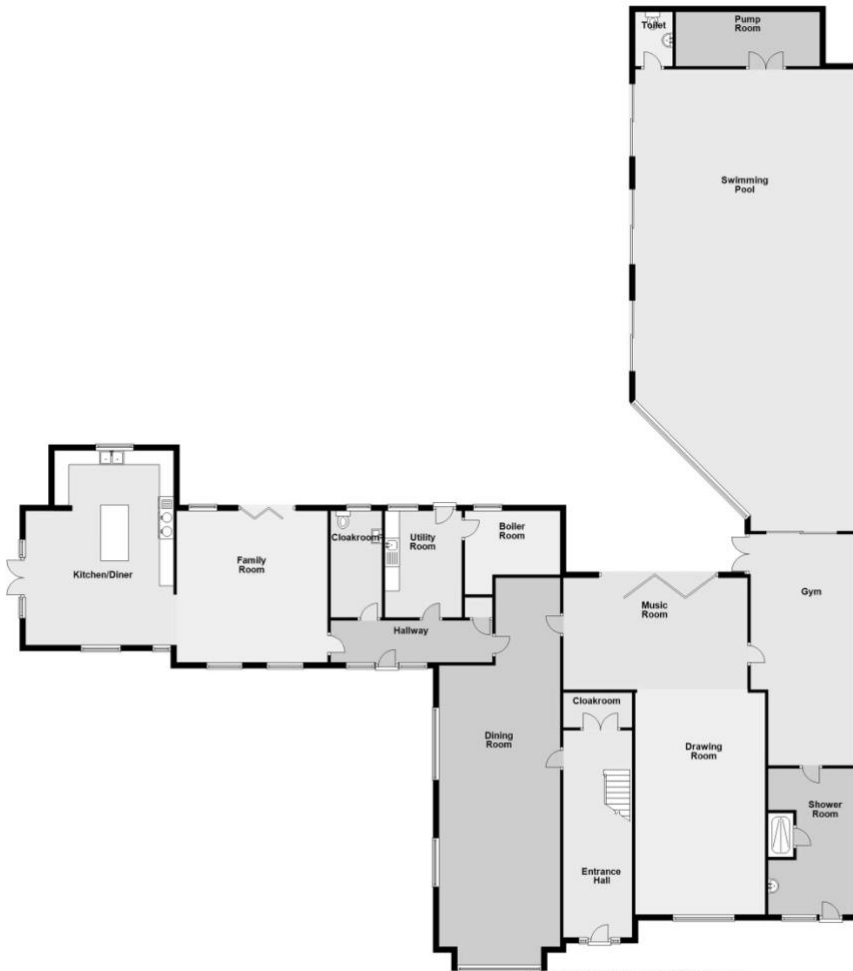
To the side of this garage is a large recently constructed garage.

4 Bay Garage.....14.5m x 5.6m, 80sqm
With electric roller shutter doors, patio doors and views to the rear lawned area.

The gardens are mainly set to lawn with a large lake, chicken coop and large paved garden kitchen area.



Ground Floor
Approx. 403.2 sq. metres (4261.0 sq. feet)



Total area: approx. 558.5 sq. metres (6011.8 sq. feet)

First Floor
Approx. 86.1 sq. metres (924.3 sq. feet)



Second Floor
Approx. 57.2 sq. metres (615.9 sq. feet)



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Total area: approx. 205.4 sq. metres (2210.4 sq. feet)



EPC...

The property has an Energy Performance Asset Rating D62. Full details are available on request.

Tenure...

The property is available for sale freehold with vacant possession with No Onward Chain.

Outgoings...

The property is assessed at Council Tax Band G. Full details are available on Boston Borough Council website.

Viewing...

All viewings are to be made by appointment through the agent.

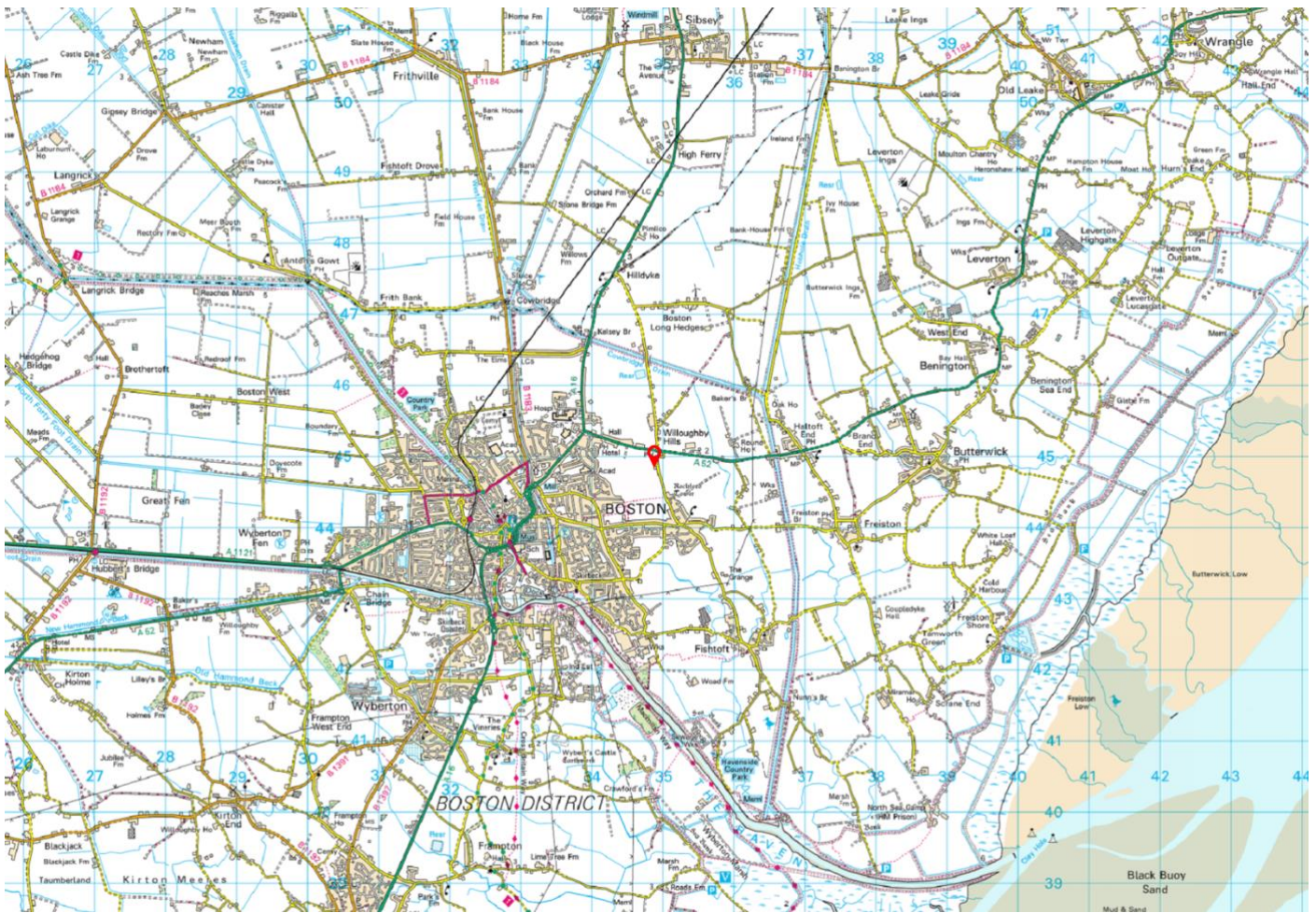
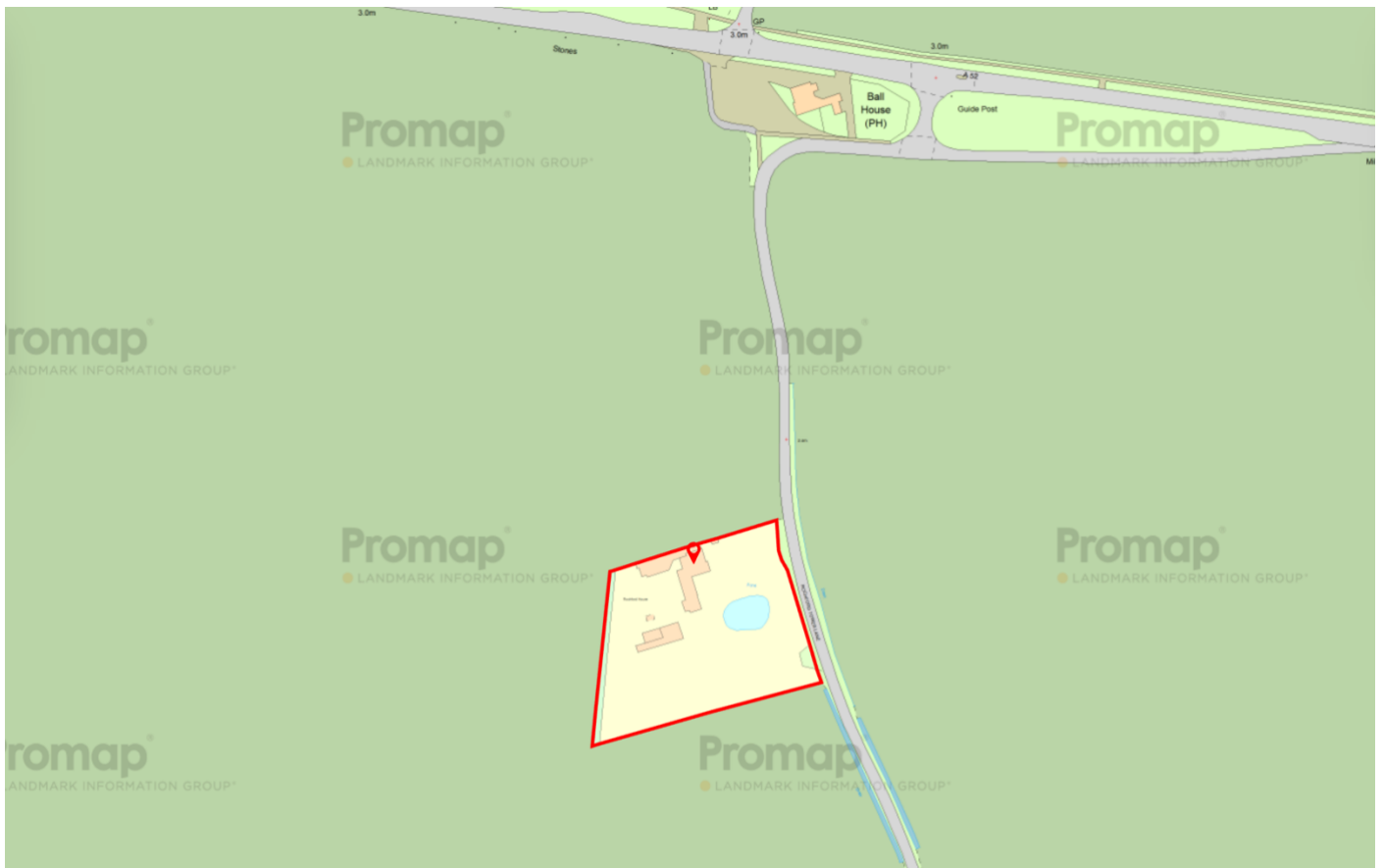
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