



Chapel Farm

Chapel Road, Tumby Woodside, Boston, Lincolnshire PE22 7SP

£349,950
NO ONWARD CHAIN

BELL



Chapel Farm

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Lincoln – 25 miles

Grantham – 36 miles with East Coast rail link to London

Boston – 10 miles

Coningsby – 4 miles

(Distances are approximate)

NO ONWARD CHAIN! Chapel Farm is a large farm house style family home, offered for sale alongside a series of outbuildings and in a plot totaling 3.87 acres (sts) including a large front field / paddock. Located to an attractive rural position with views across neighbouring arable farmland, the property represents the opportunity to renovate or reconfigure the existing buildings to meet a wide range of requirements and lifestyles (subject to any necessary consents).

Currently, the property enjoys twin reception rooms to the front, a kitchen, utility and store plus sun room to the rear; three bedrooms including two large doubles and a family bathroom above. With the large field / paddock at the front, the house is set back from the road, with lawned front and rear gardens; the outbuildings being situated alongside the drive and to a yard behind.



Hallway

Entered into the front through a uPVC double glazed obscure door, with wide carpeted stairs to first floor, wooden doors to a pair of reception rooms.

Sitting Room 12' 7" max x 12' 1" (3.83m x 3.68m)

With uPVC double glazed window to front, tiled fireplace with wooden surround and radiator.

Dining Room 13' 4" max x 12' 1" (4.06m x 3.68m)

With uPVC double glazed window to front, tiled fireplace with wooden surround, radiator and wooden door to kitchen.



Kitchen 13' 3" x 8' 0" (4.04m x 2.44m)

Having uPVC double glazed window and obscured door to rear and having sink and drainer to roll edge worktop, storage units to base level and radiator.

Utility/Pantry 10' 4" x 8' 0" (3.15m x 2.44m)

With wooden obscured window to rear and having brick tiled flooring; open doorway to under stairs storage and wooden door to further store.

Store 7' 10" x 6' 2" (2.39m x 1.88m)

With wooden obscure glazed window to rear, storage unit with roll edge worktop and vinyl flooring.

Sun Room 11' 10" x 8' 0" (3.60m x 2.44m)

Having wooden double-glazed window to rear, sliding doors to sides, light to wall and tiled flooring.

Front Landing

Carpeted, with light to wall and wooden door to rear landing.

Bedroom 1 13' 4" x 12' 2" (4.06m x 3.71m)

Having uPVC double glazed window to front, radiator, multiple power points and built-in wardrobe storage and wooden door to further storage space.

Bedroom 2 12' 7" x 12' 2" (3.83m x 3.71m)

Having uPVC double glazed window to front, radiator and multiple power points.

Rear Landing

With radiator.

Bedroom 3 13' 4" x 8' 0" (4.06m x 2.44m)

With wooden window to side, light to sloped ceiling and radiator.

Bathroom 8' 10" x 8' 0" (2.69m x 2.44m)

Having uPVC double glazed window to side, light to sloped ceiling and having low-level WC, pedestal sink, bath on ball and claw feet and radiator.





Outside

The property is approached over a winding driveway, leading alongside the large, front, field offering potential paddock space or arable farmland. Alongside the driveway are:

- **Timber & sheet car port / open store** - approx. 17' 0" x 44' 0" (5.18m x 13.40m)
- **Open fronted store** - 19' 8" x 17' 0" (5.99m x 5.18m)
- **Modern outbuilding** - 23' 8" x 12' 4" (7.21m x 3.76m)

The front of the property is laid to a large, South-East facing lawn; while to the rear is a further lawned garden alongside a **Timber Shed 18' 0" x 10' 0" (5.48m x 3.05m)** and a **Brick & Tile Outhouse 14' 0" max x 10' 6" (4.26m x 3.20m)**

Behind the garden is a **Large Yard**, with **Open-Fronted, Covered Bays** comprising **12' 0" x 40' 0" (3.65m x 12.18m)** and **12' 0" x 50' 0" (3.65m x 15.23m)** perpendicular areas and a **33' 6" x 25' 6" (10.20m x 7.77m)** corner infill.

At the rear is an **L-Shaped, Brick Outbuilding providing 15' 0" x 14' 0" (4.57m x 4.26m); 15' 0" x 14' 7" (4.57m x 4.44m) (corner) and 15' 0" x 24' 0" (4.57m x 7.31m)** spaces.

Please Note: there is a right of access to the farm buildings and land behind leading up the driveway.

Further Information

Mains' water and electric. Solid fuel central heating. Drains to a private system.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111. DISTRICT COUNCIL TAX BAND = C
EPC RATING = F

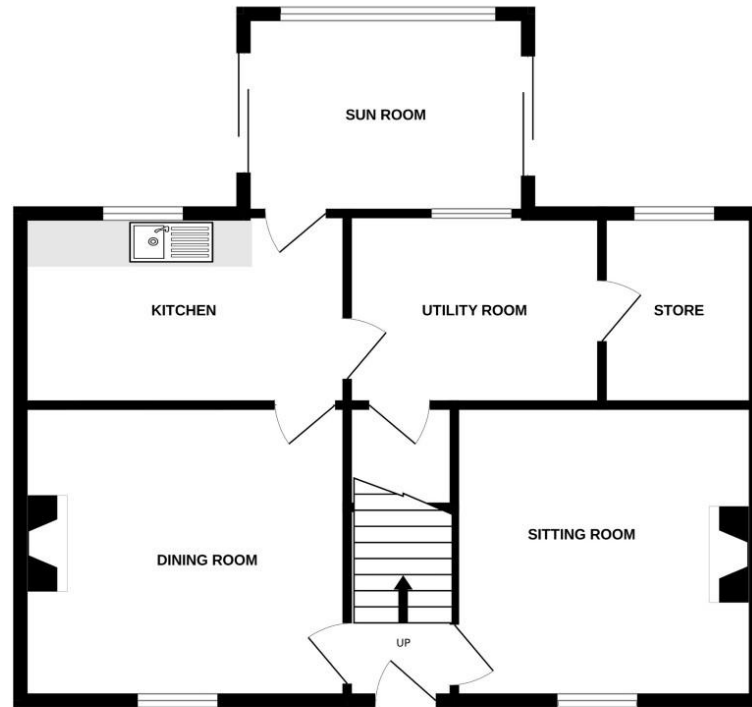
SERVICES: The agents would like to point out that the services of this property have not been checked, and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office. 19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org
Website: <http://www.robert-bell.org>

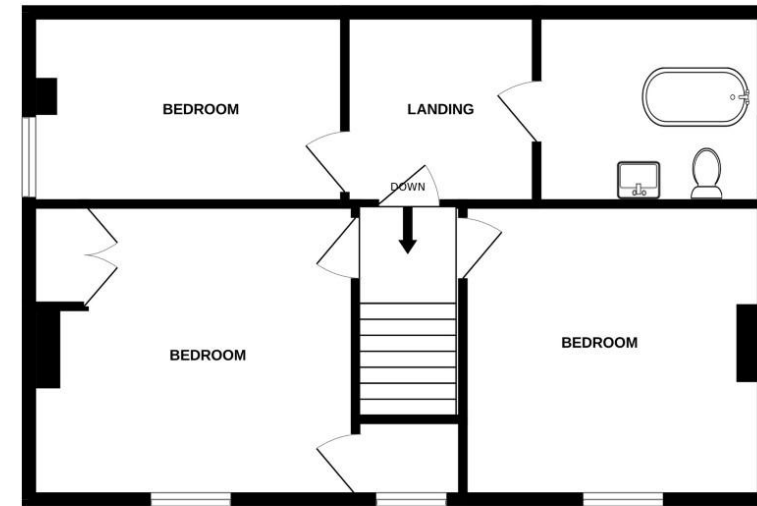
Brochure prepared 29.07.2026



GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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