

# BROOKFIELD HOUSE BILLINGBOROUGH





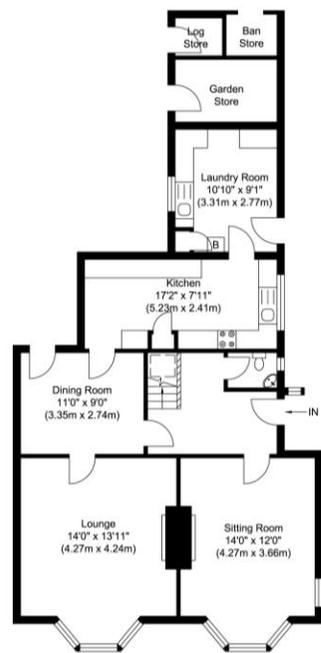


Brookfield House is an early Edwardian detached country home, standing in mature grounds with paddock of approximately 3 acres.

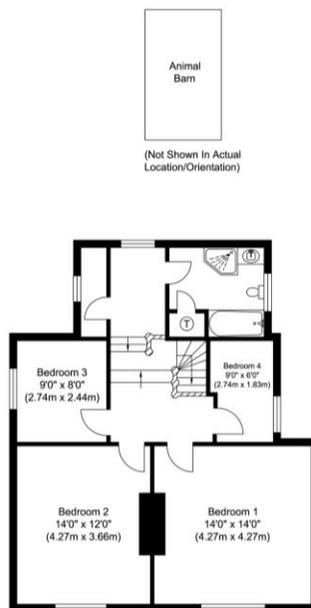
The accommodation comprises an entrance hallway, cloakroom, bay-fronted sitting room, bay-fronted family room, dining room, kitchen with separate utility room. The first floor offers four bedrooms and a family bathroom.

The grounds offer spectacular specimen trees with a long driveway leading to garaging and a range of outbuildings to include large barn originally being commercial poultry unit which may allow for conversion via permitted development subject to planning. Excellent equestrian facilities with timber stabling and tack room, holding paddock and former sand menage.

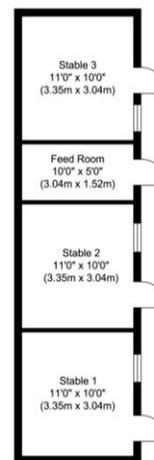
The property is set on the edge of the popular village of Billingborough, positioned at the edge of the Fens. The village has the atmosphere of a small county town with a main street bounded by shops, garages, The Fortescue Arms a 16th century pub in the 'Good Pub' guide offering food, there are also a Doctors surgery, Co-op, Post office and Cricket Club. The village hall is in the heart of the village and offers after school interests and holds various functions and clubs throughout the year. There is a bus service in the village and excellent road links to the A52 and A15.



Ground Floor  
Approximate Floor Area  
944.42 sq. ft  
(87.74 sq. m)



First Floor  
Approximate Floor Area  
715.47 sq. ft  
(66.47 sq. m)



Stable  
Approximate Floor Area  
388.36 sq. ft  
(36.08 sq. m)



Former Poultry Shed  
Approximate Floor Area  
2736.40 sq. ft  
(254.22 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.