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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Cheal House, Cheal Road, Surfleet PE11 4BA

Guide Price £548,000 Freehold

- Rural Location
- Character Features
- 4 Bedrooms, 4/5 Reception Rooms
- Open Views to the Front and Rear
- Viewing Recommended

Superbly presented individual Grade II Listed detached residence with accommodation comprising of entrance hall, separate dining room, two formal reception rooms, open plan kitchen into breakfast room and further snug off, four bedrooms, master with ensuite, family bathroom. Mature gardens to front, side and rear with open views to the front and the rear, oil central heating. Must view to appreciate what property has to offer. Viewing highly recommended.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



ACCOMMODATION

To the side of the property there is a solid wooden door leading into:

RECEPTION ROOM 1

13' 1" x 16' 5" (3.99m x 5.02m) Wooden sash window with original wooden shutters to the side elevation, skimmed ceiling with original wooden beam, 2 double wall lights, double radiator with cover, part wood panelling to the walls, TV point, solid wooden parquet flooring, feature Inglenook fireplace (1.48m x 2.50m) with wooden mantle, tiled insert and freestanding multi fuel burner, wooden storage cupboard with shelving. Solid wooden door Kitchen Breakfast Room and to:

FORMAL DINING ROOM

13' 0" x 14' 10" (3.98m x 4.53m) Wooden sash window with original wooden shutters to the front elevation, centre light



point, picture rail, double radiator, dado rail, cast iron fireplace with wooden surround, open grate and tiled fireplace, solid wooden door into:

MAIN ENTRANCE HALLWAY

6' 1" x 13' 7" (1.87m x 4.15m) To the front elevation there is a solid wooden door with glazed leaded panel over leading into the Main Entrance Hallway, telephone point, solid oak flooring, open staircase leading to the first floor, centre light point, smoke alarm, wall light, radiator with fitted cover, storage area with light and shelving, solid wooden door into:

RECEPTION ROOM 2

14' 7" x 13' 5" (4.46m x 4.10m) Wooden sash window with fitted wooden shutters to the front elevation, centre light point, double radiator, dado rail, built-in alcoves, cast iron fireplace with open grate and tiled hearth.

From the Main Entrance Hallway via part solid wooden glazed door leading into:

KITCHEN BREAKFAST ROOM

KITCHEN AREA

7' 9" x 19' 9" (2.38m x 6.03m) Wooden glazed window to the rear elevation, skimmed ceiling, centre light spotlight fitting, quarry tiled flooring, double radiator, double door fitted larder cupboard off, handmade kitchen fitted with a wide range of base and eye level units with work surfaces over, inset Belfast sink with mixer tap, tiled splashbacks, inset stainless steel fan assisted double oven, integrated stainless steel 6 burner gas hob, stainless steel splashbacks, stainless steel canopy extractor hood over, integrated Neff dishwasher, part wood panelling, square arch into:

BREAKFAST AREA

8' 9" x 12' 5" (2.68m x 3.81m) Quarry tiled floor, 2 roof light windows, wooden obscure glazed door to the rear elevation leading into Sun Room, wooden glazed window to the rear elevation, TV point, part wall panelling to the walls. Solid door leading into:

SNUG

11' 9" x 11' 8" (3.60m x 3.57m) Solid wooden sash window to the front elevation, wooden glazed window to the rear elevation, skimmed ceiling, centre light point, double radiator with fitted cover, TV point, solid oak flooring, Inglenook fireplace with tiled inserts and fitted multi fuel burner.

From the Breakfast Room a glazed door leads into:

SUN ROOM

9' 3" x 9' 9" (2.84m x 2.99m) UPVC construction with UPVC double glazed French doors to the side elevation, UPVC double glazed windows to the rear and side elevations, quarry tiled flooring, double wall light.

From the Kitchen a part glazed door off leading into:

UTILITY ROOM

6' 10" x 15' 1" (2.09m x 4.62m) Wooden sash window to the side elevation, textured ceiling, centre light fitting, electric consumer unit, floor standing oil fired boiler, plumbing and space for washing machine, space for tumble dryer and freezer, space for American fridge freezer, bespoke fitted storage cupboards with shelving, door to:





CLOAKROOM

4' 0" x 5' 8" (1.24m x 1.75m) Wooden glazed window to the side elevation, skimmed ceiling, centre light point, part tiled walls, tiled flooring, stainless steel heated towel rail, fitted with a two piece suite comprising low level WC and wash hand basin fitted into vanity unit with storage below.

From the main Entrance Hallway the open staircase rises to:

HALF LANDING

Solid oak flooring, radiator, central heating thermostat, step up to:

LANDING

Solid oak flooring, double wall lights, fitted storage cupboard housing hot water cylinder and slatted shelving, further storage cupboard. Door to:

FAMILY BATHROOM

7' 8" x 11' 8" (2.36m x 3.57m) Wooden glazed window to the rear elevation, roof light, radiator with cover, solid oak flooring, part wood panelling to the walls, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mirror, light and shaver point over, bath with telephone shower mixer tap, fully tiled shower cubicle with fitted rainfall shower over.

BEDROOM

6' 10" x 14' 4" (2.1m x 4.39m) Wooden sash window to the side elevation, centre light point, dado rail, radiator, TV point.

From the Landing steps up to:

FURTHER BEDROOM

14' 9" x 13' 1" (4.5m x 4.0m) Wooden sash window to the side elevation, skimmed and coved ceiling, centre spotlight fitment, oak laminate flooring, double radiator, full length mirrored sliding door wardrobes with hanging rail and shelving, TV point, double radiator, fitted storage cupboards with shelving.

From the First Floor Landing staircase leads to:

SECOND FLOOR LANDING

Decorative cornice, centre light point, solid oak flooring, wooden sash window to the front elevation overlooking fields, solid wooden door off into:

MASTER BEDROOM

14' 9" x 12' 11" (4.50m x 3.96m) Decorative cornice, centre light point, dado rail, double radiator, wooden sash window to the front elevation, feature cast iron fireplace with stone surround, tiled inserts and tiled hearth. Opening into:

EN-SUITE

7' 0" x 8' 5" (2.14m x 2.57m) Decorative cornice, centre light point, access to loft space, oak flooring, stainless steel heated towel rail, double door storage cupboard with hanging rail and shelving, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with



storage below and shaver point, light and mirror over, fully tiled shower cubicle with fitted thermostatic double shower head.

BEDROOM 2

14' 6" x 12' 11" (4.43m x 3.96m) Wooden sash window to the front elevation, coved ceiling, centre light point, dado rail, double radiator, feature cast iron fireplace with stone surround, tiled insert and open tiled hearth.

EXTERIOR

Brick pillared entrance, the front of the property is predominantly laid to lawn with paved pathways, the right hand side of the property is laid to lawn with wide range of mature shrubs and trees, the left hand side leading down to gravel driveway providing multiple off road parking for vehicles and further concrete parking area. Bedding area with further wider range of mature shrubs and trees. Leading directly to:

REAR GARDEN

Mainly laid to lawn with paved pathways and field views to the rear and front. Brick built outbuildings for various uses as follows :-

BUILDING 1:

24' 11" x 16' (7.620m x 4.880m)

BUILDING 2:

15' 1" x 16' (4.600m x 4.880m)

BUILDING 3:

6' 5" reducing to 3' 6" x 16' (1.980m reducing to 1.090m x 4.880m).

DIRECTIONS

From Spalding proceed in a northerly direction along the Pinchbeck Road continue through Pinchbeck and on to Surfleet, turning left immediately after crossing the River Glen into Stockhouse Lane. Proceed without deviation following the right hand fork into Cheal Road, continue along this road for a further three quarters of a mile and the property is situated on the right hand side.

AMENITIES

Nearby Surfleet and Gosberton have a range of facilities including primary schools, public houses and shops. Gosberton also has a doctors surgery and Surfleet is home to Spalding Golf Course along with the Surfleet Reservoir for fishing and boating opportunities. The market town of Spalding is 5.5 miles to the south of the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is a further 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.





TENURE Freehold

SERVICES Mains water and electricity. Oil central heating. Private drainage.

COUNCIL TAX

Band TBA

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: S10926

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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GROUND FLOOR
1455 sq.ft. (135.2 sq.m.) approx.



1ST FLOOR
1069 sq.ft. (99.3 sq.m.) approx.



TOTAL FLOOR AREA : 2524 sq.ft. (234.5 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. Made with Metropix ©2022

Energy rating table with columns for Score, Energy rating (A-G), Current, and Potential. Shows a current rating of 34 | F and a potential rating of 77 | C.

