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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Peartree Hill Cottage, Peartree Hill Road, Whaplode Drove PE12 0SL

£349,995 Freehold

- No Near Neighbours
- Rural Location
- No Mains Electric (See Notes)
- 3/4 Bedrooms
- Cash Buyers Only

CASH BUYERS ONLY. RURAL WITH NO NEIGHBOURS! Detached country residence with no neighbours and open views. Good sized garden, off-road parking and secure gated parking, workshop, 3/4 bedrooms, 2/3 reception rooms, 2 bathrooms, kitchen and utility. PLEASE NOTE THIS PROPERTY HAS NO MAINS ELECTRIC SUPPLY (SEE NOTES).

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



CASH BUYERS ONLY (See note)

Beneath the storm porch with outside lighting and through the wooden stable style door in to:

ENTRANCE LOBBY

Stairs to first floor, coat hanging space, open access to:

DINING ROOM

14' 11" x 12' 2" (4.56 m x 3.73 m) UPVC window to the front, dual access fireplace with inset log burner, two wall light points, skimmed ceiling, central heating thermostat, open access to the lounge, door to:

KITCHEN

8' 9" x 12' 2" (2.69 m x 3.72 m) UPVC window to the front, range of matching base cupboards and drawers beneath roll edge work surface, range style cooker, Belfast style sink with mixer tap, eye level wall cupboards and plate rack, tiled splash backs, skimmed ceiling, open access to:



UTILITY

8' 3" x 10' 0" (2.53 m x 3.06 m) UPVC window to the front, sealed unit double glazed window to the side, wall mounted oil fired central heating boiler, electric consumer unit, power units for the generator, plumbing and space for washing machine, space for fridge freezer, glazed eye level wall cupboard, full height provision cupboard, skimmed ceiling.

LOUNGE

15' 2" x 12' 2" (4.63 m x 3.72 m) UPVC window to the front, TV point, fireplace with log burner, two wall light points, telephone point, open access to:



BEDROOM FOUR/GARDEN ROOM

12' 9" x 9' 0" (3.89 m x 2.76 m) UPVC French doors to the front, wall light point, TV point, skimmed ceiling, door to:

EN SUITE SHOWER ROOM

12' 0" x 5' 10" (3.66 m x 1.79 m) Dual aspect with uPVC windows to the front and side, three piece suite comprising low level WC, pedestal wash basin and corner glazed shower cubicle with shower over and shower jets, extractor fan, electric shaver socket, skimmed ceiling with recessed lighting.



FIRST FLOOR LANDING

Two UPVC windows to the rear, skimmed ceiling, doors to:

BATHROOM

12' 4" x 6' 5" (3.76 m x 1.96 m) UPVC window to the front, built-in airing cupboard housing the unvented hot water cylinder with slatted shelving, three piece suite comprising low level WC, pedestal wash basin and panelled bath with telephone style mixer tap and shower attachment, tiled splash backs, skimmed ceiling with recessed lighting.



BEDROOM ONE

15' 3" x 9' 1" (4.65 m x 2.78 m) Two UPVC windows to the front, cast fireplace, skimmed ceiling.

BEDROOM TWO

15' 6" x 9' 3" (4.73 m x 2.82 m) Two UPVC windows to the front, cast fireplace, skimmed ceiling.

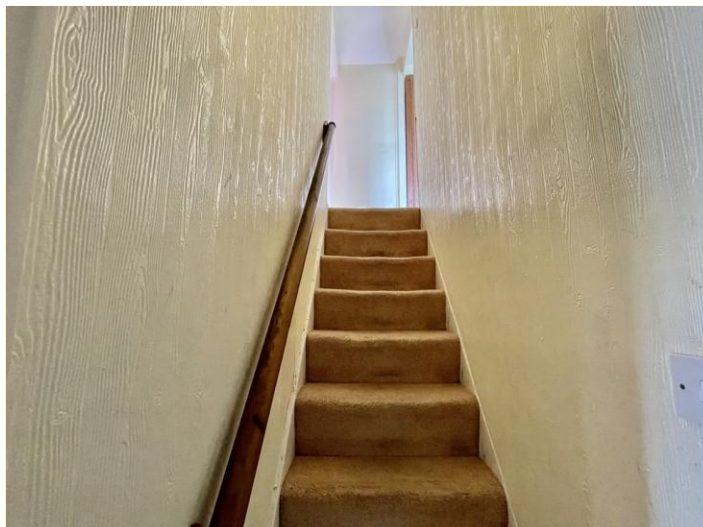
BEDROOM THREE

12' 2" x 8' 11" (3.73 m x 2.74 m) UPVC window to the front, skimmed ceiling.



OUTSIDE

The property occupies a generous sized plot with gravelled driveway to the front with a turning bay which leads to a gated off-road parking area. This, in turn, leads to the attached garage/workshop and covered store area with two oil tanks, LPG gas bottle storage/connection and generator. To the front there is a low-level brick wall with outside



lighting leading to a large paved seating area, again with outside lighting, a dwarf brick walls with inset planters divides the patio from a lawned garden with inset mature trees and shrubs. There is a concrete footpath leading to the rear where there is a greenhouse, personnel door to the garage/workshop.

GARAGE/WORKSHOP

39' 6" x 15' 0" (12.04 m x 4.59 m) Timber and glazed construction with polycarbonate roof, windows to the front, side and rear, sliding personnel door to the rear, sliding door to the front, plywood floor.

AGENTS NOTE

PLEASE NOTE THAT THIS PROPERTY DOES NOT HAVE A MAINS ELECTRIC SUPPLY (SEE NOTES).

SERVICES

The property is connected to mains water only.

It has an oil fired central heating system, private drainage and a generator which supplies the electric.

Our vendor has informed us that the generator to the rear of the property is connected up to a series of batteries in the utility room. The generator automatically kicks in when the batteries get to 22% and charges them. The charge lasts for two to three days, depending on usage. There is a separate fuel tank to supply the generator and calor gas bottles which supply the cooker.

AMENITIES

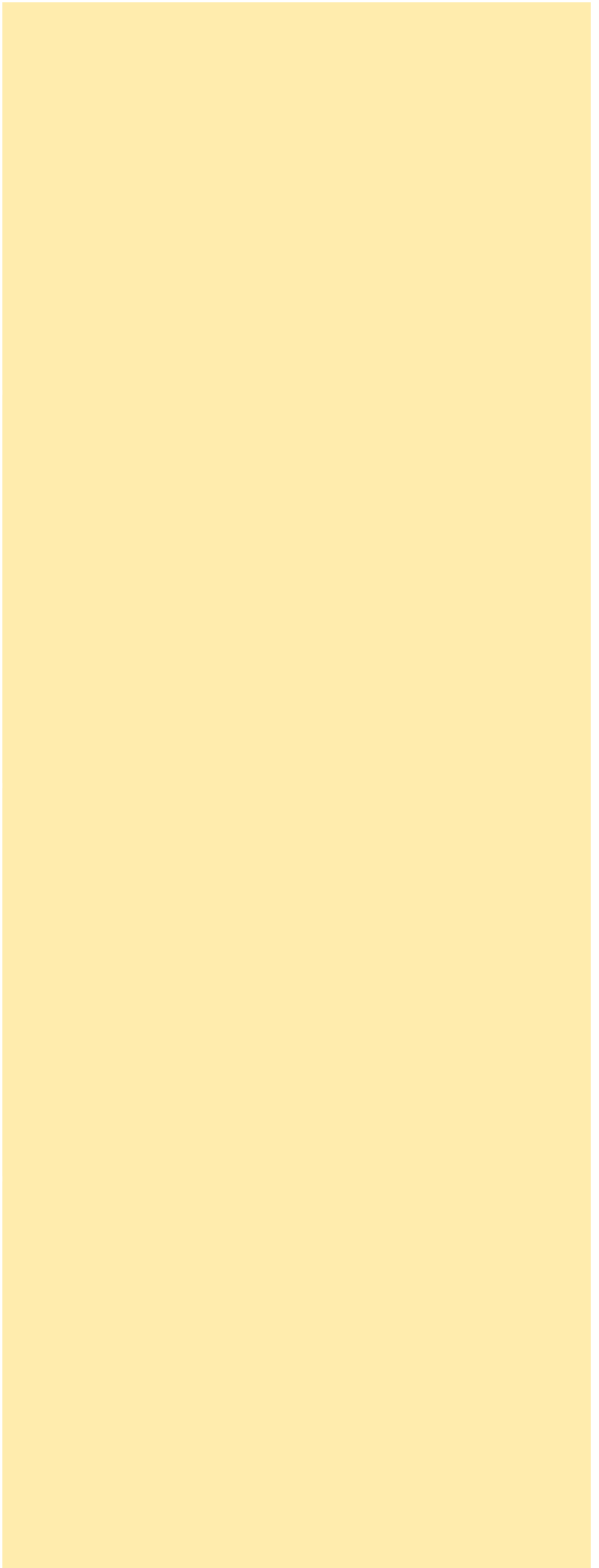
The nearby village of Whaplode Drove has a general store/post office, garage and community centre. The nearby market towns of Holbeach and Spalding provide a wider range of amenities. The City of Peterborough is within easy driving distance and has a wide range of facilities and a fast train link to London King's Cross.

DIRECTIONS

Follow Fen Road (B1168) from Holbeach to the village of Holbeach St Johns. Follow the road through the village and upon reaching the sharp left hand bend, take the turning right (almost straight in front of you) onto the continuation of Jekils Bank (signposted Fenland Airfield). Take the third turning on the left into Peartree Hill Road and the property can be found as the only house on the right hand side.

CASH BUYERS ONLY NOTE:

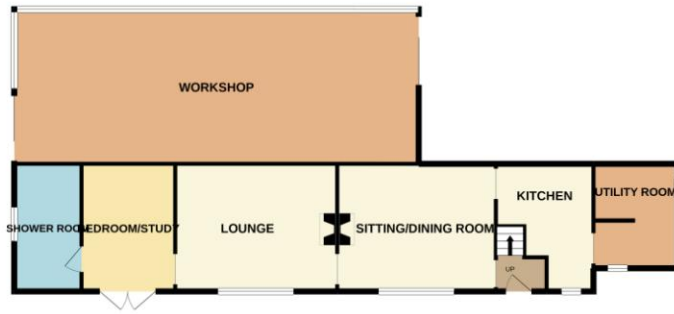
The property has no mains electric supply and is therefore not suitable for buyers requiring a mortgage.



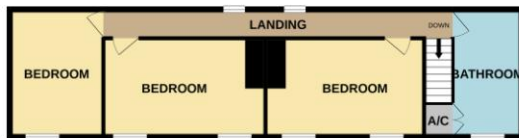




GROUND FLOOR
1370 sq.ft. (127.3 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 1974 sq.ft. (183.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, contents and other details should not be relied upon as a basis for any action of any kind. The plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The materials, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time.
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Notes

COUNCIL TAX Band B

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: S11101

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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