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## 6 Barbers Drove South, Crowland PE6 0EY

**£350,000 Freehold**

- 5 Bedroom Chalet Bungalow
- Outbuildings
- Spa/Potential Annexe
- No Onward Chain
- Viewing Recommended

Deceptively spacious individual detached chalet bungalow with a total of 5 bedrooms in popular location with extensive off-road parking, range of garages and workshops, gardens and a detached brick building formerly a Spa which could potentially be annexed accommodation/work from home office. No onward chain. Inspection highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### ACCOMMODATION

Access to the bungalow is usually gained via the half glazed UPVC rear entrance door to:

#### GARDEN ROOM

11' 10" x 6' 2" (3.61m x 1.88m) Radiator, UPVC window to the rear elevation, ceiling light, coved cornice, door to:

#### INNER HALLWAY

Radiator, sliding door to:

#### CLOAKROOM

5' 4" x 3' 4" (1.64m x 1.03m) Fully tiled walls, ceiling light, extractor fan, low level WC, bracket hand basin.

#### UTILITY/LAUNDRY ROOM

8' 7" x 6' 5" (2.64m x 1.98m) overall including large built-in cupboard with Baxi gas fired central heating boiler, hot water



cylinder and consumer unit. Security alarm control panel, single drainer stainless steel sink unit, plumbing and space for washing machine, space for tumble dryer with vent, shelving, fluorescent strip light, UPVC window.

#### **DINING KITCHEN**

11' 11" x 15' 3" (3.64m x 4.67m) maximum Comprehensive range of fitted base cupboards and drawers beneath the roll edged worktops with inset one and a quarter bowl stainless steel single drainer sink unit with mixer tap, Beko electric double oven, Zanussi 5 ring gas hob with multi speed cooker hood above, intermediate wall tiling, matching eye level wall cupboards, integrated fridge freezer, fluorescent strip light, vinyl floor covering, radiator, telephone point, TV aerial point, door to:

#### **SITTING ROOM**

15' 5" x 11' 11" (4.70m x 3.64m) 2 UPVC windows to the side elevation, sliding patio doors opening into the Conservatory, TV point, picture rail, coved cornice, ceiling light, radiator.

Also from the Dining Kitchen an obscure glazed panelled inner door leads to:

#### **INNER HALLWAY**

Doors arranged off to:

#### **BEDROOM 1**

16' 1" maximum x 11' 11" (4.91m maximum x 3.64m) 2 radiators, UPVC bay window to the front elevation (included within the measurement), telephone point, radiator, UPVC window to the side elevation, ceiling light, range of fitted wardrobes.

#### **BEDROOM 2**

12' 0" x 11' 2" (3.66m x 3.41m) maximum including UPVC bay window to the front elevation. Radiator, ceiling light, built-in double wardrobe.

#### **BEDROOM 3**

12' 2" x 8' 11" (3.72m x 2.74m) UPVC window to the side elevation, radiator, ceiling light, picture rail.

#### **BATHROOM**

8' 6" x 6' 10" (2.60m x 2.09m) Fitted four piece suite comprising panelled bath with mixer tap, shower attachment and hand grips, low level WC with concealed cistern, hand basin with mixer tap set within vanity storage unit, walk-in shower cabinet with fitted shower, folding seat and hand rail, half tiled walls, radiator, recessed ceiling light.

From the initial hallway 3 steps lead up to:

#### **HALF LANDING AREA**

Obscure glazed UPVC side window and sliding door giving access to a carpeted staircase rising to:

#### **FIRST FLOOR ACCOMMODATION**

The accommodation at first floor level comprises two rooms and a shower room which could provide bedrooms 4 and 5 or a sitting room, bedroom and shower as a semi self contained annexe.

#### **BEDROOM 4/FIRST FLOOR LIVING AREA**

16' 6" x 16' 6" (5.05m x 5.04m) plus 9' 4" x 9' 1" (2.87m x 2.77m) Restricted head height due to the sloping ceilings, 3 Velux windows with fitted blinds, rear



UPVC window, 3 radiators, door to:

**EN-SUITE SHOWER ROOM**

7' 1" x 8' 3" (2.17m x 2.54m) Tiled shower cabinet with fitted shower, low level WC, pedestal wash hand basin, shaver point, obscure glazed UPVC window, fully tiled walls, radiator.

From the 4th bedroom/first floor living room a further door gives access into:

**BEDROOM 5**

14' 11" x 11' 3" (4.57m x 3.44m) maximum Restricted head height, 2 Velux windows with fitted blinds, comprehensive range of fitted eaves storage cupboards, radiator.



**EXTERIOR**

The property is situated in a pleasant location just along Barber Drove South and to the front there is an established garden with conifers, shrubs and plants along with a gravelled parking area for 2 to 3 cars in front of the spa/potential annexe building. There is a lockable hand gate between the bungalow and the spa building with a pathway leading to a sheltered part walled courtyard style garden immediately to the rear of the spa/potential annexe building. Raised stocked border, patio, slate chipped areas. There is also an external roller blind on the side window of the conservatory (which is due east facing). To the eastern side of the spa/annexe building the gravelled driveway leads round to the rear of the property where there is an extensive multiple parking area/turning bay, large double car port and access to:

**RANGE OF OUTBUILDINGS (TO BE DESCRIBED LATER)**

The main driveway will be retained in the ownership of the sellers for access to their field to the rear (south) side and adjacent yard and buildings. The new owners of No. 6 will have a full and permanent vehicular and pedestrian right of access along this driveway and, at the time of inspection, the agents will point out the extent of the boundaries which in effect run from the rear of the wall through to a fenced post with a chicken wire mesh fence across the rear (south) boundary thereby the paved pathway with access to 2 greenhouses and the extensive vegetable garden will be within the ownership of No. 6.



**RANGE OF OUTBUILDINGS**

Timber framed corrugated metal construction.

**LARGE DOUBLE GARAGE**

23' 9" x 16' 6" (7.26m x 5.05m) 2 pairs of access doors from the concrete apron under the car port. Power and lighting.

**ATTACHED RANGE OF STORE SHEDS/WORKSHOPS**

13' 1" x 19' 8" (4.00m x 6.00m) Sub divided to provide useful storage space with a total of 3 access doors.



**SPA/POTENTIAL ANNEXE**

This being a more recently built detached brick building with a pitched tiled roof accessed via a pair of UPVC French doors to the rear leading into:



#### **MAIN ROOM**

19' 1" x 16' 1" (5.82m x 4.92m) Vaporex 33 air conditioning unit, power and lighting, Hydro Air Genesis Whirlpool bath with retractable cover (approx. 2m square) (although this has not been used for some years the sellers and the agents saw it working on the 9th November 2022 but can not offer any guarantee as to the overall condition or long term reliability), windows to either side elevation. Non slip flooring, internal door to:

#### **CLOAKROOM**

8' 5" x 4' 11" (2.58m x 1.50m) Low level WC, hand basin with cold water tap and Redring auto sensor hot water heater, consumer unit, coat hooks, ceiling light.

#### **SAUNA/SHOWER**

8' 1" x 10' 10" (2.48m x 3.31m) Comprising a sauna area with coat hooks, ceiling light, obscure glazed window and:

#### **ADJACENT WET ROOM**

Non-slip flooring, drain, Triton electric shower, extractor fan, ceiling light, coat hooks, fully tiled walls, obscure glazed UPVC window.

#### **AGENTS OPINION**

In the Agents opinion this building has a potential for a variety of uses including a leisure facility/play room/games room or work from home office space or its present and former use as a relaxing spa with sauna and shower.

#### **GENERAL INFORMATION**

This is a rare opportunity to acquire such a significant property with versatile accommodation and the potential for work from home/potential business use subject to planning consent etc. The property must be viewed to be appreciated.

#### **DIRECTIONS**

From Spalding proceed in a southerly direction along the A16 Peterborough Road continuing for 9 miles following the Bypass around Crowland to the end roundabout taking the third exit signposted Cloots Drove and Crowland. Proceed for a round 400 yards, turn right into Barbers Drove South and the property is situated almost immediately on the right hand side indicated by the Agents For Sale sign.

#### **AMENITIES**

The historic centre of Crowland is within easy walking distance of the property and has a variety of shops, public houses, school, leisure centre etc. The large city of Peterborough is 9 miles distant and the Georgian town of Spalding 10 miles distant offering a wide range of facilities. Peterborough has access on to the A1 and also is on the east coast main line with journey time to London's Kings Cross minimum 46 minutes.







# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** TBC

**COUNCIL TAX** C

**LOCAL AUTHORITIES**

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

**PARTICULARS CONTENT**

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**Ref: S11111**

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**ADDRESS**

R. Longstaff & Co.  
 5 New Road  
 Spalding  
 Lincolnshire  
 PE11 1BS

**CONTACT**

T: 01775 766766  
 F: 01775 762289

