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Poplars Farmhouse, Cowfield Gould, Holbeach PE12 8DP

Guide Price £550,000 Freehold

- Spacious Farmhouse
- Rural Location
- Approximately 3 Acres (STS)
- Range of Outbuildings
- No Chain

Attractive spacious farmhouse with 4 double bedrooms (one with en-suite), family bathroom, 3 reception rooms, fitted breakfast kitchen and cloakroom/laundry. In total approximately 3 acres (STS) including gardens, extensive parking, fenced paddock and natural pond. Comprehensive range of brick outbuildings including 2 garages. Rural location.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



ACCOMMODATION

Side entrance part glazed composite door leading to:

ENTRANCE PORCH

6' 7" x 4' 5" (2.01m x 1.36m) Quarry tiled floor, ceiling light, part glazed door to:

FITTED L SHAPED BREAKFAST KITCHEN

15' 9" x 10' 3" (4.82m x 3.14m) plus 8'7" x 5'1" (2.63m x 1.55m), comprehensive range of fitted units comprising base cupboards and drawers beneath the roll edged worktops with inset twin circular bowl stainless steel sink unit with mono block mixer tap, intermediate wall tiling, matching eye level wall cupboards, modern Bosch 4 ring ceramic hob with concealed cooker hood above, fitted Bosch electric double oven, plumbing and



space for dishwasher, space for under counter fridge, 4 way adjustable ceiling light fitment, Karndeian flooring, radiator, telephone point, UPVC window to the side elevation, freestanding Welsh dresser, central heating timer control unit.
Door to:

MAIN HALLWAY

13' 11" x 5' 10" (4.26m x 1.78m) plus 9'3" x 5'8" (2.83m x 1.74m), fitted carpet, 2 pendant light fitments, radiator, central heating thermostat control, door bell chime, understairs store cupboard, staircase off, part glazed external entrance door. Doors arranged off to:

SITTING ROOM

21' 6" x 11' 8" (6.56m x 3.57m) UPVC window with working original shutters overlooking the garden, parquet floor, attractive stone fireplace with log burner, decorative coved cornice, 2 pendant light fitments with decorative ceiling roses, 3 radiators, UPVC French doors opening into:

CONSERVATORY

11' 2" x 13' 2" (3.42m x 4.03m) UPVC double glazed construction with pitched polycarbonate style roof, ceiling light with propeller style fan, tiled floor, UPVC glazed doors opening on to the patio, 2 radiators, power sockets.

FORMAL DINING ROOM

15' 7" x 11' 8" (4.76m x 3.58m) UPVC window overlooking the garden with original working shutters, decorative coved cornice, decorative ceiling rose with pendant light fitment, recessed feature brick arch with twin alcove cupboards and shelves, fitted carpet, 2 radiators. There is a 4 section folding door approximately 1.55m in width between the Sitting Room and Dining Room which can be opened as and when required.

STUDY

8' 8" x 8' 4" (2.65m x 2.56m) UPVC window to the rear elevation, radiator, ceiling light, fitted storage cupboards, book shelves.

CLOAKROOM/LAUNDRY

8' 7" x 5' 9" (2.63m x 1.76m) Low level WC and bracket hand basin, radiator, coat hooks, worktop with store cupboards and drawers beneath, eye level wall cupboards, plumbing and space for washing machine, UPVC window.

From the Main Hallway the carpeted return staircase leads via a Half Landing with UPVC window to:

FIRST FLOOR LANDING

17' 10" x 5' 10" (5.46m x 1.78m) overall measurement. Smoke alarm, 2 ceiling lights, radiator, doors arranged off to:

MASTER BEDROOM

15' 9" x 11' 7" (4.82m x 3.54m) Range of fitted wardrobes with over head store cupboards, picture rail, ceiling light, radiator, UPVC window to the front elevation, arch to:





EN-SUITE SHOWER ROOM

11' 5" x 6' 9" (3.49m x 2.06m) Walk-in shower with Triton electric shower unit, bidet, pedestal wash hand basin, low level WC, access to loft space, partial wall tiling, 2 wall lights, radiator, obscure glazed UPVC window, built-in linen cupboard.

BEDROOM 2

15' 2" x 15' 5" (4.64m x 4.72m) UPVC window to the side elevation, coved cornice, radiator, ceiling light, built-in Airing Cupboard housing the hot water cylinder, modern freestanding wardrobe unit with wardrobes and drawers.

BEDROOM 3

14' 4" x 11' 11" (4.37m x 3.64m) UPVC window to the front elevation, radiator, ceiling light, range of fitted wardrobes with over head store cupboards.

BEDROOM 4

13' 4" x 8' 9" (4.08m x 2.68m) Access to loft space, radiator, UPVC window to the rear elevation.



BATHROOM

9' 3" x 8' 5" (2.82m x 2.57m) Panelled bath with hand grips and mixer tap with shower attachment, independent tiled shower cabinet with fitted Aqualisa shower, pedestal wash hand basin, low level WC, tiled floor with underfloor heating, half tiled walls (fully tiled around the bath and shower area), heated towel rail, shaver point, ceiling light, UPVC window.



EXTERIOR

Poplars Farmhouse is accessed along a private farm roadway from the public highway at Cowfield Gould and has the benefit of a permanent vehicular and pedestrian Right of Way. There is an obligation to bear a fair proportion (according to user) of the cost of maintaining, repairing or renewing the roadway. It should be noted that the property to the north (Poplars Farm Cottage) has Right of Way over the driveway past Poplars Farmhouse. The property is approached over an extensive driveway providing multiple parking which leads to:

RANGE OF BRICK OUTBUILDINGS

Comprising:-

GARAGE NO. 1

17' 3" x 10' 4" (5.27m x 3.15m) Twin entrance doors.

WORKSHOP

17' 6" x 14' 11" (5.35m x 4.55m) Brick floor and a high roof line, single entrance door, window.

GENERAL STORE ROOM

12' 6" x 7' 10" (3.82m x 2.39m) With power supply and incorporating a separate WC and a wash hand basin with cold water tap.



POTENTIAL STABLE/FURTHER STORE

16' 9" x 13' 0" (5.11m x 3.97m) Doors to the front and rear.

MOWER/TOOL SHED

13' 3" x 8' 2" (4.05m x 2.50m) Twin entrance doors.

LOG/FUEL STORE

17' 11" x 12' 0" (5.47m x 3.68m)

GARAGE NO. 2

21' 9" x 11' 9" (6.64m x 3.59m) Metal up and over door, part concrete and part quarry tiled floor, side personnel door, windows, strip light, power points. Boulter Classic oil fired central heating boiler. Mains electricity feed and fuse box are located in this building.

Total Site Area Approximately 3 Acres

There are attractive enclosed formal lawned gardens with established trees to the front of the property with further enclosed gardens to the rear with patio area. There are established conifers to the side and rear along with a greenhouse and a gated access back to the driveway.

A particular feature is the grassed paddock to the front of the property which is fenced and, in the far right hand corner adjacent to the farmland is a large pond which attracts a variety of wildlife.

In the Agent's opinion the entirety lends itself for potential equestrian use/livestock or for hobbies/small business incorporating the variety of outbuildings.

AGENTS NOTE

Access is gained along the farm roadway which is in good condition.

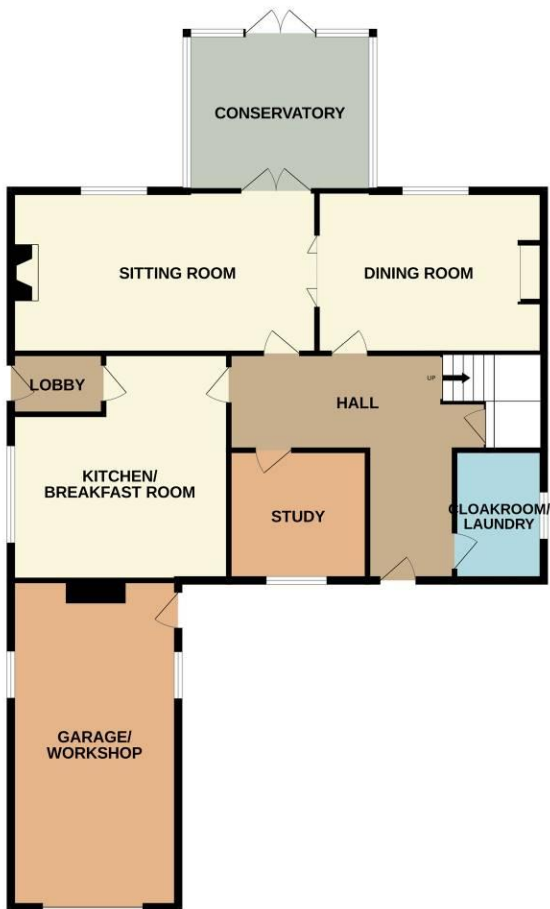
DIRECTIONS/AMENITIES

From Spalding proceed along the A151 to Holbeach. Drive on to the A17 then head north along Boston Road North to Washway Road. Turn right then left to Holbeach Clough. Head through Holbeach Bank and follow the signs to Cowfield Gould. Poplars Farm will be easily identified. Holbeach Bank has a primary school. Holbeach is 4 miles away with a range of amenities. Easy access also to Spalding, Kings Lynn and Peterborough.





GROUND FLOOR
1449 sq.ft. (134.6 sq.m.) approx.



1ST FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 2482 sq.ft. (230.6 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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TENURE Freehold

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

COUNCIL TAX

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: S11141

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

