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'Primrose Cottage', 701 Broadgate, Weston PE12 6DP

Guide Price £795,000 Freehold

- Delightful Property in Semi-Rural Convenient Location
- Views of Farmland and Paddocks
- Total Site Approx 1.8 Acres (STS)
- Versatile 5 Bedroomed Accommodation
- Large General Purpose Building and Further Outbuildings

'Primrose Cottage' has been sympathetically updated, improved and significantly extended over the past 25 years or so. The versatile accommodation briefly includes 5 bedrooms (with 2 on the ground floor), 3 bathrooms, farmhouse kitchen, utility room, dining room, 2 sitting rooms, garden room etc. General purpose building approx. 10.5m x 7.5m, extensive off-road parking, side paddock.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

REAR ENTRANCE HALL

4' 11" x 5' 11" (1.50m x 1.81m) Coat hooks, ceramic floor tiles, door to:

SITTING ROOM

14' 4" x 17' 7" (4.39m x 5.38m) Laminate flooring, corner brick and timber chimney breast with Clearview 8KW log burner, front and rear windows, French doors to the side elevation, 2 radiators.

INNER HALLWAY

6' 11" x 5' 6" (2.12m x 1.70m) Quarry tiled floor, radiator, half panelled walls, store cupboard, access to:



DINING ROOM

12' 6" x 15' 2" (3.83m x 4.64m) Window to the front elevation, front entrance door, radiator, understairs store cupboard, Villager 8KW log burner set within chimney breast with tiled hearth, arch to:

RECESS

9' 0" x 7' 0" (2.75m x 2.14m) Window to the front elevation, fitted corner cupboard.

BREAKFAST KITCHEN/PANTRY

20' 2" x 15' 8" (6.15m x 4.80m) overall including a corner fully shelved walk-in pantry. The kitchen contains a range of hand built traditional farmhouse style units comprising base cupboards and drawers, wall units, 2 side windows, rear window, electric Rangemaster Range style cooker, half panelled walls, radiator, wooden worktops with one and a quarter bowl ceramic sink unit, cushion flooring, door to:

INNER HALLWAY

12' 5" x 5' 7" (3.79m x 1.71m) Camray oil fired central heating boiler, ceramic tiled floor, radiator, door to:

UTILITY ROOM

Belfast sink, plumbing and space for washing machine, space for tumble dryer, tall storage cabinet, side window.

CLOAKROOM

Two piece suite comprising low level WC and wash hand basin, obscure glazed window, radiator.

From the Inner Hallway access through an internal lobby with external entrance door and stable style door opening into:

GARDEN ROOM

13' 9" x 12' 1" (4.21m x 3.70m) Brick and glazed construction with exposed brick work, wooden flooring, half glazed French doors to the side elevation, 2 steps up to:

FAMILY ROOM

13' 3" x 17' 0" (4.06m x 5.20m) 14 KW Log burner set within brick chimney breast, wooden flooring, half glazed side entrance door with side panels, open vaulted ceiling.

WALK THROUGH LOBBY

16' 4" x 3' 3" (5.00m x 1.00m) Doors arranged off to:

BEDROOM 4

13' 4" x 10' 2" (4.07m x 3.10m) Vaulted ceiling, Airing Cupboard/wardrobe, laminate flooring, 2 side windows, vertical radiator.

BEDROOM 5

14' 0" x 10' 9" (4.29m x 3.29m) Vaulted ceiling, rear window, radiator.

SHOWER ROOM

8' 10" x 5' 11" (2.71m x 1.81m) Large walk-in shower cabinet, low level WC, wash hand basin, radiator with heated towel rail, tiled floor.





AGENTS NOTE

The Agents are advised that the Family Room, Ground Floor Bedrooms and Shower Room are heated by an electric boiler and the log burner in the Family Room.

From the corner of the Dining Room a door leads to a staircase which in turn leads to:

FIRST FLOOR LANDING

16' 4" x 3' 11" (5.00m x 1.2m) Dado rail, loft hatch, smoke alarm, walk-in Airing Cupboard with quaint half leaded light glazed door and stripped doors with ledged and brace fastenings arranged off to:

DRESSING ROOM

8' 10" x 6' 0" (2.71m x 1.84m) Radiator, ceiling light, doorway into:

MASTER BEDROOM

14' 6" x 10' 6" (4.42m x 3.21m) Dual aspect with 2 windows to the rear elevation and one to the side elevation, radiator, ceiling light, door to:

MODERN EN-SUITE SHOWER ROOM

10' 4" x 4' 9" (3.16m x 1.46m) Half panelled walls, large walk-in shower cabinet, low level WC with concealed cistern, wash hand basin with vanity unit, obscure glazed window, vertical radiator/towel rail.

BEDROOM 2

12' 1" x 10' 3" (3.69m x 3.13m) Window to the front elevation, recessed display shelf, radiator, ceiling light.

BEDROOM 3

9' 5" x 7' 0" (2.88m x 2.14m) Window to the front elevation, radiator, ceiling light.

STUDY/NURSERY

6' 11" x 6' 8" (2.12m x 2.04m) Half panelled walls, side window, radiator.

FAMILY BATHROOM

10' 5" x 9' 4" (3.20m x 2.85m) overall Jacuzzi bath with side mounted mixer tap and shower attachment, circular hand basin with mixer tap, low level WC, separate shower cubicle, radiator, heated towel rail, obscure glazed window.

EXTERIOR

The property stands on an overall site extending to approximately 1.804 acres (subject to survey). To the left hand side (east) of the driveway is a grassed paddock as per the accompanying photographs. The driveway leads down the left hand side of the property providing multiple parking and opening on an extensive multi parking/turning area again all gravelled with access to:

GARAGE

19' 8" x 13' 9" (6.00m x 4.2m) Of timber construction with concrete base.



Away to the side of the gravelled area is a greenhouse, summerhouse, vegetable beds, orchard, chicken run etc. A farm style gate gives access into a courtyard area at the side of which is:

GENERAL PURPOSE BUILDING

34' 5" x 24' 7" (10.5m x 7.5m) Concrete block and corrugated construction with a concrete floor, power and lighting. Planning Permission was granted H22/0756/21 in August 2021 for conversion into an Annex.

COURTYARD/SUN TRAP

Immediately to the rear of the house there is an attractive south facing courtyard area with seating areas, planting, pathways etc and to the front (north) of the property there is a lawned garden interspersed with shrubs and bushes, hedge row and gate to the front boundary and, to the side of the property, a modern oil storage tank.

OVERAGE CLAUSE

The property is to be sold subject to an Overage on the side paddock whereby if planning is granted for the erection of a further separate dwelling or dwellings during a period of 15 years following completion of this sale then 30% of the uplift in value will be payable to the current sellers or their successors in title.

DIRECTIONS

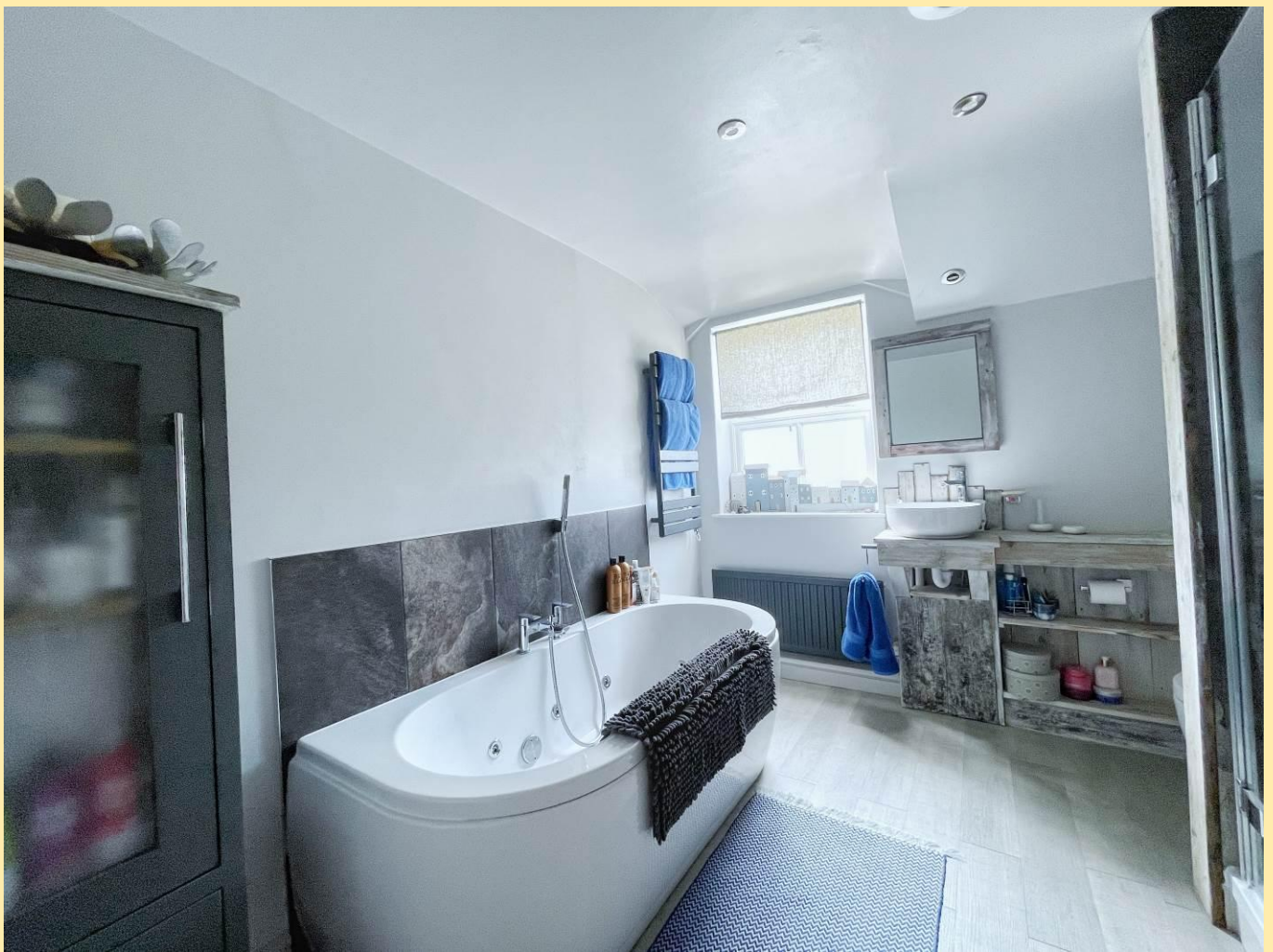
From Spalding proceed in an easterly direction along Holbeach Road continuing to the mini roundabout when approaching Weston and taking the second exit. At the next mini roundabout take the right hand turning directly opposite Baytree Garden Centre into Beggars Bush Lane then take the first right hand turning into Broadgate. The property is situated on the left hand side after approximately half an mile.

AMENITIES

Weston has a general stores, public house, Church and primary school along with the locally renowned Baytree Garden Centre. The Georgian market town of Spalding is a round 3.5 miles from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities including the modern Johnson Community Hospital. Peterborough is 20 miles to the south of the property and offers a fast train link with London's Kings Cross minimum journey time 46 minutes.

SERVICES

Mains water and electricity. Klargest Bio Tec private drainage system. Oil central heating to the majority along with electric boiler and log burner to part of the ground floor accommodation.









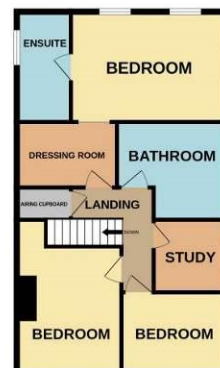




GROUND FLOOR
1851 sq.ft. (171.9 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 2527 sq.ft. (234.8 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 See Note

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: S11196

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		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		