

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



8 Stowgate, Deeping St James PE6 8RW

Guide Price £800,000 Freehold

- Extensive Property (5000sq.ft.)
- 6 Bedrooms
- Stables, Open Barns
- Large Gardens, Paddocks
- 2.5 Acre Plot

Beautifully presented detached residence situated in a rural location surrounded by fields. Extensive accommodation arranged over 3 floors including 6 bedrooms, 3 bathrooms, open plan kitchen/living area, separate lounge and snug. Plot of approximately 2.5 acres including paddock and large gardens. Outbuildings including stables and open barns. 2 commercial units (currently rented out on a rolling 3 month contract).

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Solid oak door leading into:

GRAND ENTRANCE HALLWAY

13' 11" x 14' 8" (4.26m x 4.48m) Skimmed ceiling, centre light point, smoke alarm, double radiator, solid oak flooring, part oak panelling. understairs storage cupboard with coat rail and electric consumer unit. Staircase rising to first floor. Solid oak door into:



LOUNGE

22' 11" x 28' 0" (7.01m x 8.55m) 2 Solid oak double glazed windows to the side elevation, solid oak double glazed doors to the front elevation, beamed and skimmed ceiling, 6 wall lights, 3 radiators, TV point, telephone point, Inglenook fireplace with tiled hearth and Portland stone surround with fitted multi fuel burner.

From the Entrance Hallway Portland stone archway leading into:



INNER HALLWAY

9' 7" x 17' 4" (2.94m x 5.30m) Solid oak double glazed window to the side elevation, skimmed and beamed ceiling, 2 centre light points, double radiator, solid oak flooring, solid oak door into:

CLOAKROOM

6' 4" x 8' 8" (1.95m x 2.65m) Skimmed ceiling, centre light point, radiator, ornate beams to the wall, fitted with a two piece suite comprising low level WC and pedestal wash hand basin with taps with wall mirror over.

From the Inner Hallway a solid oak door leads into:



OPEN PLAN KITCHEN/LIVING AREA

16' 9" x 23' 1" (5.11m x 7.04m) Solid oak double glazed windows (one to the rear, 2 to the side and 2 to the front), tiled flooring, 2 double radiators, TV point. Fitted with a wide range of base and drawer units, work surfaces over, inset one and a quarter bowl sink with mixer tap, integrated ceramic hob, integrated 2 electric ovens, built-in Beko dishwasher, built-in solid fuel Range cooker, canopy over, LED lighting, central island, solid oak stable door to the rear elevation.

WALK-IN PANTRY

4' 4" x 11' 1" (1.34m x 3.39m) Skimmed ceiling, centre light point, tiled flooring.

From the Open Plan Kitchen/Living Area a square arch leads into:



SNUG

9' 3" x 11' 8" (2.84m x 3.58m) Solid oak double glazed window to the front elevation, skimmed ceiling with ornamental beams, inset LED lighting, radiator, oak flooring, BT point.

From the Entrance Hallway the staircase rises to:

HALF LANDING

Full length oak double glazed window to the side elevation.



FIRST FLOOR GALLERIED LANDING

33' 0" x 11' 1" (10.08m x 3.38m) Skimmed ceiling, solid oak double glazed window to the side elevation, radiator, double radiator, centre grand light fitment, central heating controls, storage cupboard off housing shelving, staircase leading to second floor.

BEDROOM 2

12' 5" x 15' 8" (3.79m x 4.79m) Solid oak double glazed window to the rear and side elevations, skimmed ceiling, centre light point, double radiator, TV point, fitted wardrobes with hanging rail and shelving to one wall (0.78m in depth), Sadia Megaflow hot water cylinder is fitted into one of the wardrobes.



FAMILY BATHROOM

7' 0" x 10' 11" (2.14m x 3.34m) Solid oak double glazed window to the rear and side elevations, skimmed and coved ceiling, centre light point, tiled flooring, double radiator, part wall tiling, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps with mirror over, bath with telephone shower mixer tap.

STUDY AREA

8' 11" x 11' 0" (2.72m x 3.36m) Skimmed ceiling, centre light point, fitted beams,



full length oak double glazed doors leading on to:

VERANDAH

Wrought iron railings, external wrought iron staircase.

From the Study Area a solid oak door leads into:

SHOWER ROOM

5' 4" x 11' 0" (1.64m x 3.36m) Skimmed ceiling, inset LED lighting, extractor fan, access to loft space, double radiator, tiled flooring, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks, fully tiled shower enclosure with fitted rainfall thermostatic shower. Storage cupboard off with shelving.

From the Study Area a solid oak door leads into:

MASTER BEDROOM

16' 8" x 23' 3" (5.10m x 7.11m) Oak double glazed window to the rear elevation, 2 oak double glazed windows to the front elevation, skimmed ceiling, inset LED lighting, TV point, telephone point, 2 double radiators, fitted bedroom furniture comprising 4 double wardrobes, single wardrobe, 3 separate drawer units and dressing table, door into:

EN-SUITE

10' 7" x 11' 0" (3.23m x 3.37m) Solid oak double glazed window to the front elevation, skimmed ceiling, inset LED lighting, extractor fan, inset lighting, radiator, stainless steel heated towel rail, fitted with a four piece suite comprising low level WC, 'his and her' sinks fitted into vanity unit with storage below and 2 mirrors over, sunken spa bath with central tap.

BEDROOM 3

15' 5" x 19' 10" (4.70m x 6.07m) 2 solid oak double glazed windows to the front elevation and one to the side elevation, skimmed ceiling, 2 centre light points, 2 double radiators, TV point, 2 fitted double wardrobes, 3 drawer chest and dressing table.

BEDROOM 4

8' 9" x 12' 2" (2.69m x 3.73m) Solid oak double glazed window to the side elevation, skimmed ceiling, centre light point, radiator, Roman oak pillars, fitted wardrobe with hanging rail into recess.

From the first floor landing the staircase rises to:

SECOND FLOOR

13' 8" x 47' 8" (4.17m x 14.55m) Versatile area could be separated into further bedrooms. Porthole window to the rear elevation, 2 solid oak double glazed windows to the side elevation, 2 double radiators, BT point, skimmed sloping ceiling with ornate beams, 4 fitted spotlight fittings, smoke alarm, solid oak door into:





FURTHER ROOM

12' 0" x 12' 8" (3.67m x 3.88m) Currently used as a Storage Room. Skimmed sloping ceiling, centre light point, water tank.

EXTERIOR

The property is approached via a private tarmac driveway over the farm leading on to an extensive gravelled driveway providing multiple off-road parking.

BRICK BUILT GARAGE

Double doors.

3 X STABLE BLOCK

Tiled roofing.

HAY BARN

FENCED PADDOCKS

REAR GARDEN

Extensive lawned area with a wide range of mature shrubs and trees. Oil storage tank. Extensive lighting, cold water tap, raised patio area, former lake (no longer in use), aviary.

COMMERCIAL BUILDINGS

In addition there are commercial buildings generating a rental income of £25,000 per annum. There are 2 units totalling 10,000sq.ft with an additional 3500 sq. ft of mezzanine. These are rented out on a 3 months rolling contract.

DIRECTIONS

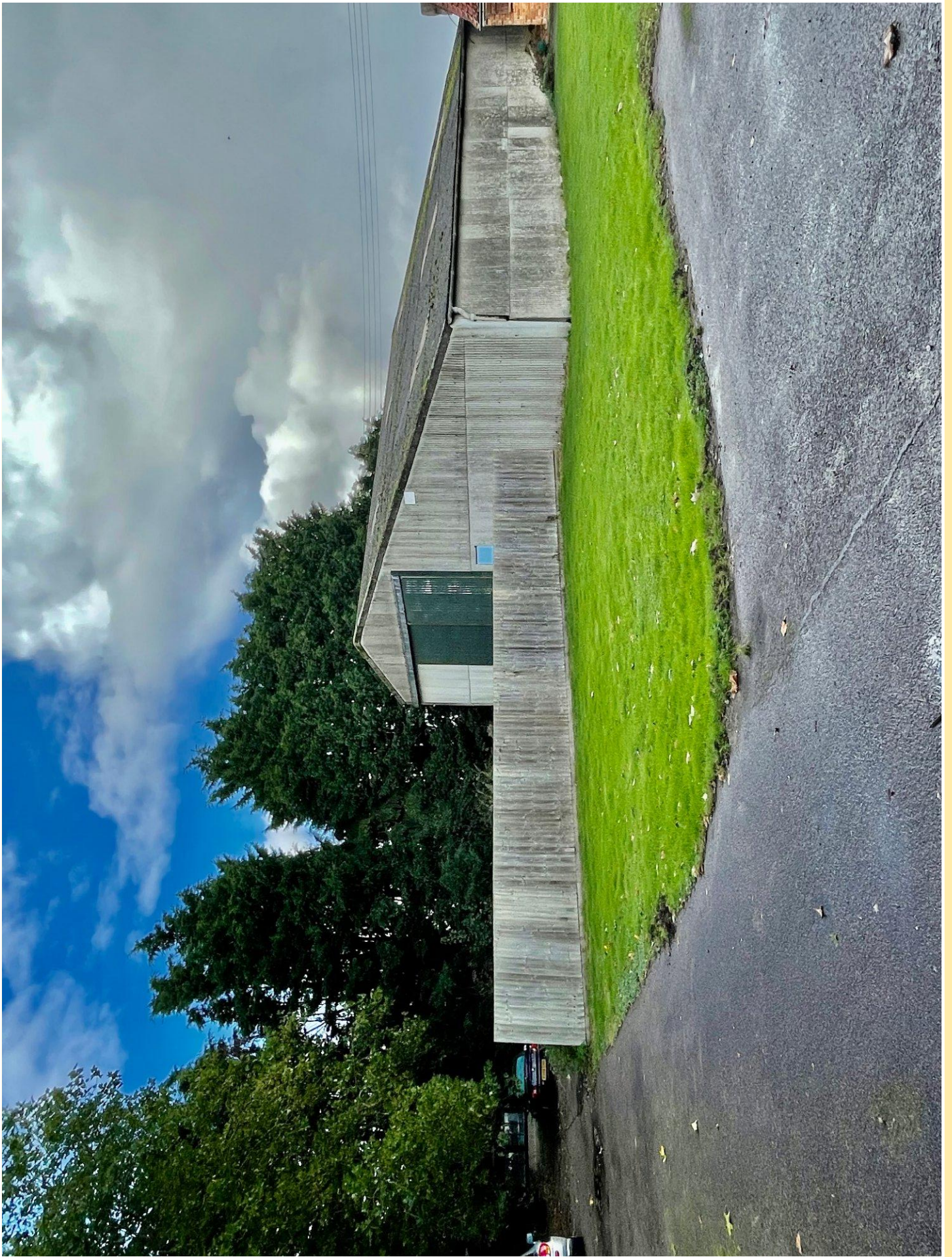
From the centre of Spalding at the High Bridge proceed in a southerly direction along the western side of the River Welland along London Road and continue without deviation to Little London. At the 'T' junction turn right, proceed through Little London and Spalding Common and up to the 'T' junction turning right on the A1175 onto Littleworth Drove for 3 miles. Turn left onto Littleworth Drove continue to follow the B1525. Turn left onto Cranmore Drove, turn left to say on Cranmore Drove and the property will be on the left hand side identified by our For Sale board.



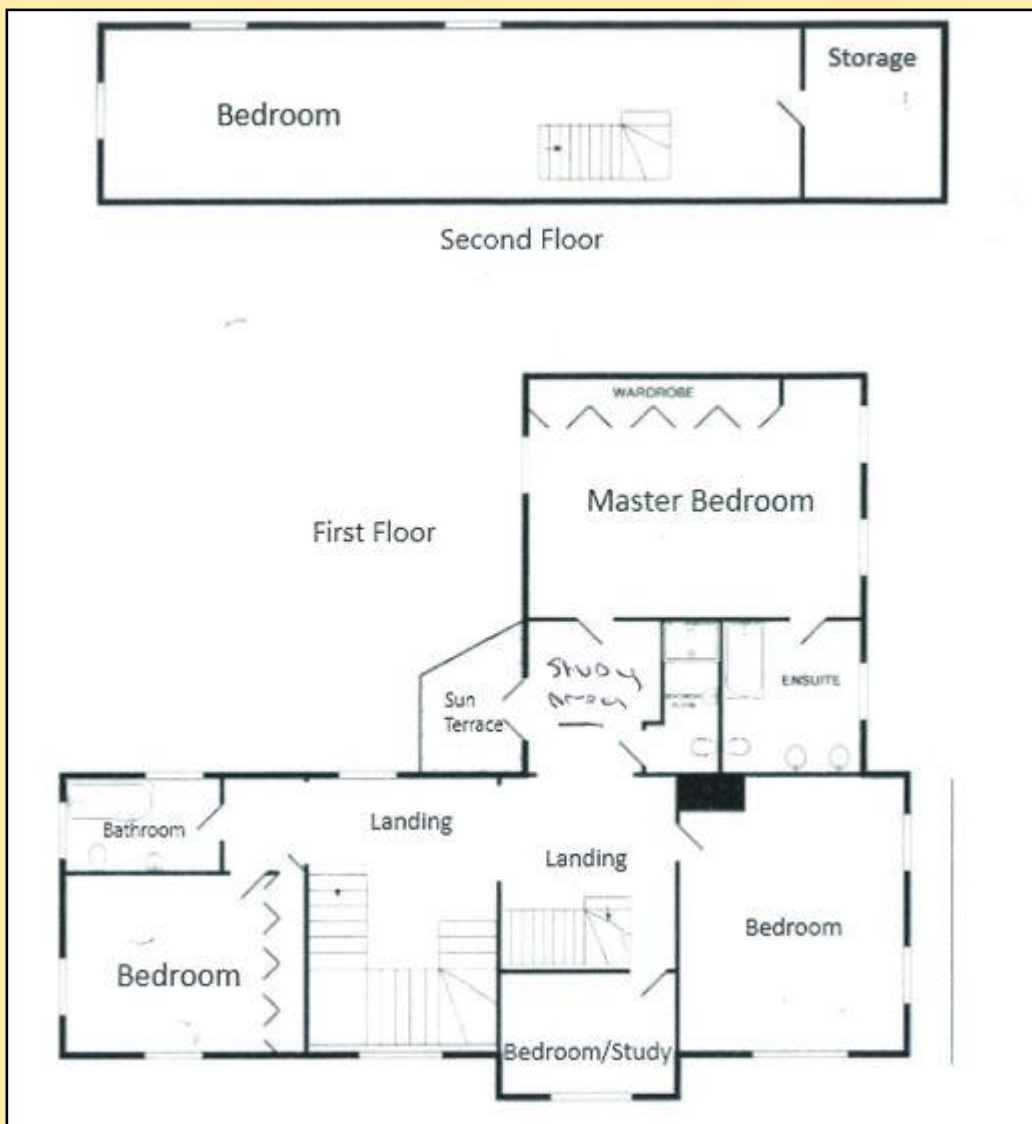
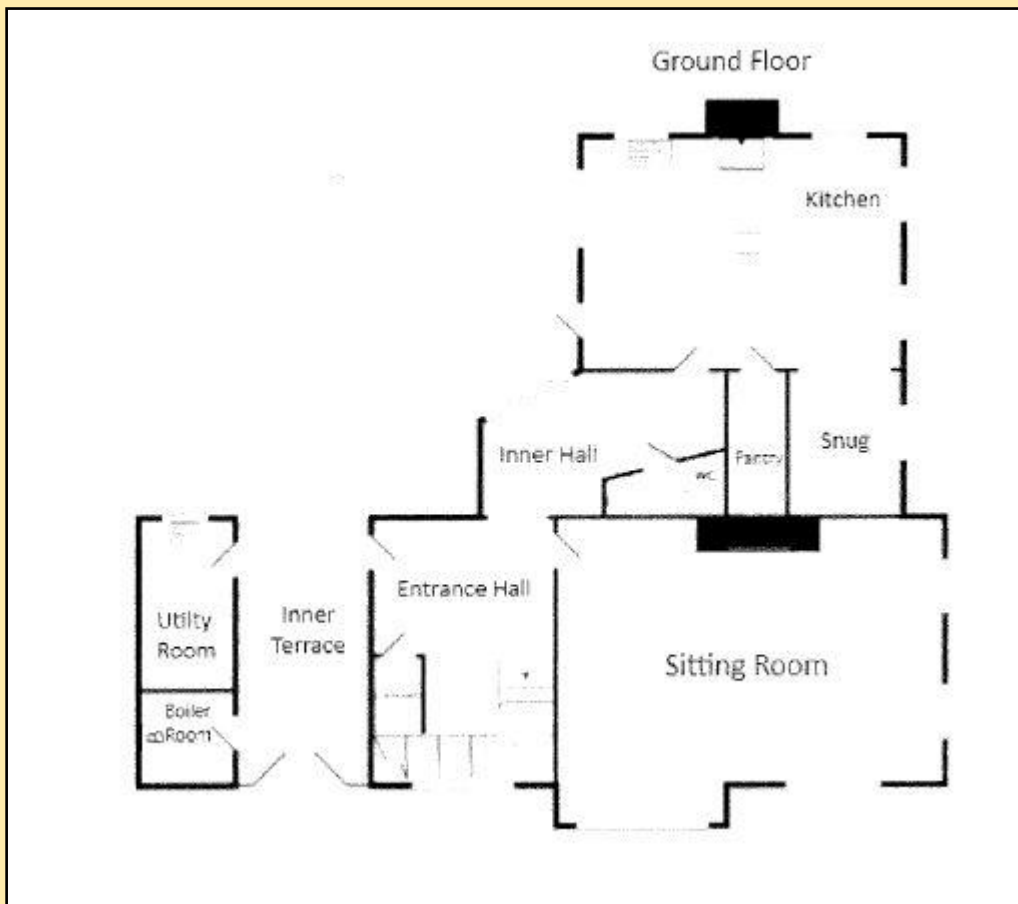












THINKING OF SELLING YOUR HOME?

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		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES

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

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

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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.

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