

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



172 Guys Head Road, Sutton Bridge PE12 9QQ

**Guide Price £650,000 Freehold**

- Character Barn Conversion
- All Bedrooms with En-Suites
- Large Lounge, Study and Open Plan Kitchen/Diner
- Ample Off-Road Parking with Enclosed Rear Garden
- Private Walled Courtyard

Superbly presented, character barn converted which has been converted and renovated to a very high standard by the current owners. There is ample off-road parking for vehicles, beautifully presented courtyard, enclosed rear garden, views over open fields to the front. Open plan kitchen/diner, utility, cloakroom, study, large lounge, 2 double bedrooms with en-suites to the ground floor; bedroom 3 with en-suite to the first floor.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### **ACCOMMODATION**

Access to the side of the property through a solid wooden double glazed door with glazed panel with external lighting leading into:

#### **UTILITY AREA**

6' 2" x 9' 10" (1.90m x 3.02m) Skimmed ceiling, inset LED lighting, tiled slate flooring, solid oak worktops with base unit, plumbing and space for washing machine, space for tumble dryer, radiator, square arch into:

#### **ENTRANCE HALLWAY**

14' 0" x 13' 3" (4.28m x 4.06m) Skimmed ceiling, inset LED lighting, tiled slate flooring, staircase leading to the first floor, heating controls for the Air Source heating,



understairs storage cupboard, fitted oak coat rail, solid wooden double glazed door leading on to courtyard. Door into:

#### **CLOAKROOM**

3' 8" x 6' 9" (1.12m x 2.06m) Solid wooden obscure double glazed window to the side elevation, skimmed ceiling, centre spotlight fitment, extractor fan, tiled plank flooring, fitted with a two piece suite comprising low level WC and pedestal wash hand basin with mixer tap and tiled splashbacks.

Also from the Utility area solid oak door into:

#### **OPEN PLAN KITCHEN/DINER**

14' 0" x 37' 7" (4.27m x 11.46m) 2 Wooden double glazed windows to one side elevation, wooden double glazed window to the other side elevation, wooden double glazed French doors to the front elevation with matching double glazed full length windows, solid wooden double glazed door to the side elevation leading on to the courtyard. Vaulted ceiling with beams, inset LED lighting, 3 centre hanging spotlight fitments, ceramic tiled flooring, 2 double radiators, fitted with a wide range of base units, tall boy units and drawer units, central island with solid oak worktops, inset one and a quarter enamel bowl sink with mixer tap, built-in wine cooler, built-in Zanussi dishwasher, space for American fridge freezer, pull out larder units, fitted Rangemaster oven with 5 ring induction hob, tiled splashbacks, stainless steel canopy extractor hood over.

From the Entrance Hallway a solid oak door leading into:

#### **STUDY**

9' 11" x 14' 0" (3.04m x 4.28m) Wooden double glazed window to the front elevation, vaulted ceiling with beams and centre light point, double radiator, ceramic flooring, BT point.

#### **LOUNGE**

13' 10" x 26' 1" (4.22m x 7.97m) Wooden double glazed French doors to the front elevation leading on to the courtyard, wooden double glazed door to the rear elevation leading into rear garden, 2 double radiators, TV point, multi fuel burner set on brick tiled hearth, vaulted ceiling with beams, 3 centre light points, oak shelving, oak sliding door into:

#### **INNER HALLWAY**

9' 6" x 15' 11" (2.92m x 4.86m) Vaulted ceiling with oak beams, 2 centre spotlights, inset LED lighting, double radiator, access to part boarded loft space with ladder, velux window and lighting. Storage cupboard housing Air Source pump and hot water cylinder. Further storage cupboard. Solid oak door into:

#### **MASTER BEDROOM**

14' 2" x 19' 6" (4.32m x 5.96m) at the widest point. Wooden double glazed door to the side elevation, vaulted ceiling with oak beams, inset



LED lighting, centre light point, double radiator, further radiator, 2 walk-in wardrobes with hanging rails and shelving, solid oak door into:

#### **EN-SUITE**

5' 11" x 14' 2" (1.82m x 4.34m) Vaulted ceiling, inset LED lighting, tiled ceramic flooring, stainless steel heated towel rail, fitted with a four piece suite comprising low level WC, double wash hand basin fitted into vanity unit with storage below with 2 rainfall shower taps, tiled splashbacks and mirror over, bath with central waterfall mixer tap, fully tiled shower enclosure with fitted thermostatic shower over. Further cupboards matching vanity unit.

From the Inner Hallway a solid oak door leads into:

#### **BEDROOM 2**

12' 7" x 13' 5" (3.86m x 4.09m) Wooden double glazed window to the rear elevation, vaulted ceiling with oak beams, centre light point, double radiator, TV point. Solid oak door into:

#### **EN-SUITE**

4' 6" x 9' 0" (1.39m x 2.76m) Vaulted ceiling with oak beams, inset LED lighting, ceramic tiled flooring, stainless steel heated towel rail, extractor fan, 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 glass sliding doors and fitted thermostatic shower over.

From the Entrance Hallway the oak staircase rises to:

#### **BEDROOM 3**

14' 2" x 20' 4" (4.32m x 6.20m) Wooden double glazed window to the rear elevation, wooden double glazed door to the side elevation, vaulted ceiling, inset LED lighting, 2 double radiators, TV point.

#### **EN-SUITE**

4' 7" x 7' 3" (1.40m x 2.21m) Inset LED lighting, sloping ceiling, stainless steel heated towel rail, extractor fan, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks, walk-in shower enclosure with shower screen with thermostatic shower over.



## EXTERIOR

Extensive gravelled driveway providing multiple off-road parking for vehicles, fenced boundaries and fields views to the front. Double and single gates into courtyard area. Five bar gate and further pedestrian gate leading into the rear garden.

## COURTYARD

Low maintenance laid to gravel and paved pathway. Enclosed by brick walling giving a great deal of privacy. Extensive lighting and log store.

## REAR GARDEN

Extensive gravelled area, slate patio, cold water tap, external lighting, wooden built summerhouse, pond with filter, pump and raised rockery area. The garden is mainly laid to lawn with a wide range of mature shrub and tree borders. 2 wooden garden sheds, further shelter area, 2 glasshouses, vegetable patch. Fenced boundaries to both sides and to the rear elevation. Field views beyond.

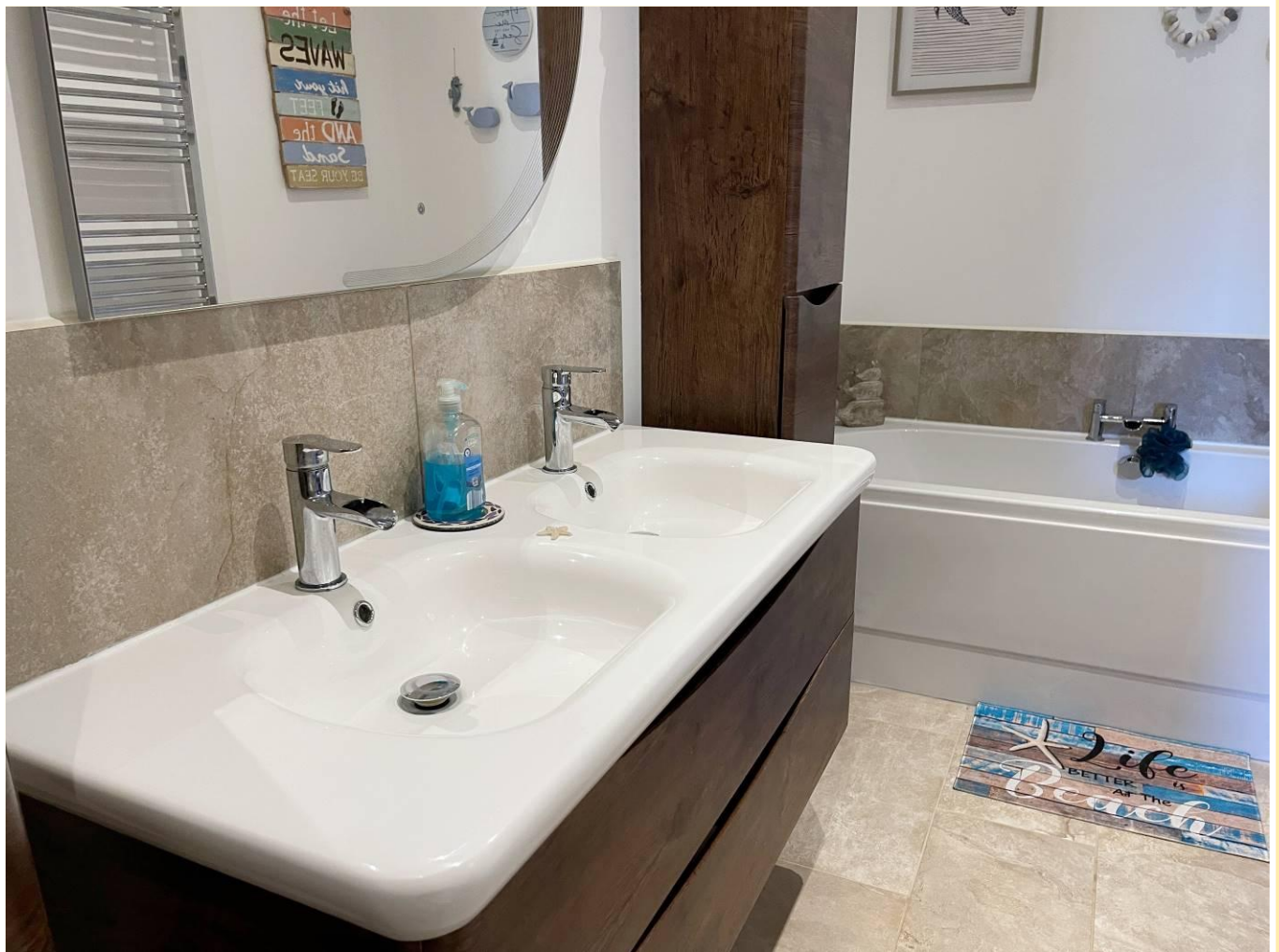
## DIRECTIONS

Follow the A17 towards King's Lynn and at the Sutton Bridge roundabout take the first exit left onto Bridge Road. Take the third turning on the right into New Road. Continue along New Road, past the golf course and to the sharp right hand bend. Follow the road round to the right, this then becomes Guys Head Road, and the property can be found along here on the left hand side.

## AMENITIES

Sutton Bridge has a variety of facilities including primary school, Co-operative supermarket, various independent stores etc. Holbeach is 9 miles distant, King's Lynn 10 miles and Spalding 18 miles from the property. Wisbech and Peterborough are also easily accessible by road.















## FLOOR PLAN



## EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** mains water and electricity. Air Source heating system. Drainage to a treatment plant.

### COUNCIL TAX BAND

Band E

### LOCAL AUTHORITIES

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

### PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. Any areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

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.

**Ref: S11457 (09 May 2024)**

### ADDRESS

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

### CONTACT

T: 01775 766766  
 E: [spalding@longstaff.com](mailto:spalding@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)