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



## LINDEN HOUSE Churchgate, Gedney, PE12 0BZ

**Guide Price - £675,000 Freehold**

- Elegant Grade II Listed Early 18th Century Property with subsequent additions.
- Well-presented throughout with spacious accommodation arranged over 2 floors.
- Gas central heating. All mains services connected.
- Delightful gardens.
- Double garage with games-room above and extensive range of outbuildings.
- Little Linden Annex – Subject to proposed Tenancy

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





## ACCOMMODATION

Front entrance door to:

## RECEPTION HALL

Staircase off, radiator, door to:

## SITTING ROOM

15' 3" x 18' 2" (4.67m x 5.55m) Open fireplace with decorative surround, 2 sash windows to the front elevation with working shutters, elegant ceiling beam, deep skirting boards, 2 radiators, multi pane glazed door to:

## GARDEN ROOM

14' 9" x 17' 8" (4.52m x 5.39m) Pine panelled ceiling with adjustable spotlight, radiator, one exposed brick wall, borrowed light from the drawing room. Almost full height windows overlooking the garden, pair of wide multi pane French doors opening on to the patio.





DINING ROOM



SITTING ROOM



KITCHEN (MAIN HOUSE)



UTILITY



PANTRY

Also from the Reception Hall door to:

### DINING ROOM

14' 11" x 16' 8" (4.57m x 5.10m) Dual aspect with sash windows and working shutters, 2 radiators, elegant central beam.

### STUDY/BEDROOM

13' 6" x 11' 6" (4.14m x 3.51m) External entrance door, built-in bookcase, shelved alcove, window with shutters.

### WALK-IN PANTRY

9' 9" x 8' 0" (2.99m x 2.44m) Built-in shelves with cup hooks, extensive built-in low level store cupboards, part glazed access door to:

### UTILITY ROOM

5' 10" x 22' 7" (1.79m x 6.89m) maximum Worktop with inset resin sink unit with mixer tap, storage cupboards and drawers beneath, plumbing and space for washing machine and tumble dryer, corners store cupboard, fluorescent strip light, external entrance door, door to:

### BREAKFAST KITCHEN

18' 3" x 14' 11" (5.58m x 4.55m) Gas twin oven Aga, built-in store cupboard with gas fired central heating boiler, exposed ceiling beams, one and a quarter bowl ceramic sink unit with mixer tap, worktops, modern Neff Induction hob with contemporary cooker hood above, built-in double oven, extensive fitted base cupboards and drawers, glazed display cabinet, window to the rear elevation.

Also from the Reception Hall door to:

### WET ROOM/CLOAKROOM

10' 9" x 11' 8" (3.30m x 3.56m) overall Non slip flooring, shower cabinet with Mira shower, hand basin set within vanity storage unit, low level WC, electric meter, radiator, obscure glazed window.

From the Reception Hall the attractive staircase with latticed spindles rises to:

### GALLERIED FIRST FLOOR LANDING

Access to loft space, sash window to the front elevation, doors arranged off to:

### BEDROOM 1

15' 6" x 15' 10" (4.73m x 4.85m) Dual aspect with sash windows with working shutters to the front and side elevations, recessed wardrobe, radiator, ceiling light, extensive range of modern fitted furniture including wardrobes and kneehole style dressing table.

### BEDROOM 2

15' 5" x 16' 7" (4.72m x 5.08m) Dual aspect with sash windows with working shutters to the front elevation, window to the rear elevation, corner hand basin set within vanity unit, 2 recessed store cupboards, radiator, picture rail.

### INNER LANDING

Doors arranged off to:



BEDROOM 1

**BEDROOM 3**

13' 9" x 15' 7" (4.20m x 4.75m) Dual aspect with sash windows to the side and rear elevations, decorative fireplace, wash hand basin set within vanity storage unit, access to loft space.

**BATHROOM**

9' 8" x 12' 0" (2.96m x 3.66m) Three piece coloured suite comprising panelled bath, wash hand basin, low level WC, partial wall panelling, vertical radiator/towel rail, ceiling light, window.

From the main Landing access through to a second landing with sloping ceiling and access into:



BEDROOM 1

**BEDROOM 4**

11' 1" x 10' 9" (3.39m x 3.29m) Radiator, window to the side elevation.

**BEDROOM 5**

9' 8" x 10' 7" (2.95m x 3.25m) Window to the side elevation, ceiling light.

**AGENTS NOTE**

There is an arch between bedrooms 4 and 5 which could be blocked to provide privacy or alternatively the rooms could be used as one bedroom with a sitting/dressing area to the side.

**SHOWER ROOM**

8' 11" x 15' 5" (2.73m x 4.70m) Extensive storage cupboards, linen cupboard, four piece suite comprising shower cubicle, wash hand basin, bidet and low level WC. Heated towel rail, fluorescent strip light.

**EXTENSIVE OUTBUILDINGS**

Including:-

**GARDEN OFFICE**

13' 9" x 9' 9" (4.20m x 2.98m) Double doors opening on to the main garden.

**DETACHED DOUBLE GARAGE BLOCK**

17' 11" x 20' 10" (5.47m x 6.37m) Twin electric up and over doors, wall mounted gas fired central heating boiler, concrete floor, personnel door, staircase to:

**FIRST FLOOR GAMES ROOM**

18' 0" x 21' 1" (5.50m x 6.45m) Sloping ceilings, radiators, access to roof space.



BEDROOM 2



BEDROOM 2





BEDROOM 3



BEDROOM 4



BEDROOM 5



SHOWER ROOM

## RANGE OF OUTBUILDINGS

### SOUTH RANGE

Brick with slate roof incorporating:-

#### STORE NO. 1

14' 11" x 13' 0" (4.57m x 3.98m)

#### WOOD STORE NO. 2

13' 3" x 26' 2" (4.05m x 8.00m)

#### BOTTOM OFFICE INCLUDING ENTRANCE AREA

12' 11" x 12' 11" (3.96m x 3.94m)

#### LONG BARN

Built of brick with a slate roof comprising the main building incorporating a paint store with loft over.

12' 10" x 83' 3" (3.93m x 25.38m) Exposed beams, power and lighting, potential as a party barn/entertainment area or potential conversion.

#### BOTTOM BARN

48' 6" x 12' 11" (14.8m x 3.96m) With vehicular access.

#### FORMER ROD ROOM

13' 0" x 9' 5" (3.97m x 2.89m)

#### EXTERIOR

Gardens mainly to the south side of the main property with a selection of photographs included within the particulars. Extensive patio area, seating areas, lawns, fruit trees, Magnolia etc. Gated through to the bottom garden this being a somewhat secret garden with further apple trees and lawn.

The front of the property is flanked by two Linden trees with wrought iron railings and a neat lawned front garden with stocked borders.

The extensive tarmac driveway to the north side of Linden House with a gate and a key pad entry system for added security leads round to an extensive parking area and turning bay with a courtyard adjacent to the main buildings and a further parking area beyond Little Linden.





GARDEN AND PATIO



ADDITIONAL GARDEN







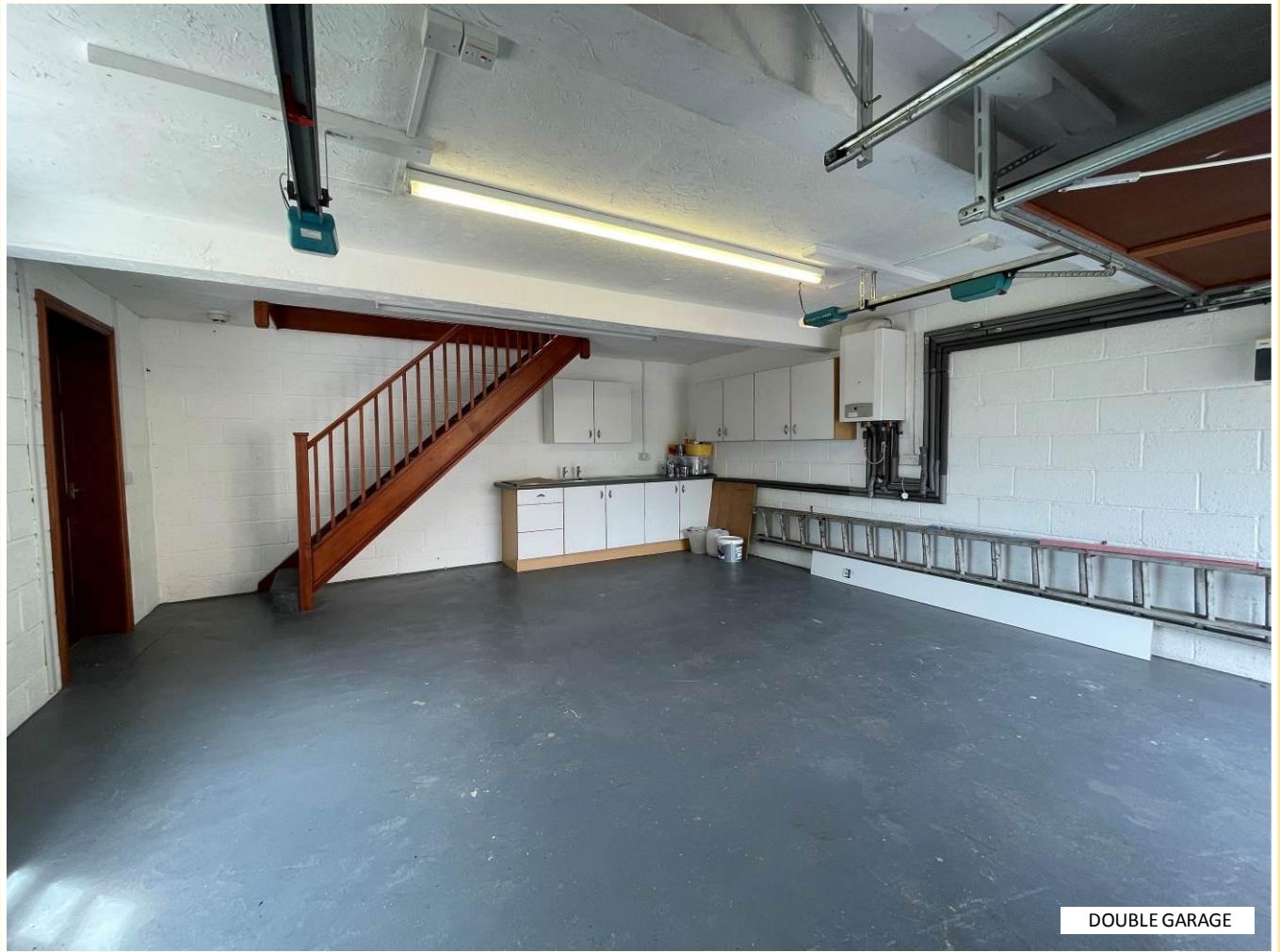


SUN ROOM



SUN ROOM





DOUBLE GARAGE



GAMES ROOM ABOVE DOUBLE GARAGE





LONG BARN



BOTTOM BARN WITH VEHICULAR ACCESS













## LITTLE LINDEN

Single storey ground floor Annexe - separated from the main house currently LET with accommodation mainly inter-connecting and comprising:-

### **SITTING ROOM**

13' 7" x 9' 9" (4.15m x 2.98m)

### **BREAKFAST ROOM**

9' 7" x 9' 10" (2.94m x 3.02m)

### **KITCHEN**

9' 2" x 11' 8" (2.81m x 3.58m)

### **UTILTY AREA**

9' 0" x 7' 2" (2.76m x 2.19m)

### **BEDROOM**

10' 8" x 9' 8" (3.27m x 2.97m)

### **BATHROOM**

10' 8" x 10' 4" (3.27m x 3.15m) With bath, wash hand basin, low level WC and separate shower cabinet.

### **CONSERVATORY/REAR ENTRANCE**

8' 11" x 8' 7" (2.72m x 2.62m)

### **PROPOSED TENANCY**

The Sale of Linden House is on the basis of Vacant Possession being available at completion subject to a new tenancy of Little Linden for Mr W. Breese on the following terms:

- a) Term – 7 years on the basis of a Shorthold Agreement.
- b) Initial Rent for the first 3 years @ £550 pcm. Review at year 4.
- c) Landlord to be responsible for the repairs, buildings insurance, foul drainage, and water charges.
- d) Tenant to be responsible for electricity, gas, contents insurance and Council Tax.
- e) Tenant to have 2 car parking spaces allocated adjacent to the Sunroom.

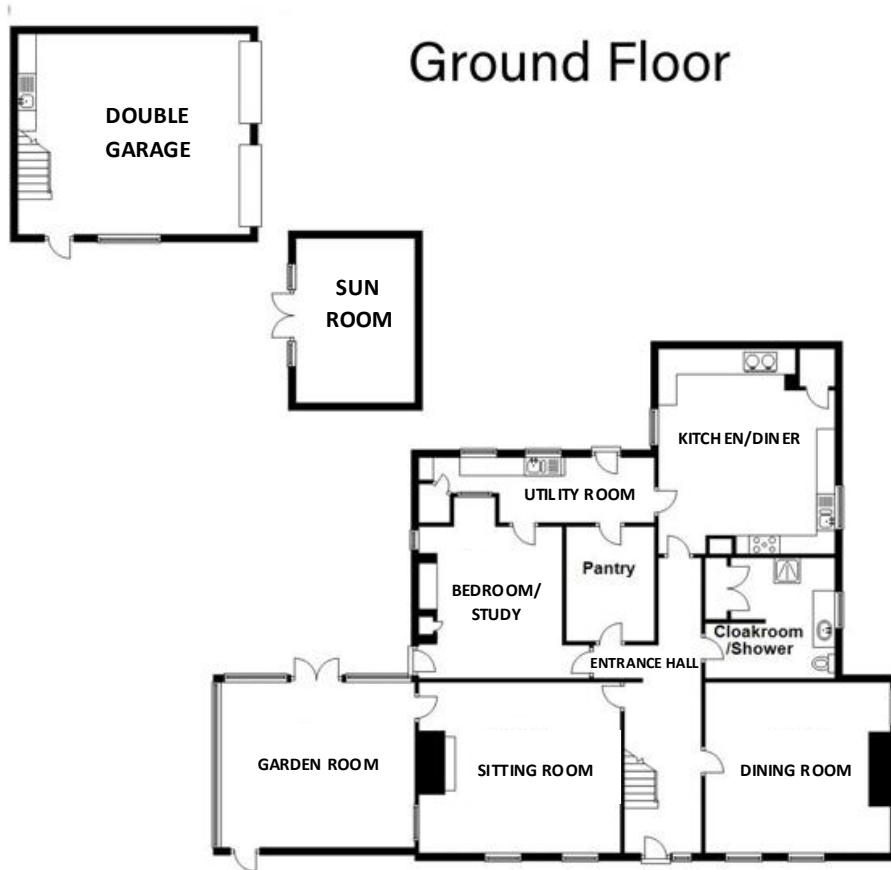




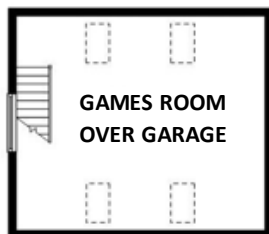


# FLOOR PLAN LINDEN HOUSE

## Ground Floor



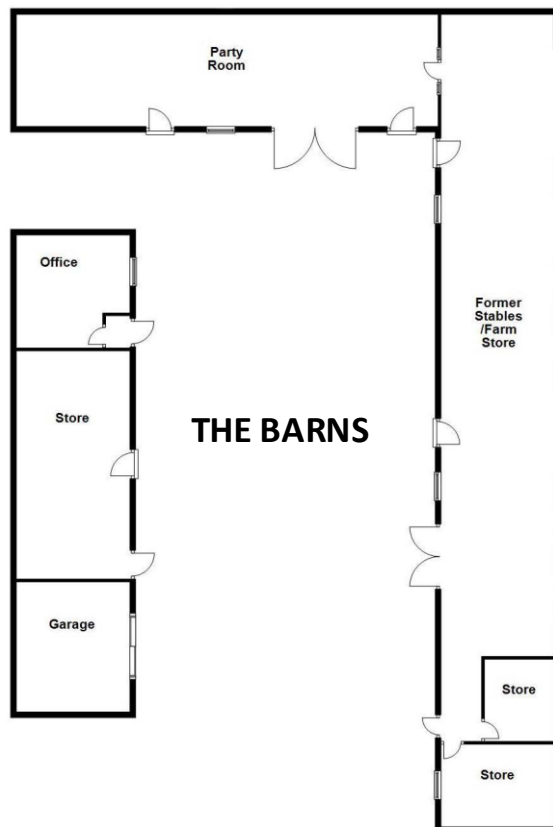
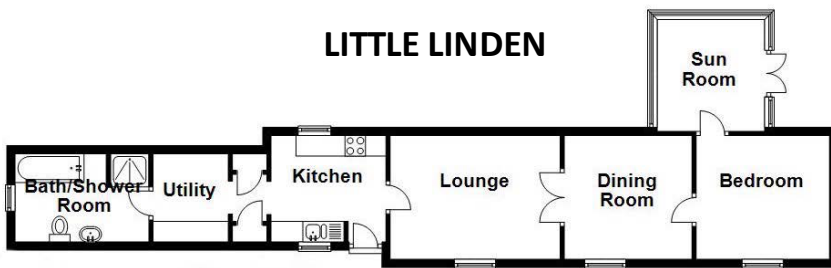
## First Floor





# FLOOR PLANS FOR LITTLE LINDEN AND BARNES

## LITTLE LINDEN



## THE BARNES

TENURE Freehold

SERVICES TBC

COUNCIL TAX:

LINDEN HOUSE - BAND F

LITTLE LINDEN - BAND A

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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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.

VIEWINGS:

By prior appointment with the agent with the hours of **11:30 – 13:00** and **17:00 – 19:00** Monday to Friday with 12 hours prior notice and weekend appointment by advance prior arrangement.

Ref: **S11470 (22 May 2024)**

ADDRESS

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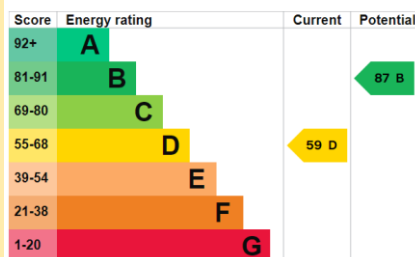
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## EPC FOR LINDEN HOUSE

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

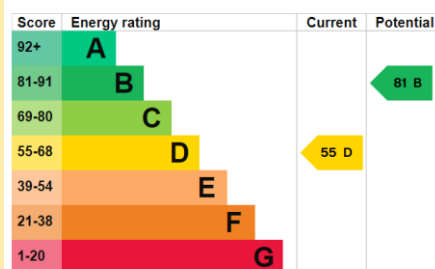


The graph shows this property's current and potential energy rating.

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