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## Holly Tree House, Fengate, Moulton Chapel PE12 0XL

**Guide Price £245,000 Freehold**

- **Cash Buyers Only**
- Requires Renovation
- 5 Bedrooms, 3 Reception Rooms
- Country Location
- Good Sized Plot

Substantial traditional country property with grounds extending to approximately 0.35 acre (subject to survey) with ample off-road parking, oil central heating and UPVC double glazing to the majority. **Requires a significant refurbishment programme - we are inviting interest from cash buyers.**

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



#### ACCOMMODATION

Small storm porch and part leaded light glazed entrance door into:

#### ENTRANCE LOBBY

4' 9" x 7' 5" (1.46m x 2.28m) Understairs store cupboard, coat hooks, door to:

#### SITTING ROOM

13' 2" x 15' 8" (4.03m x 4.79m) maximum into alcoves Glazed UPVC external entrance door, UPVC bay window to the front elevation, timber frame single glazed window to the side elevation, radiator, 2 wall lights, multi pane glazed doors opening into:

#### LOUNGE

11' 4" x 12' 11" (3.46m x 3.95m) maximum Decorative fireplace with open grate and side plinths, 3 wall lights, radiator, UPVC window to the front elevation, door to:

#### BOOT ROOM/REAR ENTRANCE

10' 5" x 8' 1" (3.18m x 2.47m) plus recess. Quarry tiled floor, external entrance door, UPVC window, pedestal wash hand basin, radiator, wall mounted fuse box and electricity meter, recess with large Belfast sink with hot and cold taps.

#### SEPARATE WC

Low level suite, single glazed window.



#### DINING ROOM

14' 8" x 13' 9" (4.48m x 4.20m) minimum plus recess. Ceramic tiled fireplace with open grate, UPVC window to the side elevation, radiator, ceiling light, walk-in UPVC bay window to the other side elevation, door leading through to:

#### BREAKFAST KITCHEN

14' 10" x 16' 2" (4.53m x 4.95m) overall including stairwell. Range of fitted units, single drainer one and a quarter bowl stainless steel sink unit with mixer tap, electric oven, 5 burner gas hob with multi speed cooker hood, recessed ceiling lights, understairs store cupboard, oil fired central heating boiler, large traditional door opening into:

#### LEAN-TO CONSERVATORY

7' 6" x 12' 3" (2.30m x 3.75m) UPVC double glazed construction with fitted base cupboards and half glazed UPVC external entrance door.

From the corner of the Breakfast Kitchen a carpeted staircase rises to:

#### FIRST FLOOR LANDING

Door to:

#### BEDROOM 5

9' 8" x 9' 10" (2.97m x 3.00m) UPVC window to the rear elevation, radiator, ceiling light.

#### SHOWER ROOM

12' 9" x 6' 0" (3.91m x 1.84m) Large shower cabinet, low level WC, pedestal wash hand basin, radiator, shaver point, recessed Airing Cupboard with hot water cylinder, access to loft space, obscure glazed UPVC window, sky light, door to:

#### MAIN LANDING

16' 2" x 4' 3" (4.94m x 1.30m) UPVC window, radiator, ceiling light.

This Landing has a return staircase leading back down to the Dining Room and has doors arranged off to:

#### BEDROOM 1

10' 5" x 11' 3" (3.18m x 3.45m) plus recessed store cupboard. Radiator, UPVC window, ceiling light.

#### BEDROOM 2

7' 4" x 7' 10" (2.26m x 2.41m) Radiator, single glazed window, ceiling light.

#### BEDROOM 3

13' 1" x 13' 6" (4.01m x 4.14m) maximum into alcoves. UPVC window, radiator, ceiling light, door giving direct access to:

#### BEDROOM 4

13' 8" x 13' 3" (4.19m x 4.06m) Fire place, radiator, ceiling light, UPVC window.

#### AGENTS NOTE

To clarify matters the property has two staircases, one from the Kitchen leading to Bedrooms 5 and the shower room with the other staircase from the Dining Room leading up to main Landing with access to the other 4 bedrooms (with Bedroom 4 being accessed direct through Bedroom 3) and also access back into the main shower room.

The Agents understand the property in part dates to the 18th Century with later additions and will require some significant improvement although the kitchen fittings and showering fittings are relatively modern and the property has majority UPVC windows and an oil heating system.

#### EXTERIOR

Vehicular access off Fengate through a pair of five bar farm style gates on to a gravelled driveway and turning bay with multiple parking. The gardens are situated to the front and side of the property including lawned areas, established trees, oil storage tank and patio area.

#### SERVICES

Mains water and electricity. Oil central heating and LPG which is for the hob in the Kitchen.

#### DIRECTIONS

From Spalding proceed in a southerly direction along the A16 Peterborough Road for 3.5 miles to the Cowbit roundabout taking the first exit and then following this road into Moulton Chapel following the left hand bend into Fengate. Continue for around a mile and the property is situated on the right hand side.



TENURE Freehold

SERVICES See note

COUNCIL TAX BAND TBC

**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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Ref: S11497

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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GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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. Made with Microtec 1/2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

