



THE STORY OF

Longholm

Sutton Bridge, Lincolnshire

SOWERBYS



THE STORY OF

Longholm

East Bank, Sutton Bridge, Spalding
PE12 9YS

Detached Family Home

Superb Field and River Views

Sold With No Upward Chain

Open-Plan Kitchen/Diner

Spacious Sitting Room
and Easy Access to
the Conservatory

Ground Floor Bedroom with
Access to an En-Suite

Library and Office to 1st Floor

Five Further Double Bedrooms,
Shower Room and En-Suite

Carport and Ample
Off-Road Parking

Fully Mature Garden
with River Views to Front
And Fields To Rear

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With few to no neighbours, Longholm is offered for sale with no upward chain, providing a fantastic opportunity for someone new to transform this property into something truly special.

The property is surrounded by mature trees and shrubs, cocooning it and giving it a real sense of privacy and tranquillity. Once a row of cottages, it is now one large property. On the ground floor, there is an open-plan kitchen/diner that could become the perfect hub of the home. The sitting room is generously proportioned, with access to the conservatory, further enhancing the space for entertaining family and guests.

For those who struggle with stairs, there is a ground-floor bedroom with access to its own en-suite.

Two sets of stairs connect the ground floor to the upper level. This could also become an ideal multi-generational family home – all that's needed is a good vision. On the upper level, you'll discover five further bedrooms, as well as a library and office. Perhaps the most attractive feature here are the views – both to front and rear.

Outside, a mature garden wraps around the property. The drive leading to the carport provides ample off-road parking. The rear garden is a lovely spot to relax and re-energise, while the lawn offers space for activity, and there is room for an allotment too. The glimpses over the fields through the mature hedging and trees create a true sense of calm and tranquillity.

A spacious property with versatile living space, ample bedrooms, and plenty of parking – the perfect project ready to become a forever home.

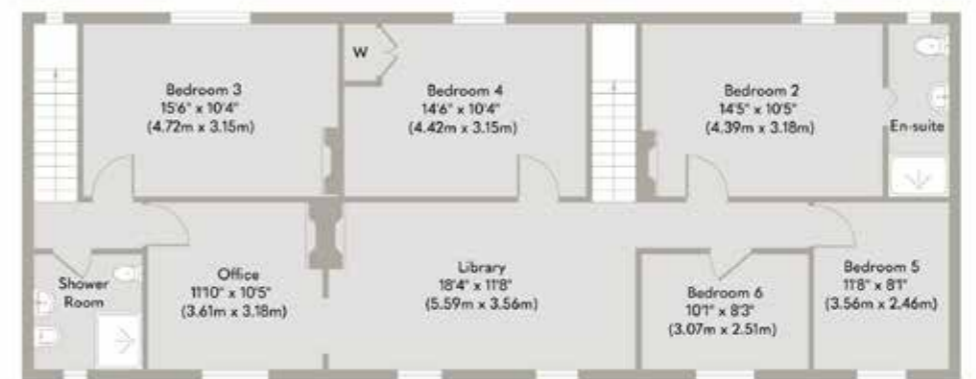


A fantastic opportunity
for someone new to
transform this property
into something truly
special





Ground Floor
 Approximate Floor Area
 1,312 sq. ft
 (121.91 sq. m)



First Floor
 Approximate Floor Area
 1,129 sq. ft
 (104.89 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Sutton Bridge

THE GATEWAY
TO LINCOLNSHIRE

Sutton Bridge is a charming village situated on the western bank of the River Nene, known as the 'Gateway to Lincolnshire.' Its picturesque marina, the Cross Keys Marina, offers recently developed moorings, making it an attractive spot for boating enthusiasts.

The village boasts a selection of local shops, including a Co-op supermarket, pubs, restaurants and essential amenities, providing convenience and a welcoming community atmosphere. A well-regarded primary school is within a 10-minute walk, making it ideal for families. There is also a medical centre within the village. Recreational activities include a local golf club and fishing along the River Nene.

Just 3 miles away is the market town of Long Sutton, offering a broader range of services, including shops, restaurants, and schools. For a more extensive range of amenities, the historic market town of Wisbech lies approximately 7 miles to the southeast. Here, you can enjoy a mix of independent and national retailers, theatre performances, farm shops, a swimming pool, and the highly regarded Wisbech Grammar School.

King's Lynn, around 9 miles away, offers a mix of shopping, leisure, and cultural attractions. Among its highlights are a cinema, ten-pin bowling alley, football club, and a wide range of restaurants and shops. King's Lynn also has excellent public services, including the Queen Elizabeth Hospital, a police station, a fire station, primary and secondary schools, a college, and a library. For those who commute, there is a mainline rail link from King's Lynn, via Cambridge, to London King's Cross, with a travel time of around 1 hour and 40 minutes.

Sutton Bridge's combination of local charm, proximity to bustling towns, and excellent transport links makes it a desirable location for both families and individuals seeking a blend of rural and urban living.



Note from Sowerbys



“The glimpses over the fields through the mature hedging and trees create a true sense of calm and tranquillity.”

A Glimpse of the View of the Fields



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating and septic tank drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9500-2953-0822-6390-3343

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///boat.copies.embellish

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SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
Air Ambulance

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