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Sly's Farm, South Drove, Spalding Common PE11 3BD

Guide Price £495,000 Freehold

- 4/5 Bedroom Country House
- Established Grounds and Extensive Parking
- Range of Outbuildings
- Convenient for Spalding and Peterborough

Traditional detached house in need of some refurbishment. Total site area approximately 2.3 acres (subject to survey), range of outbuildings, substantial brick barn with planning potential. Convenient location on the edge of Spalding.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



Part obscure glazed UPVC front entrance door entering into:

ENTRANCE HALL

9' 1" x 5' 10" (2.78m x 1.80m) Radiator, ceiling light, door into:

STUDY

7' 4" x 6' 2" (2.26m x 1.90m) UPVC window, radiator, shelving.

KITCHEN

15' 6" x 11' 5" (4.73m x 3.50m) plus recess. A range of fitted units comprising base cupboards and drawers, roll edge worktops, one and a quarter bowl resin sink unit with mono-block mixer tap, tiled splash backs, eye level wall cupboards, timber window overlooking the garden, fluorescent strip lights, tiled floor, radiator, electric cooker point, walk in pantry with shelving, obscure glazed UPVC window, electric light. Recess with a half glazed UPVC external entrance door, door through to an L shaped rear lobby with ceiling light and door to:

BATHROOM

8' 10" x 9' 10" (2.70m x 3.01m) Panelled corner bath, wash hand basin, separate shower cubicle, radiator, UPVC window, panelled ceiling, recessed ceiling lights, fully tiled walls.

SEPARATE WC

With low level suite and obscure glazed window.

UTILITY/LAUNDRY ROOM

8' 9" x 12' 1" (2.68m x 3.70m) With ceiling light, part glazed external entrance door to the front, window, radiator, plumbing and space for washing machine, further appliance space.

**LOUNGE/DINER**

21' 2" x 12' 3" (6.46m x 3.74m) Plus 2.98 x 2.63. Walk in UPVC bay window, second UPVC window, two radiators, open fireplace with bricksurround, ceiling lights. Recess has further radiator, two wall lights, UPVC window to the rear elevation. Door to:

INNER HALLWAY

With radiator and sliding door to:

STORE ROOM

8' 2" x 4' 5" (2.49m x 1.37m) UPVC window, electric light, shelving.

MAIN HALLWAY

12' 0" x 7' 6" (3.68m x 2.30m) overall including staircase (with understairs cupboard) ceiling light, UPVC window, door to:

CLOAKROOM

6' 6" x 7' 4" (1.99m x 2.26m) max. With radiator, low level WC, wash hand basin with store cupboards beneath, recessed ceiling lights, consumer unit, built in linen cupboard with radiator.

DRAWING ROOM/GROUND FLOOR BEDROOM 4

13' 1" x 12' 5" (3.99m x 3.81m) plus walk in UPVC window. Picture rail, radiator, fireplace, fluorescent striplight.

From the main hallway, staircase rises to:

FIRST FLOOR LANDING

UPVC window to the rear elevation, ceiling light, doors arranged off to:

BATHROOM

7' 6" x 5' 5" (2.29m x 1.67m) Three piece suite comprising panel bath, wash hand basin, low level WC, radiator, obscure glazed UPVC window, doors arranged off to:

BEDROOM 1

13' 5" x 12' 7" (4.10m x 3.86m) UPVC window to the front elevation, radiator, picture rail, ceiling light, fireplace, access to loft space.

BEDROOM 2

10' 2" x 12' 4" (3.12m x 3.76m) minimum. UPVC window to the front elevation, radiator, ceiling light. Large recessed fitted wardrobe and airing cupboard housing the hot water cylinder and modern Worcester gas fired central heating boiler.

DRESSING ROOM/STORE

8' 2" x 7' 6" (2.50m x 2.31m) Ceiling light, radiator, UPVC window to the rear elevation, door giving direct access into:

BEDROOM 3

20' 11" x 8' 7" (6.40m x 2.63m) UPVC windows to the front and side elevations, two radiators, two ceiling lights.

EXTERIOR

An exciting opportunity to purchase a traditional Lincolnshire house with established gardens set within a total site area of approximately 2.5 acres (subject to survey). Along with the established private gardens the property has a driveway access off South Drove providing multiple parking and giving access to:

BRICK AND PANTILED BARN - POTENTIAL FOR CONVERSION (SUBJECT TO PLANNING CONSENT)

GROUND FLOOR ACCOMMODATION 33' 5" x 16' 4" (10.2m x 5.00m) internal. Concrete base, power and lighting, plus additional 13' 1" x 5' 8" (4m x 1.75m) and 13' 1" x 10' 7" (4m x 3.25m), steps to:

OVERHEAD MEZZANINE AREA 45' 11" x 16' 4" (14m x 5m) maximum overall

We consider the barn has potential for conversion to a residential property subject to the usual planning consents.

ADJACENT STORE

16' 4" x 15' 1" (5.00m x 4.6m) This being a brick lean-to structure attached to the barn to the side and rear and currently used as a log store and implement store. Attached to the rear of this building is a:

FURTHER BRICK BARN

52' x 18' (15.85m x 5.49m) With corrugated roof, concrete base, power and lighting, further development potential.



