

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



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





ENTRANCE HALL

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

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

 $8'9" \times 12'1"$ (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

 $21'2" \times 12'3"$ (6.46m x 3.74m) Plus 2.98×2.63 . Walk in UPVC bay window, second UPVC window, two radiators, open fireplace with brick surround, 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

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

CLOAKROOM

 $6'6" \times 7'4" (1.99m \times 2.26m)$ 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

 $13'1" \times 12'5" (3.99m \times 3.81m)$ plus walk in UPVC window. Picture rail, radiator, fireplace, fluorescent strip light.

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

 $13^{\circ}5^{\circ}$ x $12^{\circ}7^{\circ}$ (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 modem 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

 $20'11" \times 8'7"$ (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"x16'4"(10.2mx5.00m) internal. Concrete base, power and lighting, plus additional 13'1"x5'8"(4mx1.75m) and 13'1"x10'7"(4mx3.25m), steps to: OVERHEAD MEZZANINE AREA 45'11"x16'4"(14mx5m) maximum overall

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

ADJACENT STORE

 $16'4" \times 15'1" (5.00m \times 4.6m)$ 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

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

THE GROUNDS

Established grounds including mature vegetable and fruit garden with walnut trees, soft fruit, apple trees, vegetable plots etc. Carrying on through to the rear of the site there is a dilapidated outbuilding and a:

FIVE BAY OPEN FRONTED CORRUGATED STORE

90' x 20' (27.43m x 6.1m) overall approx. Earth floor.

There are a number of other outbuildings including old boiler house and further stores which are currently semi accessible.

DIRECTIONS/AMENITIES

From Spalding centre proceed along the west bank of the River Welland in a southerly direction up to the junction with Little London, turn right, continue through Little London on to Spalding Common and then take a right hand turning into South Drove and the property is situated after 400 yards on the left hand side. Convenient for access to Spalding, Market Deeping, Peterborough, Stamford etc.

GENERAL INFORMATION

TENURE Freehold

SERVICES Mains water, gas, electric and private drainage. COUNCIL TAX BAND D

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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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.

ADDRESS

R. Longstaff & Co LLP. 5 New Road, Spalding, Lincolnshire PE11 1BS CONTACT T: 01775 766766 E: spalding@longstaff.com













