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## ‘Walnut Cottage’, 116 Siltside, Gosberton Risegate PE11 4ET

**£465,000 Freehold**

- Semi-Rural Location
- Approximately 1.90 Acres (STS)
- Stable and Outbuilding
- 5 Bedrooms, 3 Reception Rooms
- Bathroom, 2 Shower Rooms

Quaint extended detached cottage in pleasant location with ample parking, overall site approximately 1.90 acres (including paddock). Well-appointed throughout with oil fired central heating. 3 reception rooms, 5 bedrooms, bathroom and 2 shower rooms. Inspection highly recommended.

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#### ACCOMMODATION

Front entrance door opening into:

#### ENTRANCE PORCH

4' 3" x 4' 1" (1.32m x 1.26m) Terracotta floor tiles, range of coat hooks, door opening into:

#### SITTING ROOM

13' 8" x 11' 8" (4.18m x 3.56m) Dual aspect with windows to the front and side elevations, exposed ceiling beam, radiator, multi fuel stove with tiled hearth and timber mantle, door to:

#### SNUG

10' 10" x 8' 0" (3.32m x 2.44m) Terracotta tiled floor, ceiling light, radiator, step up and door leading into:





#### **DINING ROOM**

10' 2" x 13' 1" (3.10m x 4.01m) Dual aspect with 2 sealed unit double glazed sash windows to the front elevation and a pair of UPVC French doors to the side elevation, terracotta floor tiles, ceiling light, radiator, square arch to:



#### **BREAKFAST KITCHEN**

13' 1" x 10' 3" (4.00m x 3.13m) Terracotta floor tiles, traditional painted shaker style cupboards beneath the wooden worktops with inset one and a quarter bowl ceramic sink unit with mixer tap, tiled splashbacks, eye level wall cupboards, integrated shelving unit, space for Range style cooker, further appliance space, UPVC window to the rear elevation, recessed ceiling lights, stable style door leading into:



#### **BOOT ROOM**

10' 2" x 5' 2" (3.1m x 1.6m) External entrance door, UPVC window, shelf and coat hooks, ceramic floor tiles, stable style door from the Kitchen, door leading into:

#### **INNER LOBBY**

6' 9" x 2' 11" (2.08m x 0.91m) Terracotta floor tiles, door and step down into the Snug and door into:



#### **BEDROOM 5**

9' 5" x 8' 9" (2.89m x 2.69m) UPVC window to the rear elevation, fitted double wardrobe with adjacent cupboard and overhead matching cupboard, full height shelved storage cupboard, radiator, ceiling light.

#### **BATHROOM**

6' 7" x 6' 5" (2.02m x 1.96m) Modern three piece suite comprising panelled bath with Mira shower over with glazed screen and tiled surround, wash hand basin with hot and cold taps, low level WC, half tiled walls, obscure glazed UPVC window, ceiling light, ceramic floor tiles, heated towel rail.

Also from the Snug a door and step down into:



#### **UTILITY/BOILER ROOM**

8' 1" x 8' 0" (2.47m x 2.44m) Belfast sink on brick pillars with hot and cold taps, plumbing and space for washing machine, further appliance space, oil fired central heating boiler, Terracotta floor tiles, radiator, UPVC window to the front elevation, worktop and fitted shelf.

From the corner of the Snug a door leads to a staircase which rises to:

#### **FIRST FLOOR LANDING**

Door to:

#### **BEDROOM 1**

9' 6" x 11' 11" (2.92m x 3.64m) Double glazed sash window to the front elevation, panelled ceiling, access to loft space, ceiling light, radiator, built-in 2 double fitted wardrobes and door to:



#### **EN-SUITE SHOWER ROOM**

9' 7" x 3' 2" (2.94m x 0.98m) Tiled shower cabinet with fitted shower and sliding door, low level WC with concealed cistern and push button flush, contemporary hand basin with mono block mixer tap, store cupboard beneath, fully tiled walls, electric under floor heating, vertical radiator/towel rail, shelved linen cupboard.

#### **BEDROOM 4**

7' 11" x 8' 1" (2.42m x 2.47m) UPVC window to the side elevation, exposed beams, radiator (currently used as a Hobbies Room).

From the first floor Landing a door gives access to:

#### **INNER LANDING AREA**

15' 8" x 3' 8" (4.80m x 1.14m) Radiator, ceiling light, fitted book shelves, modern glazed pocket door opening into:

#### **SHOWER ROOM**

9' 6" x 3' 10" (2.92m x 1.18m) Shower cabinet, fully tiled with hand held and rainwater sprinkler, recessed ceiling lights, extractor fan, sliding glazed door, low level WC with concealed cistern and push button flush, circular bowl hand basin set on vanity unit with storage cupboards and drawers and mono block mixer tap, fully tiled walls, tiled floor, electric under floor heating, recessed ceiling lights, UPVC window.

#### **BEDROOM 2**

13' 3" x 10' 2" (4.05m x 3.10m) maximum 2 double glazed sash windows to the front elevation, ceiling light, fitted carpet, radiator.

#### **BEDROOM 3**

13' 1" x 10' 3" (4.01m x 3.13m) UPVC window to the rear elevation, ceiling light, radiator.

#### **EXTERIOR**

Open plan lawned front garden with tree, gravelled side driveway with multiple parking, 5 bar farm style gate opening through to further extensive driveway and parking area with multiple parking. Modern oil storage tank.

#### **ESTABLISHED GARDENS**

Including paved patios, gravelled areas, a brick folly, lawns, established tree, stocked borders with a multitudinous array of shrubs, plants, bushes and flowers, vegetable garden with a number of raised beds, greenhouse, brick barbeque.







### OUTBUILDING

Comprises three separate stores adjacent to which is a concrete hard standing for a motor home or caravan. The buildings are all 10' x 10' with one having a double entrance door and the other having single doors. At the rear of that there is a further five bar farm style gate which opens on to the:

### PADDOCKS

Which comprises an L shaped area with post and rail outer fencing and the potential to split into smaller paddock areas if required. To the rear of the outer fence is a line of trees which are included within the site area and there is a single timber stable and there is also a field shelter/hay store. Close boarded timber fencing to the right hand side boundary. There is also a rear entrance into the paddock accessed through Sheppersons Avenue and there is water and electric down to the paddock areas.

### DIRECTIONS

From Spalding proceed in a northerly direction along the A16 to Surfleet and at the roundabout take the first exit on to the link road. At the next roundabout take the second exit, proceed into Gosberton, turn left off the High Street and then immediately left before the primary school into Belchmire Lane. Continue for one and a half miles, over the level crossing, into Gosberton Rise gate, turn right at the crossroads into Chesboule Lane and then immediately right into Siltside and the property is situated on the left hand side.

### AMENITIES

The village of Gosberton has a range of amenities including primary school, doctors surgery, Co-Op mini supermarket, hairdressers, dental practice etc. The well served town of Spalding is 8 miles distant and the cathedral city of Peterborough a further 18 miles offering a fast train link with London's Kings Cross minimum journey time 46 minutes.

### SERVICES

Mains water and electricity. Oil central heating and a log burner. Private drainage to a septic tank with soakaways which has been inspected by Bates Environmental in December 2025 and found to be compliant in accordance with the general binding rules.

### AGENTS NOTE

The two upstairs toilets have a macerator and pump. The en-suite shower waste also operates via a pump system.











Awaiting floorplan



Awaiting EPC

**TENURE:** Freehold

**SERVICES:** See Note

**COUNCIL TAX 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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**Ref: S11936**

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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