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## Sumach Cottage, 77 Baulkins Drove, Sutton St James PE12 0JU

**£340,000 Freehold**

- Semi-Rural Location
- 4 Bedroomed Farmhouse
- Requires Updating/Refurbishment
- Paddock/Land of 3.17 Acres STS
- No Onward Chain

4 bedroom detached farmhouse situated in a semi-rural location. There is a paddock/land of 3.17 acres (subject to survey) included in the sale about 100 yards down. Accommodation comprising entrance hallway, utility room, study/bedroom 5, kitchen, lounge, 2nd reception room, 4 bedrooms and bathroom. Off road parking, mature grounds.

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**ACCOMMODATION** Side entrance with obscured UPVC double glazed door leading into:

**HALLWAY** 3' 4" x 13' 6" (1.02m x 4.14m) Coved and textured ceiling, centre light point, access to loft space, radiator, door into:

**UTILITY ROOM** 6' 5" x 6' 11" (1.96m x 2.11m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, enamel sink with taps, plumbing and space for washing machine, space for fridge freezer, fitted eye level unit, tiled flooring, door into:

**SHOWER ROOM** 3' 3" x 6' 5" (1.01m x 1.96m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, extractor fan, tiled flooring, radiator, shower enclosure with fitted Triton power shower over with shower curtain and rail.

From the Entrance Hallway a door leads into:

**STUDY/BED ROOM** 8' 5" x 10' 2" (2.58m x 3.10m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre strip light, access to loft, smoke alarm, radiator, BT point.



**KITCHEN** 8' 9" x 13' 11" (2.68m x 4.26m) UPVC double glazed window to the side elevation, coved and textured ceiling, 2 centre light points, tiled flooring, fitted with a wide range of base, eye level and drawer units with work surfaces over, tiled splashbacks, inset stainless steel with mixer tap, space for electric cooker and dishwasher/washing machine, door into:



**LOUNGE** 18' 2" x 20' 9" (5.54m x 6.33m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, 2 centre light points, decorative ceiling rose, smoke alarm, 3 radiators, TV point, feature Inglenook fireplace with oak mantle with fitted multi fuel burner stove, UPVC double glazed French doors to the rear elevation with matching glazed panels to the side.

**WALK-IN UNDERSTAIRS CUPBOARD** 4' 0" x 10' 7" (1.24m x 3.25m)

From the Kitchen an open archway into:



**RECEPTION ROOM 2** 11' 10" x 13' 5" (3.63m x 4.09m) UPVC double glazed window to the front elevation, coved ceiling, centre light point, radiator, feature brick fireplace with open grate with wooden mantle, door to:

**ENTRANCE LOBBY** 3' 4" x 4' 5" (1.04m x 1.36m) Obscured leaded UPVC double glazed door to the front elevation, textured ceiling, electric consumer unit board, staircase rising to:

**FIRST FLOOR LANDING** Coved and textured ceiling, 2 centre light points, smoke alarm, radiator, UPVC double glazed porthole window to the front elevation, storage cupboard off housing hot water cylinder with slatted shelving.

**BEDROOM 1** 11' 8" x 13' 6" (3.58m x 4.12m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

**BEDROOM 2** 11' 7" x 13' 11" (3.54m x 4.25m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

**BEDROOM 3** 8' 4" x 13' 4" (2.55m x 4.07m) UPVC double glazed window to the rear elevation, coved ceiling, centre light point, radiator.

**BEDROOM 4** 10' 2" x 10' 5" (3.12m x 3.18m) UPVC double glazed window to the rear elevation, skimmed ceiling, fitted inset lighting, radiator.



**FAMILY BATHROOM** 8' 1" x 8' 5" (2.48m x 2.59m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, extractor fan, part tiled walls, radiator, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with taps, fully tiled shower enclosure with fitted Mira shower over.

**EXTERIOR** Lawned area with a wide range of mature shrubs and trees with hedged boundaries. Double gated access to the side where there is a large gravelled area providing multiple off-road parking for vehicles. Small woodland area with a wide range of mature shrubs and trees.

**LARGE GARAGE/WORKSHOP** 23' 9" x 23' 11" (7.24m x 7.30m) Roller door, in need of repair to roofing, 4 strip lights, power points, electric consumer unit board, UPVC double glazed door to the side elevation, floor standing Firebird boiler.

**REAR GARDEN** Side gate into the rear garden which is designed to ease of maintenance laid to concrete, further patio area, fenced boundaries and wooden garden shed. Cold water tap.



**PADDOCK/LAND** There is a paddock of 3.17 acres (subject to survey) and is situated about 100m further down on the right hand side.

**DIRECTIONS** From Spalding proceed in an easterly direction along the A151 to Holbeach, in the centre of Holbeach turn right at the traffic lights into Church Street, continue to Fen Road. Follow Fen Road to the crossroads at Saturday Bridge and turn left, signposted Sutton St James. On entering the village follow the road round the sharp left hand bend and Baulkins Drove is then the first turning on the right hand, proceed along and the property can be found on the left hand side.

**SERVICIES** Mains water and electricity. Oil central heating. Private drainage (informed not compliant).



Awaiting EPC/Floorplan

**TENURE** Freehold

**SERVICES** See Note

**COUNCIL TAX BAND** B

**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: S11973**

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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