

EST 1770

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SPALDING RESIDENTIAL



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CROSSGATE FARM, QUADRING ROAD, DONINGTON

£389,995 Freehold

*Superb barn conversion set in approximately 2 acres (subject to survey).
Extensive Outbuildings including 4 stables, barn incorporating 3 stock pens, recreation barn. Open fronted double garage with store room and office. Flood lit paddock plus further main paddock.
Ideal Equestrian Property.*

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ACCOMMODATION

Ornate beam and outside lighting, door bell, composite double glazed door with glazed obscure panels leading into:

ENTRANCE HALLWAY:

3.20m x 3.46m (about 10'6" x 11'4"), UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, radiator, smoke alarm, alarm panel, storage cupboard with hanging rail for coats, doors off to:

CLOAKROOM:

Obscure UPVC double glazed window to the rear elevation, skimmed ceiling, extractor fan, laminate flooring, fitted with a two piece suite comprising of low level WC and pedestal wash hand basin, tiled splashbacks, fitted radiator, wall mirror.

From the Entrance Hallway a door leads into:

LOUNGE:

4.65m x 6.25m (about 15'3" x 20'6"), 2 UPVC double glazed windows to the front elevation, UPVC French doors to the side elevation, UPVC French doors to the rear elevation leading on to a timber sundeck area, open beams to the ceiling, skimmed ceiling, centre light point, brick fireplace with wooden mantle over and tiled hearth with inset Clearview multi fuel burner, TV point, telephone point, 2 double radiators.

From the Entrance Hallway a door leads into:

KITCHEN BREAKFAST ROOM:

4.81m x 5.52m (about 15'9" x 18'1"), 2 UPVC double glazed windows to the front elevation, full length UPVC double glazed window to the front elevation, 2 UPVC double glazed windows to the rear elevation, main beam to the ceiling, skimmed ceiling with inset downlighters, feature brick wall, fully tiled flooring, TV point, telephone point, radiator, hand built fitted kitchen with a wide range of base and eye level units with solid wood block work surface over, tiled splashbacks, inset enamel sink with stainless steel mixer tap over, integrated canopy extractor fan, free standing electric Rangemaster cooker with double oven, 4 ring hob, griddle and warming plate, plumbing and space for dishwasher, door into:

UTILITY ROOM:

2.45m x 2.16m (about 8' x 7'1"), Composite double glazed door to the rear elevation, skimmed ceiling with strip light, tiled flooring (continuing from the Kitchen Breakfast Room), fitted with a range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with taps, plumbing and space for washing machine, fridge and freezer space, floor mounted Worcester oil fired boiler, central heating controls, electric fuse board, alarm controls.

From the Kitchen Breakfast Room double French glazed doors lead into:

DINING ROOM:

2.89m x 4.38m (about 9'6" x 14'4"), UPVC French doors leading to the front elevation with 2 matching double glazed windows, double radiator, main beam to ceiling.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR

FIRST FLOOR LANDING:

1.15m x 9.34m (about 3'9" x 30'8"), 2 UPVC double glazed windows to the rear elevation, skimmed sloping ceiling with feature beams, centre light fitment above stairs, 2 wall lights, central heating thermostat, radiator, storage cupboard off housing hot water cylinder with slatted shelving with light and immersion heater.

MASTER BEDROOM:

2.90m x 4.74m (about 9'6" x 15'7"), UPVC double glazed window to the front elevation, UPVC double glazed window

to the rear elevation, 2 Velux roof windows (one to the front elevation and one to the rear) with solar powered built in blinds, radiator, telephone point, open beamed ceiling, inset downlighters.

EN-SUITE SHOWER ROOM

Velux roof window to the front elevation, skimmed ceiling with feature beam, inset downlighters, part tiled walls, fitted with a three piece suite comprising of low level WC, wash hand basin fitted into vanity unit with storage below, fully tiled shower cubicle with fitted thermostatic shower, stainless steel heated towel rail, wall mirror with light over, shaver point.

BEDROOM 2:

2.97m x 3.46m (about 9'9" x 11'4"), UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, loft access, double radiator.

BEDROOM 3:

2.56m x 3.23m (about 8'5" x 10'7"), UPVC double glazed window to the front elevation, open beamed ceiling, skimmed ceiling with inset downlighters, radiator, telephone point.

FAMILY BATHROOM:

1.86m x 3.20m (about 6'1" x 10'6"), fitted Velux window to the front elevation, skimmed ceiling with feature beams, inset downlighters, further loft access, tiled flooring, part tiled walls, fitted with a three piece suite comprising of close coupled low level WC, wash hand basin fitted into vanity unit with storage below and wall mirror over, extractor fan, 'P' shaped bath with stainless steel mixer tap, glazed shower screen and fitted thermostatic shower, heated towel rail.

EXTERIOR

The property is approached from the road via a gravelled driveway with dual wide five bar timber gates, one leading to the gravelled forecourt area and the other leading onto the gravelled area which extends to the side and to the rear of the property.

The front of the property is mainly laid to gravel with shrub and tree borders and to the further front the garden is mainly laid to lawn with fenced boundaries, oil tank, leading round to the side there is a glasshouse and further lawned area.

To the rear of the property there is a decking area (full length of the property), outside lighting, further lawned area with mature shrubs and trees including fruit trees.

THE OUTBUILDINGS;

Situated on the opposite side of the forecourt to the front comprising of:-

BRICK PANTILED BARN

Incorporating:-

Store Room:

4.4m x 2.7m (about 14'5" x 8'10"), with power and lighting, electric fuse board for outbuildings.

Double Garage (Open Fronted):

4.44m x 6.13m (about 14'7" x 20'1"), with power and lighting.

Office:

4.40m x 4.00m (about 14'5" x 13'1"), fully lined internally with power and lighting, telephone socket.

To the other side of the property there is:

BRICK BUILT TILED BARN:

Incorporating:-

2 Stables:

4.3m x 3.1m (about 14'1" x 10'2").

Third Stable:

4.3m x 2.6m (about 14'1" x 8'6").

Fourth Stable:

2.5m x 4.3m (about 8'2" x 14'1").

All fronting on to a timber pillared covered walkway area with power and lighting.

To the rear of the property there is a:

FURTHER BRICK TILED BARN:

5.20m x 9.80m (about 17'1" x 32'2") approx. Which incorporates 3 integral stock pens with block wall partitioning in between and galvanised gates to the front. 9 PV panels for solar electric.

RECREATION BARN:

4.30m x 9.60m (about 14'1" x 31'6"), Open fronted with timber pillars, of brick and wooden construction.

All of the main buildings have the benefit of power and lighting supply.

THE LAND:

Approximately 2 acres in total including grassed paddock. Approached directly from the Stables.

Floodlit Home Paddock:

Post and rail fence surround and in the corner there is a timber field shelter. This area has now been put to vegetable patch and fruit trees with Haygrove polytunnel.

Extending to the side of the property, there is a:

MAIN GRASSLAND PADDOCK:

Which is well established. On three sides of the property there is post and rail fencing and to the fourth side there is stock fencing and to the 5th side there is close board fencing.

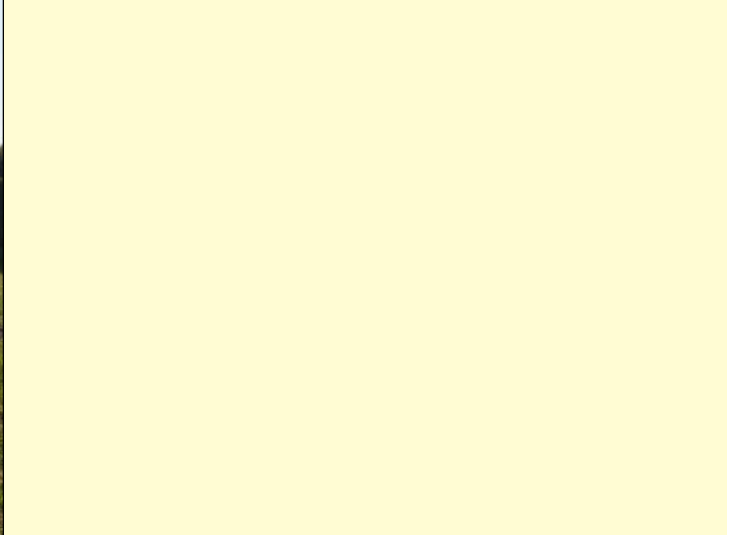
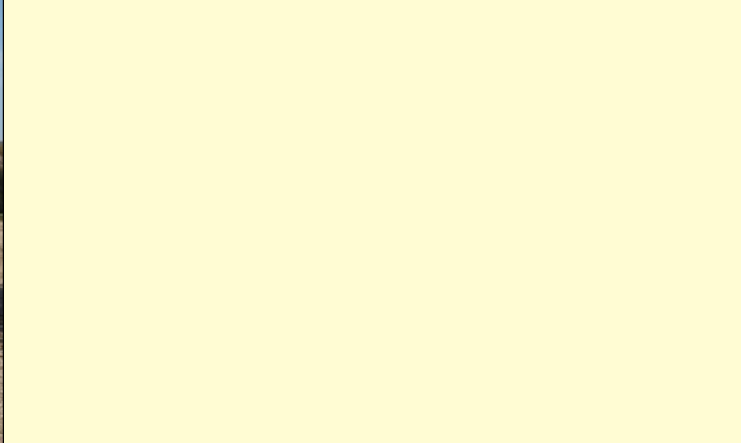
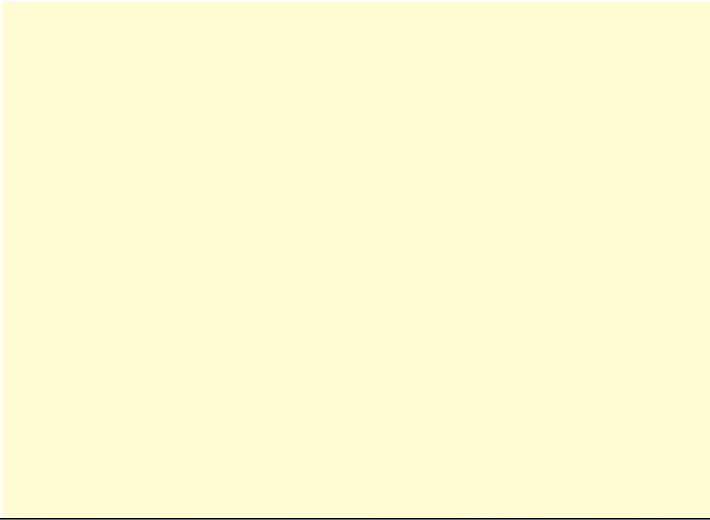
INTERNAL PHOTOGRAPHS





EXTERNAL PHOTOGRAPHS







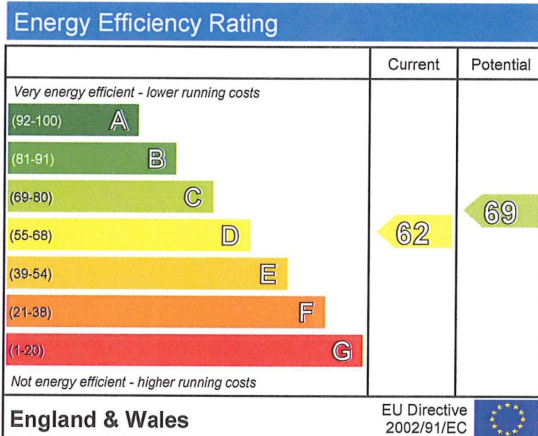
Energy Performance Certificate



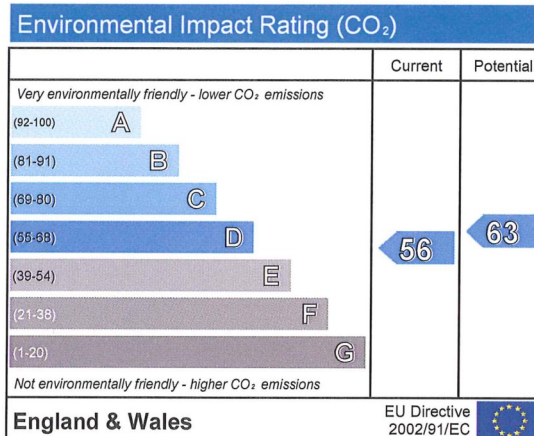
Cross Gate Farm Quadring Road
Donington
SPALDING
Lincolnshire
PE11 4SJ

Dwelling type: Detached house
Date of assessment: 10 September 2008
Date of certificate: 11 September 2008
Reference number: 8909-6405-9020-1296-1183
Total floor area: 126 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 224 kWh/m ² per year | 189 kWh/m ² per year |
| Carbon dioxide emissions | 5.5 tonnes per year | 4.7 tonnes per year |
| Lighting | £112 per year | £60 per year |
| Heating | £588 per year | £524 per year |
| Hot water | £162 per year | £137 per year |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient product. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

GENERAL INFORMATION

VIEWING

By appointment with Longstaff's Residential Department.

CALL 01775 766766

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, Longstaff's offer free market advice and appraisal throughout the South Lincolnshire area and will be pleased to assist - please telephone us at any time.

TENURE:

The tenure of the property is freehold - vacant possession will be available upon completion.

SERVICES:

Mains electricity and water. Private drainage. Oil central heating.

COUNCIL TAX:

Band C

LOCAL AUTHORITIES

District & Planning, South Holland District Council

Priory Road, Spalding, Lincs. PE11 2XE **CALL 01775 761161**

Water & Drainage, Anglian Water Services Ltd.

PO Box 46, Spalding, Lincs. PE11 1DB **CALL 0800 919155**

County & Highways, Lincolnshire County Council

County Offices, Newland, Lincoln LN1 1YL **CALL 01522 552222**

PARTICULAR CONTENT

Longstaffs make every effort to produce accuracy and reliable details, but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the viability of these with their solicitors or surveyors

These particulars are issued subject to the property described above not being sold, let, withdrawn, or otherwise disposed of.

The particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

DIRECTIONS:

From Spalding proceed in a northerly direction along the A16 Boston Road, continuing for 4 miles to Surfleet and at the roundabout take the first exit. Proceed to the next roundabout taking the second exit and continuing to Gosberton.

Turn left into the village, proceed straight through the High Street on to Quadring, straight on towards Donington and the property is situated on the right hand side just before reaching the village.

AMENITIES:

Being approximately half a mile from the centre of the village of Donington, the property is conveniently situated for access to the primary and secondary schools, a variety of shops, public house, restaurant, library, social club, Church etc. The market towns of Spalding and Boston are each approximately 10 miles distant and Grantham (20 miles) and Peterborough (28 miles) both have railway stations on the main East Coast Main-line with London's Kings Cross being a minimum of 70 and 48 minutes distant respectively.

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