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Eaudyke Farm Cottage, Watergate, Quadring PE11 4QB

£260,000 Freehold

- Detached Cottage
- 2 Reception Rooms
- Study, Conservatory
- 3 Bedrooms
- Double Garage

Detached business premises (former Chiropody Practice or for a variety of uses subject to planning consent). UPVC windows and doors, oil fired central heating. Inspection highly recommended.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



ACCOMMODATION

Through the half glazed UPVC side entrance door to:

SIDE CONSERVATORY/ENTRANCE

4.09m(13'5") x 1.69m(5'7") Double radiator, dwarf brick walls with UPVC double glazed windows to the side, front and rear, half glazed UPVC entrance doors to the front and rear, pitched polycarbonate roof, flagstone floor, range of coat hooks, wall light, part glazed dinner door to:

RECEPTION HALL

4.57m(15'0") x 1.08m(3'7") minimum Flagstone floor, radiator, ceiling light, central heating thermostat control, staircase off.

DINING ROOM

4.31m(14'2") x 3.07m(10'1") Natural wood flooring, picture rail, beamed and textured ceiling, ceiling light, double radiator, UPVC window to the front elevation.



SITTING ROOM

4.32m(14'2") x 3.08m(10'1") UPVC window to the front elevation, double radiator, beamed and textured ceiling, ceiling light, full height brick chimney breast with solid beam depicting the 1880, raised hearth and open grate.

BREAKFAST KITCHEN

4.31m(14'2") x 3.65m(12'0") Range of traditional units comprising base cupboards and drawers, double drainer stainless steel sink unit set within the roll edged worktop, eye level wall cupboards with spice shelf, built-in Neff electric oven, 4 ring hob, integrated refrigerator, brick chimney breast with oil fired Rayburn, Camray Boulter oil fired central heating boiler, flagsstone floor, dual aspect with UPVC windows to the rear and side elevations, AEG automatic washing machine with relevant plumbing, half glazed UPVC rear entrance door.

INNER LOBBY

Worktop with freestanding Beco refrigerator under, access through to:

STUDY

3.11m(10'2") x 2.44m(8'0") Exposed beams, ceiling light, double radiator, UPVC side window, extensive range of fitted bookshelves, return door back into the Main Reception Hall, glazed double doors to:

CONSERVATORY

3.34m(11'0") x 3.41m(11'2") maximum Approximately octagonal shape of dwarf brick walls with UPVC windows, pitched polycarbonate roof, ceiling light with propeller style fan, double radiator, attractive garden views, UPVC glazed French doors.

From the Main Reception Hall the carpeted staircase rises to:

GALLERIED LANDING

3.66m(12'0") x 1.98m(6'6") overall UPVC window to the rear elevation with attractive views, radiator, exposed ceiling beam, access to loft space, doors arranged off to:

BEDROOM 1

3.70m(12'2") x 3.26m(10'8") UPVC window to the rear elevation with attractive views, exposed ceiling beams, ceiling light, double radiator.

BEDROOM 2

4.29m(14'1") x 3.07m(10'1") UPVC window to the front elevation, double radiator, beamed and textured ceiling, cast iron fireplace, large fitted triple wardrobe with hanging rail, shelving and overhead storage.

BEDROOM 3

4.18m(13'9") x 3.15m(10'4") Exposed floor boards, cast iron fireplace, beamed and textured ceiling, ceiling light, fitted corner wardrobe with twin hanging rails, double radiator, UPVC window to the front elevation.

LARGE BATHROOM

3.67m(12'0") x 3.22m(10'7") Exposed floor boards, fitted four piece suite comprising panelled bath with mixer tap, shower attachment and tiled surround, pedestal wash hand basin, low level WC, large walk-in shower cubicle with overhead shower sprinkler, dual aspect with UPVC windows to the side and rear elevations (with privacy glass where appropriate but still with stunning views). Beamed and textured ceiling, 2 radiators, ceiling light, built-in Airing Cupboard housing the modern hot water cylinder.





EXTERIOR

At the front of the property there is a block paved driveway with parking for several cars and a access to:

MODERN DOUBLE GARAGE

6.40m(21'0") x 5.40m(17'9") overall Of modern brick construction with a pitched roof, twin up and over doors, concrete floor, power and lighting.

Access between the corner wall of the house and the garage initially leads to a private lawned garden area with inset specimen trees, shrubs and trellis work, brick wall with gated access to a split level paved patio area, raised brick planter with small pond and further extensive patio/seating area to the rear of the conservatory with built-in barbeque with slate roof canopy.

BRICK OUTBUILDING

This useful building is situated to the rear of the patio behind the house and has until recently been used as a Chiropody Practice. The current owner of the property ran a chiropody practice in South Lincolnshire for over 20 years (including the past 13 years at this address). B1 planning consent is valid and, in the Agents opinion, this building could perform a variety of business/leisure uses depending on the relevant planning consents. Access to the building is gained through a side part glazed entrance door with covered porch area and external WC with initial access to:

WAITING AREA

2.45m(8'0") x 1.81m(5'11") Tiled floor, electric heater, UPVC window to the rear elevation with pleasant open views, UPVC window to the front elevation, panelled inner door to:

SURGERY/CONSULTING ROOM

3.18m(10'5") x 2.44m(8'0") Ceramic floor tiles, ceiling light, exposed beam, electric wall heater, UPVC window, part glazed UPVC external entrance door with privacy glass, wash hand basin with mixer tap and storage cupboards beneath.

To the north side of the property an attractive covered walk way with paved pathway circles an extremely well planned garden with a variety of shrubs, bushes, climbing plants and a variety of seating areas to take advantage of the sun from all aspects. This continues to the far end of the plot where there is a:

STORE SHED

5.20m(17'1") x 2.60m(8'6")

ATTACHED STORE

5.20m(17'1") x 2.40m(7'10") Fully insulated with potential for further living accommodation.

The garden is fenced to all sides, there is an oil storage tank, various outside lights etc. The garden has been extremely well designed to take advantage of all seasons and, at various points, there are pleasant seating areas with lovely westerly views over the fenscape and neighbouring paddock with notable seating area at the rear of the outbuilding adjacent to the barbeque area



with a very pleasant view (depicted in the sales particulars). The rear window in the kitchen and the windows in the front and rear of the waiting room for the surgery are aligned to take advantage of this view which, on a pleasant clear day, includes a dramatic sunset to the west elevation.

2 GARDEN SHEDS

2.40m(7'10") x 1.80m(5'11") Of timber construction.

SERVICES

Mains water and electricity, private drainage. Oil central heating. Electric heating in the commercial premises.

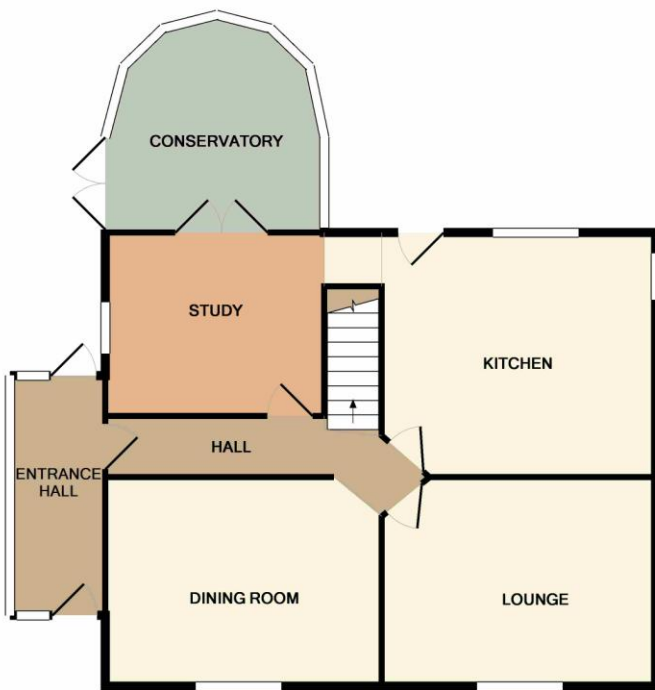
DIRECTIONS

From Spalding proceed in a northerly direction along the B1397 Pinchbeck Road and continue through Pinchbeck and Surfleet and on to Gosberton. Follow the bend round to the right on to Boston Road and continue for a further half mile turning left signposted Quadring Eaudyke. Proceed for a round 1 mile, turn left into Watergate and the property is situated after 400 yards on the left hand side.

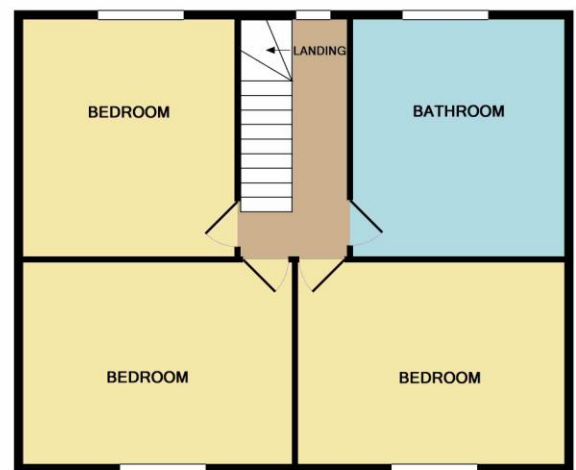
AMENITIES

The nearby villages of Quadring and Gosberton have combined facilities including primary schools, Churches, public houses, dental practice, hairdressers, shops, post office etc. The well served Georgian market town of Spalding is 8 miles to the south of the property and has a wide range of amenities. Peterborough is 26 miles to the south and has a fast train link with London's Kings Cross minimum journey time 49 minutes.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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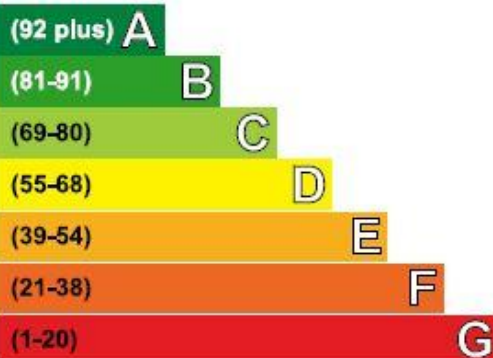
THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
58	80

TENURE Freehold

SERVICES See Note

COUNCIL TAX B

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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 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. The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

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 availability of these with their solicitor or surveyor.

Ref: 14648-s8981

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

R. Longstaff & Co.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766

F: 01775 762289

E: spalding@longstaff.com

www.longstaff.com

