



Grangehill Road, Tydd St Giles £399,995

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 **Idyllic Countryside Retreat with Annex & Outbuildings.** An exceptional opportunity to embrace rural living with this beautifully presented extended detached bungalow and self-contained annex, nestled on a generous half-acre plot (STS) on the peaceful outskirts of Tydd St Giles. The main residence has been thoughtfully extended and stylishly upgraded by the current owner, offering a seamless blend of comfort, character, and modern convenience. Step inside to discover a bespoke re-fitted kitchen. Call us ANYTIME to book your viewing – 01406 424441.

Accommodation Comprises:

 **Idyllic Countryside Retreat with Annex & Outbuildings – Tydd St Giles**

An exceptional opportunity to embrace rural living with this beautifully presented **detached extended bungalow and self-contained annex**, nestled on a generous **half-acre plot (STS)** on the peaceful outskirts of Tydd St Giles.

The **main residence** has been thoughtfully extended and stylishly upgraded by the current owner, offering a seamless blend of comfort, character, and modern convenience. Step inside to discover:

- A **bespoke fitted kitchen** perfect for culinary enthusiasts
- Elegant **lounge and dining areas** ideal for entertaining
- A light-filled **garden room** overlooking the tranquil grounds
- A luxurious **main bedroom suite** with dressing area and en-suite
- A further **double bedroom** and versatile **office/third bedroom**
- **Oil-fired central heating** and **PVCu double glazing** throughout

Beyond the main home, the property boasts a **fully insulated two-bedroom annex** – perfect for guests, multi-generational living, or home office. The annex features:

- Open-plan **lounge/kitchen/diner**
- Two comfortable bedrooms
- Modern shower room
- **LPG gas heating** for year-round comfort

Outside, the grounds are a true highlight – **edged with mature trees** offering privacy and a picturesque backdrop. Additional features include:

- A **double garage**
- **Two powered workshops** – ideal for hobbies or storage
- A **dry store** for added practicality

This is a rare chance to secure a lifestyle property that combines space, flexibility, and serenity in a sought-after rural setting. **Early viewing is highly recommended** to fully appreciate all this unique home has to offer.

PVCu double glazed entrance door to:

Dining Room 4.31m x 2.46m (14'2" x 8'1")

Ceramic tiled flooring, radiator, bespoke wall mounted and floor standing units with worktop space over, TV point, opening to:

Fitted Kitchen 4.26m x 2.35m (14' x 7'9")

A bespoke hand made fitted kitchen with wall mounted and floor standing units with Oak worktop space over and matching upstands, range of deep pan drawers, concealed bin unit, composite CDA one and a quarter bowl sink unit with mixer tap, fitted twin CDA eye level ovens, built in CDA microwave, built in 4 ring induction hob with stainless steel upstand, extractor canopy over, ceramic tiled flooring, wall mounted vertical radiator, replacement PVCu double glazed window to side and rear aspect.

Garden Room 4.33m x 3.32m (14'2" x 10'11")

Of brick-built construction with PVCu double glazed window to side and rear aspect, PVCu double glazed French doors to side exit, TV point, radiator, ceramic tiled flooring, LPG gas fire.

Lounge 4.70m x 2.97m (15'5" x 9'9")

Feature recessed multi fuel stove in chimney breast with tiled hearth, wall light points, TV point, wood effect flooring, radiator, cove to ceiling, wall mounted central heating thermostat, replacement PVCu double glazed window to front aspect, door to:

Bedroom 2 3.14m max x 2.99m (10'4" x 9'10")

Cove to ceiling, built in triple wardrobe with mirrored sliding doors, hanging rail and storage shelving, over bed storage cupboards, radiator, wood effect flooring, TV point, radiator, replacement PVCu double glazed window to front aspect.

Office/Bedroom 3 2.99m x 1.65m (9'10" x 5'5")

Cove to ceiling with access to loft space, radiator, wooden effect flooring, replacement PVCu double glazed window to side aspect.

Utility Area

Plumbing for washing machine with worktop space over, wall mounted unit with shelving, radiator, door to built in airing cupboard with storage shelving, light point connected, door to:

Main Bedroom 4.70m x 3.83m (15'5" x 12'7")

Fitted with a matching range of bespoke hand made wardrobes with pull down clothes rails and storage shelving, concealed pull down hobby/craft table, dressing area, LVT flooring, radiator, replacement PVCu double glazed to front and rear aspect, PVCu double glazed French doors to rear garden, door to:

En-Suite

Fitted with a three-piece suite comprising: Oversized walk-in shower cubicle with fitted power shower, vanity wash hand basin with mixer tap, storage cupboard under, heated vanity mirror with sensor light over, close coupled dual flush WC, moisture detection extractor fan, wall mounted towel radiator, LVT flooring, aqua board surrounds.

Family bathroom

Fitted with a three piece suite comprising: Deep panel bath with mixer tap and hand shower attachment, close coupled dual flush WC, fitted range of storage cupboards, vanity wash hand basin with mixer tap, vertical towel radiator, ceramic tiled flooring, extractor fan, replacement PVCu opaque double glazed window to front aspect, door to built in airing cupboard housing economy 7 hot water tank with linen shelving.

Annex/Lodge

The timber constructed and insulated Annex has planning permission (Fenland District Council: F/YR22/0776/F) as an Annex, it benefits from its own heating source (LPG Gas) and a treatment plant along with PVCu double glazing. The accommodation comprises, entrance hall, two bedrooms, shower room and a living/dining/kitchen.

PVCu Double glazed entrance door to:

Entrance Hall

Wood effect flooring, opening to:

Lounge/Dining/Kitchen 7.16m x 3.96m (23'6" x 13")

Fitted with a bespoke hand made range of fitted wall mounted and floor standing units with Beech worktop space over and matching upstand. Stainless steel one and a half bowl sink unit with mixer tap, plumbing for washing machine, space for fridge, deep pan draws, eye level fitted electric oven, 4 ring halogen hob with upstand and extractor canopy over, wood effect flooring, radiator, TV point, PVCu double glazed window to side and rear aspect.

Main Bedroom 3.96m x 2.76m (13' x 9'1")

Wood effect flooring, radiator, PVCu double glazed window to rear aspect.

Bedroom 2 2.65m x 1.57m (8'8" x 5'2")

Radiator, wooden effect flooring, wall mounted LPG gas fired central heating boiler servicing heating and domestic hot water, PVCu double glazed window to rear aspect.

Shower Room

Fitted with a three-piece suite comprising: Large shower enclosure with fitted shower, close coupled dual flush WC, vanity wash hand basin with mixer tap, vanity mirror over, aqua board surrounds, extractor fan, radiator, PVCu opaque double glazed window to rear aspect.

AGENTS COMMENTS: The electricity and water service to the Annex/Lodge runs from the main property. Wastewater is managed by its own treatment plant.

Outside: The front garden is enclosed with brick walling and iron railings and mature hedging with double gated access to extensive driveway providing off road parking for many vehicles which leads to the rear. The front garden is laid to lawn, flower and shrub borders to the side. To the rear of the property is a covered patio area ideal for outside dining and relaxing, paved area with flower and shrub borders, outside water tap and lighting. To the side is an external oil-fired central heating boiler servicing heating and domestic hot water for the bungalow.

Double garage: 5.49m x 7.22m (23'8 x 18')

Concrete sectional double garage with twin opening doors, power and light connected, space for tumble dryer and additional freezers, LPG gas storage, door to storeroom with storage shelving, power and light connected.

Workshop 7.13 x 2.81m (23'5" X 9'3")

Power and light connected

Workshop 7.13m x 3.32m (23'5" x 10'11")

Power and light connected

Lean Too Dry Store 7.13m x 3.65m (23'5" x 12')

Light point connected

Beyond the outbuildings is sited a two-bedroom wooden construction, insulated Annex/Lodge with treatment plant. Further area laid to lawn with mature hedging and trees. The property sits on a half-acre plot (STS). Viewing of this property is highly recommended – Call us ANYTIME – 01406 424441.

Directions:

Leave Holbeach travelling along the B1168. At Holbeach St Johns turn left at the first bend onto Joys Bank, continue along turning right onto Old Fendyke. Once past the sharp right-hand bend take the right onto Grangehill Road where the property can be located on the left-hand side. For satellite navigation the property postal code is: PE13 5NP.

Council Tax:

Band C - £2,166.88 ~ Fenland District Council 2025/2026

EPC: TBC

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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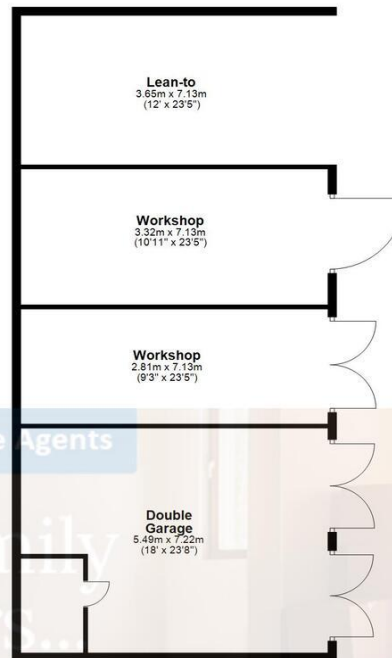






Ground Floor

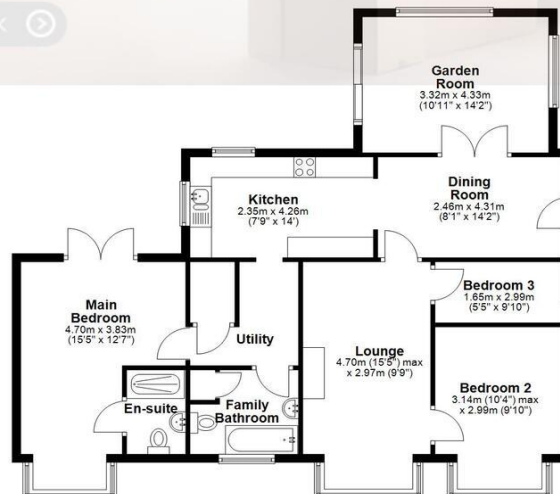
Approx. 210.1 sq. metres (2261.0 sq. feet)



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Total area: approx. 210.1 sq. metres (2261.0 sq. feet)



Ground Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



Total area: approx. 42.5 sq. metres (457.3 sq. feet)

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week, call us ANYTIME!

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