

Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and special fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Energy Efficiency Graph



Area Map



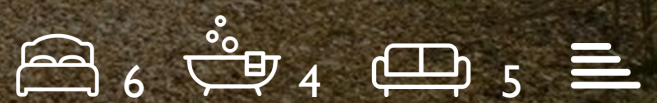
Floor Plan



57 Main Road

Parson Drove, PE13 4LA

£750,000 - Freehold , Tax Band - E



57 Main Road

Parson Drove, PE13 4LA

City and County Crowland are delighted to showcase this beautiful Grade 2 listed Georgian farmhouse with an adjoining cottage/annex, sitting amongst 2.25 acres incorporating various outbuildings, a block built stable block incorporating four stables, and a menage adjoining an approximate acre of paddock.

The principal farmhouse has superbly presented accommodation with many individual and character features, entrance to the property is via a spacious reception hall, with the feature staircase leading to the split level landing. There have been many improvements by the current vendor including underfloor heating on the ground floor within both dwellings. Three reception rooms all with feature fireplace and surrounds, one with cosy log burning stove. A lovely farmhouse fully fitted kitchen with island unit, an adjacent utility room, plus a WC. There is also a downstairs shower room therefore offering versatility and convenience throughout. Feature staircase leading to the galleried landing, where you will find four bedrooms, with the master benefiting from an en-suite bathroom and walk in wardrobe.

Next door to the main dwelling is a refurbished cottage/annexe, with an entrance hall, a modern kitchen, living room, and utility/WC. Again underfloor heating downstairs and radiators upstairs. To the first floor, there are two double bedrooms plus a three-piece suite shower room.

Outside space incorporates a landscaped garden space with established borders and beds, outside power and tap, workshop, menage, three timber field shelters, and a static caravan (used for storage). The land to the rear can be accessed via an additional gated drive leading to Main Road. Please note there is an overage clause on the paddock which entitles the previous owner to 50% of the net development value within a period of 25 years of the date this clause was added. Please note there are 13 years left to run with this clause. Viewing essential to fully appreciate this unique opportunity

Entrance Hall

9'10" x 20'3"

Reception Room

14'1" x 14'7"

Lounge

12'10" x 15'8"

Dining Room

13'1" x 20'3"

Kitchen

11'11" x 13'6"

Utility Room

8'9" x 10'5"

WC

4'2" x 3'8"

Snug

8'4" x 15'8"

Bathroom

8'6" x 11'5"

Landing One

9'9" x 5'4"

Bedroom Two

14'3" x 14'7"

En-Suite To Bedroom Two

3'8" x 5'8"

Bedroom Four

10'2" x 7'1"



Master Bedroom

13'2" x 15'8"

Wardrobe To Master Bedroom

5'2" x 10'11"

En-Suite To Master Bedroom

7'9" x 10'9"

Landing Two

13'2" x 6'4"

Bathroom

6'3" x 2'7"

Bedroom Three

12'6" x 13'10"

Entrance Hall To Annex

11'10" x 14'9"

Bathroom

6'0" x 5'4"

Lounge

13'10" x 14'10"

Kitchen

9'11" x 14'10"

Landing

10'2" x 9'3"

Master Bedroom

15'7" x 14'10"

Bedroom Two

9'10" x 14'10"

WC

6'0" x 5'1"

EPC & Tenure

Exempt as Grade II Listed Building

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains Water Supply

Sewerage: Septic Tank

Heating: Oil

Heating features: Underfloor Heating Downstairs

Broadband: up to 36Mbps

Mobile coverage: Vodafone - Great

Parking: Allocated x 12, Electric Vehicle Charging Point

Without Adapter

Building safety issues: No

Restrictions - Listed Building: Grade II Listed

Restrictions - Conservation Area: Yes

Restrictions - Tree Preservation Orders: Yes (front)

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level Access and Wide

Doorways

Coal mining area: No

Non-coal mining area: No

Energy Performance rating: Exempt

All information is provided without warranty.

The information contained is intended to help you decide

whether the property is suitable for you. You should verify

any answers which are important to you with your property

lawyer or surveyor or ask for quotes from the appropriate

trade experts: builder, plumber, electrician, damp, and

timber expert.