



High Street

Spalding, PE11 1TX

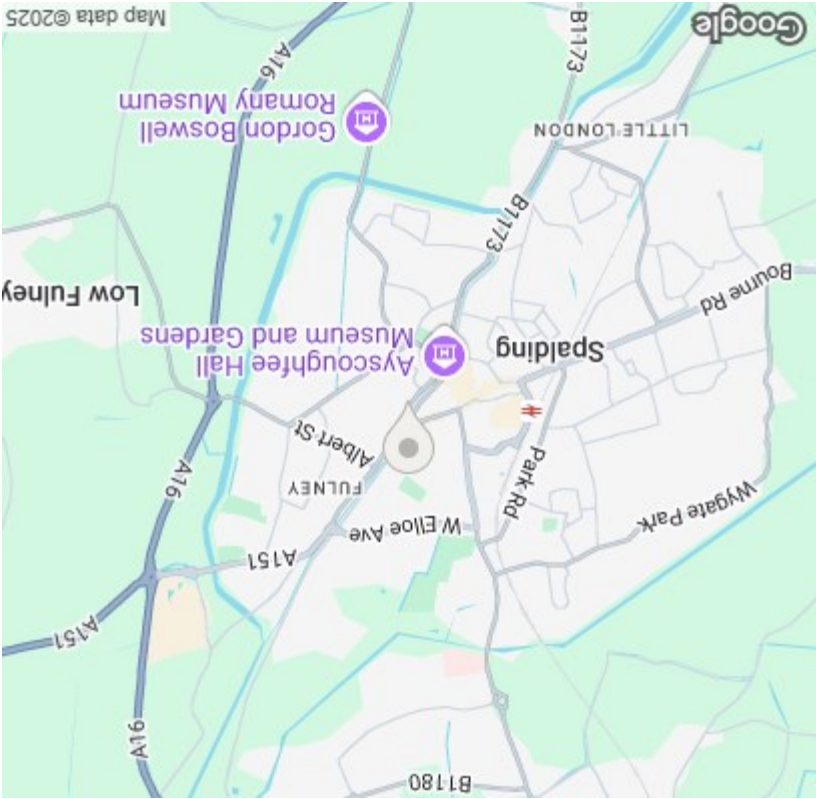
£165,000 - Freehold , Tax Band - A



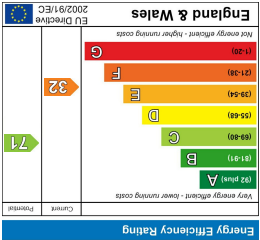
Floor Plan



Area Map



Energy Efficiency Graph



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

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 specific 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 NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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Nestled in the heart of Spalding, this charming barn conversion, (vendor has informed us it is grade 2 listed) dating back to the early 1800s, offers a unique blend of historical character and modern living. The property, originally stables and a coach house, boasts a delightful enclosed garden that provides a good degree of privacy, convenient pedestrian access to all the local shops and amenities , riverside views close by. No forward Chan

Upon entering, you are greeted by a kitchen breakfast room accessed through a traditional barn-style split door. This fitted kitchen offers ample storage and generous work surfaces, making it a practical space for culinary endeavours. A latch door leads you into a fantastic living area, where exposed beams and a vaulted ceiling create an inviting atmosphere, perfect for relaxation or entertaining. The spacious bath and shower room is conveniently located, ensuring comfort and ease of access. A feature timber staircase ascends to a small landing, where another latch door opens into the large bedroom. This tranquil space also showcases exposed beams and a vaulted ceiling, adding to the property's charm. Double doors lead out to a lovely balcony area, ideal for enjoying a morning coffee or evening breeze. The property benefits from underfloor heating downstairs and radiators upstairs. This truly unique property is situated within easy reach of local shops, services, and amenities, making it an ideal choice for those seeking convenience alongside character. With no forward chain, this is an opportunity not to be missed. Whether you are a first-time buyer or looking to downsize, this barn conversion offers a perfect blend of history and modern comfort in a desirable location.

Kitchen Breakfast Room
16'7" x 13'9"

Living Room
15'10"x 25'9"

Bathroom
9'6" x 13'5"

Bedroom
18'3" x 14'4"

EPC - F
32/71

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Lateral Living
Building safety: No
Known planning considerations: Yes - refurb of flats next year
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: Yes
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No



Right of way public: No
Right of way private: Yes - Shared access by permission of vendor
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: On Street Parking Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 80Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

