

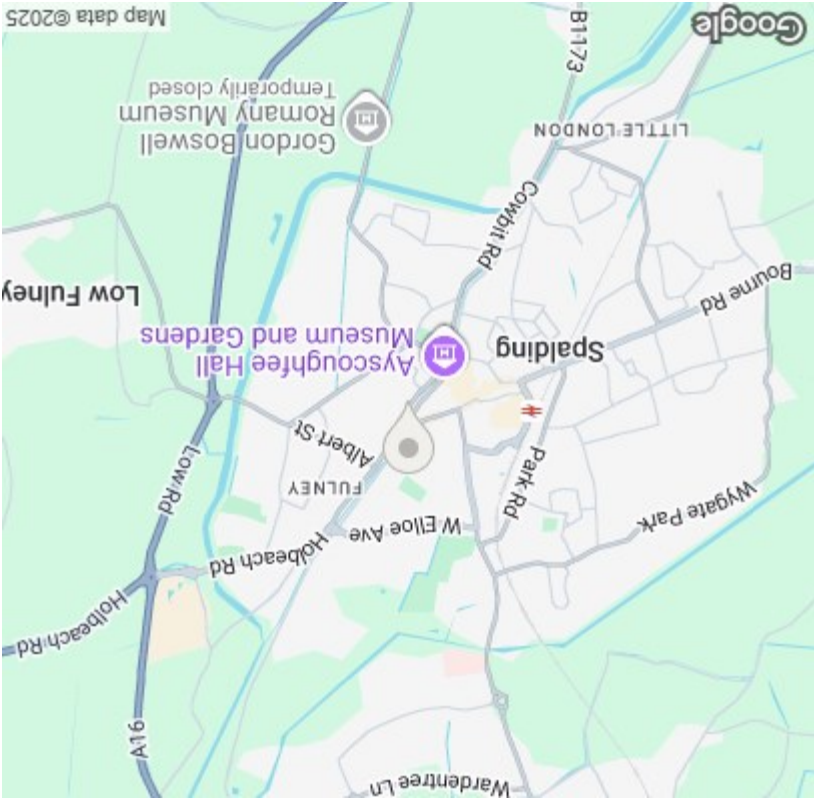
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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/>

**Viewing**  
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.

Energy Efficiency Rating	
Current	Minimum
Any energy efficient - lower running costs	A
129 kWh/m <sup>2</sup>	B
152 kWh/m <sup>2</sup>	C
155 kWh/m <sup>2</sup>	D
178 kWh/m <sup>2</sup>	E
215 kWh/m <sup>2</sup>	F
255 kWh/m <sup>2</sup>	G

EU Directive 2002/91/EC  
The energy efficient - higher running costs

**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**High Street**

Spalding, PE11 1TX

**£135,000 - Freehold , Tax Band - A**



## High Street

Spalding, PE11 1TX

Nestled in the heart of Spalding, this charming barn conversion, 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 Chain

### AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

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 larch 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 larch 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

5.06 x 4.21 (16'7" x 13'9")

### Living Room

4.85 x 7.85 (15'10" x 25'9")

### Bathroom

2.90 x 4.11 (9'6" x 13'5")

### Bedroom

5.58 x 4.38 (18'3" x 14'4")

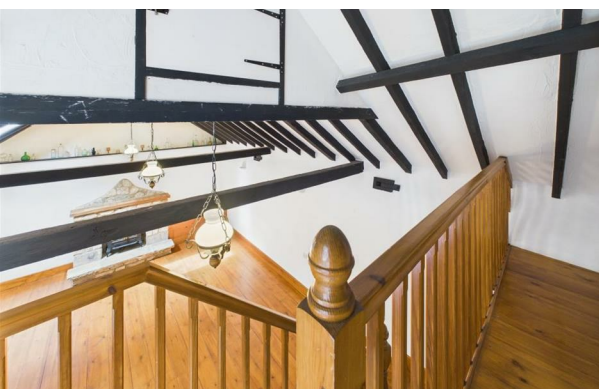
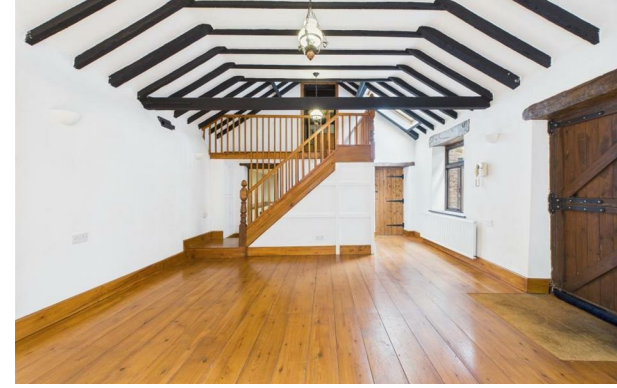
### EPC - F

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: No  
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.