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7 DAYS

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**OLD APPELYARD BARN
SUTTON ROAD, FOUR GOTES
PE13 5PH**

THE PROPERTY: AN IMPRESSIVE FOUR BEDROOMED BARN CONVERSION OF ENORMOUS CHARACTER & SITUATED IN A RURAL LOCATION ON A FANTASTIC PLOT OF APPROX. 1 ACRE (stms) * 18' FITTED KITCHEN/DINER WITH RANGEMASTER * 28' LOUNGE * USEFUL UTILITY * CONSERVATORY * MASTER BEDROOM WITH ENSUITE SHOWER ROOM/W.C. & DRESSING ROOM * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * 800sq.ft GARAGE/WORKSHOP * 26' GAMES ROOM * A UNIQUE OPPORTUNITY, SO VIEW QUICKLY! * THE PROPERTY IS SET BACK OFF THE MAIN ROAD.

THE PRICE:

£525,000

FREEHOLD EPC BAND E

REF. 8981

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



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COUNCIL TAX: **BAND F FENLAND DISTRICT COUNCIL**

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the main road for about 4.7 miles then turn immediately right after passing the FIRST GREY HOUSE after the double bends into a small private lane. The Barn is immediately on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH/CANOPY/LOBBY:

RECEPTION HALL: With enclosed stairway off;

INNER HALL: With feature archway:

LOUNGE/DINER: 28'3"(max) x 16'1"(max) with feature ceiling height exposed brick fire surround enclosing a multi fuel burner stove;

FITTED KITCHEN: 18'8"(max) x 16'10"(max) range of wall cupboards, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, space/plumbing for dishwasher, Island unit with drawers & cupboards under, Rangemaster electric/LPG Range;

UTILITY: 10'6"(max) x 7'7"(max) with range of wall cupboards, work tops with space/plumbing under for automatic washing machine & space for condensing tumble drier, deep sink;

GROUND FLOOR CLOAKROOM/W.C.:

With low level w.c., tiled floor, inset hand wash basin;

GROUND FLOOR BATHROOM/W.C./SHOWER ROOM:

With tiled & screended shower cubicle., tile with mixer tap, low level w.c., inset hand wash basin, tiled walls;

BEDROOM NO 1: 16'9"(max) x 13'7"(max) with patio doors to garden, open riser stairway to:-

DRESSING ROOM/PLAYROOM/STUDY:

13'(max) x 6'6"(max) with sloping ceiling;

GROUND FLOOR BEDROOM NO 2:

11'(max) x 5'6"(max);

GROUND FLOOR BEDROOM NO 3:

17'5"(max) x 10'6"(max);

UPVC CONSERVATORY: 15'9"(max) x 12'8"(max) with double glazed french doors to rear garden;

MAIN BEDROOM NO 4: 18'5"(max) x 16'3"(max) with range of built in wardrobes/cupboards;

EN SUITE DRESSING ROOM: With range of fitted wardrobes/cupboards, built in airing cupboard housing hot water cylinder with immersion heater;

EN SUITE BATHROOM/SHOWER ROOM/W.C.:

With Quadrant shower cubicle, low level w.c. panelled bath with mixer tap, pedestal wash basin;

OUTSIDE:

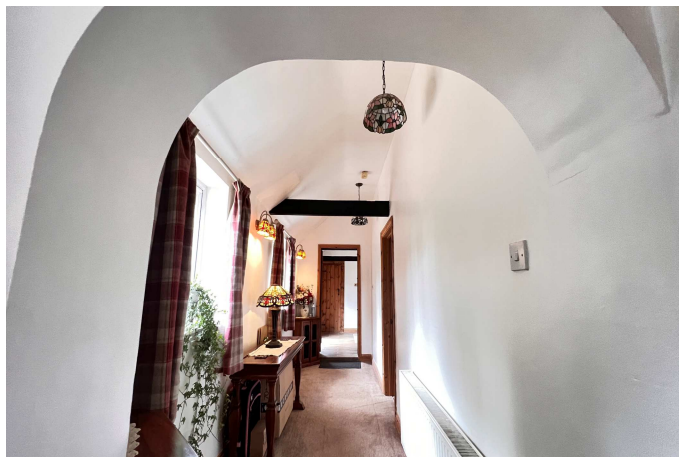
STORE: 15'(max) x 12'1"(max); **WARM FLOW** oil fired C/H boiler; **GAMES ROOM/RECREATION ROOM:** 26'8"(max) x 15'1"(max) with double glazed patio doors opening onto a covered paved patio;

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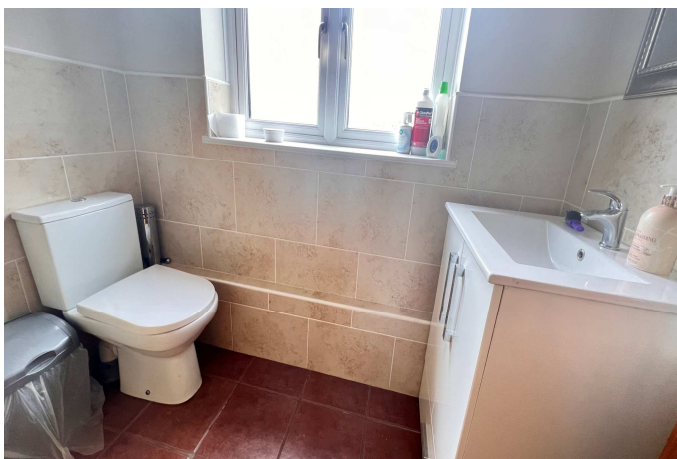
WORKSHOP: 31'8"(max) x 26'5"(max) with electrically operated roller door, power & lighting;

GARDENS/LAND: Land to rear down to a grass paddock with numerous trees, shrubs, an extensive shingle multi vehicle off road paring space/turn round, beds, plants and a extensive paved patio.

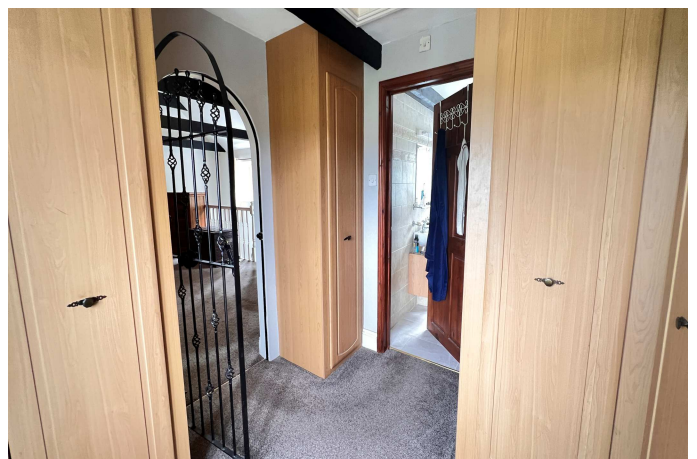
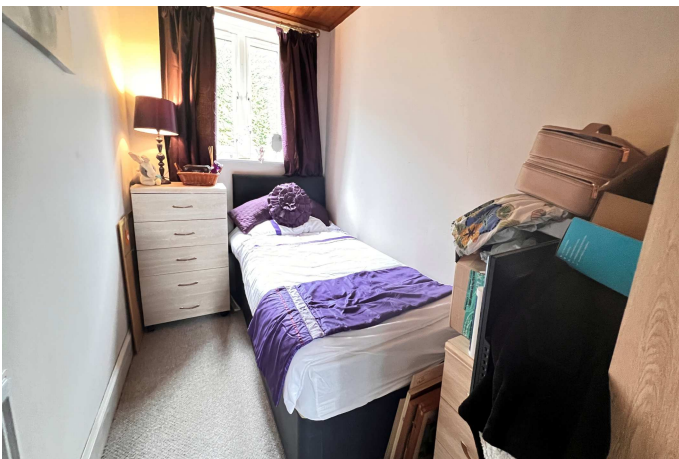
N.B The vendor informs us the boiler and radiators were both installed about 2 years ago. The property has the benefit of 10 Solar Panels which are owned by the vendor. There is a 2,500 litre Oil Tank.



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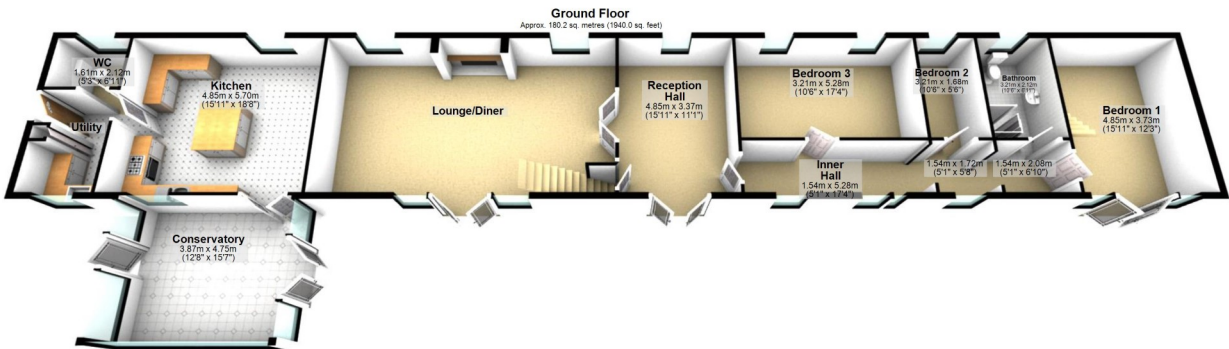
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Total area: approx. 230.1 sq. metres (2476.7 sq. feet)