



BRADLEY JAMES

ESTATE AGENTS



Ivy Cottage Jekils Bank, Holbeach St Johns, Spalding, Lincolnshire, PE12 8RG

Asking price £370,000

- BEAUTIFUL COUNTRYSIDE COTTAGE
- TRIPLE ASPECT LOUNGE WITH MULTI FUEL BURNER
- DOWNSTAIRS BATHROOM
- 0.25 ACRE PLOT
- DETACHED OUTSIDE UTILITY ROOM AND HOME OFFICE
- NO NEAR NEIGHBOURS
- OPEN PLAN KITCHEN DINER
- UPSTAIRS SHOWER ROOM
- OVERSIZED GARAGE WORKSHOP WITH POWER
- GREAT ROAD LINKS FOR PETERBOROUGH, HOLBEACH AND SPALDING

Ivy Cottage Jekils Bank, Spalding PE12 8RG

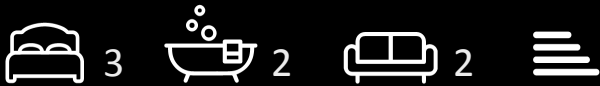
Bradley James Estate Agents are pleased to offer for sale this chocolate box cottage nestled in the tranquil setting of Jekils Bank, Holbeach St Johns. This charming detached cottage, built in 1850, offers a delightful blend of character and modern living. With no near neighbours, this property provides a peaceful retreat while still being conveniently located just a 25-minute drive from Peterborough, 10 minutes from Holbeach, and 15 minutes from Spalding.

The cottage boasts two inviting reception rooms, including a triple aspect lounge that features a multi-fuel burner, perfect for cosy evenings. The open-plan kitchen diner is equipped with a double range, making it an ideal space for family gatherings and entertaining. A lovely conservatory extends the living space, offering picturesque views over the rear garden, which is set within a generous 0.25-acre plot.

This property comprises three well-proportioned bedrooms, ensuring ample accommodation for family and guests. The downstairs bathroom and an upstairs shower room provide convenience and comfort.

Outside, the oversized garage workshop with power offers excellent storage and workspace options, while an additional utility room or home office in the rear garden adds versatility to this delightful property. With parking available for up to eight vehicles, this cottage is perfect for those who appreciate both space and privacy.

This chocolate box cottage is brimming with beautiful character and charm throughout, making it a truly special place to call home. Whether you seek a peaceful countryside lifestyle or a family-friendly environment, this property is sure to impress.



Council Tax Band: B



Lounge

18'5 x 12'2

Composite front door into the triple aspect lounge which has a Georgian double glazed wooden door to the front and to the side, window to the rear, UPVC double glazed window to the side, multi fuel burner, tiled floor, wall lights, power points, radiators, sky point and a coat cupboard with fuse box.

Kitchen Diner

19'2 x 10'5

Double aspect with a wooden Georgian double glazed window to the front, UPVC door going onto the conservatory and stable door going onto the rear garden. There are shaker base and eye level units with Quartz worksurface over, sink and drainer with mixer taps over, double range master electric and gas oven with a five burner gas hob with a range master extractor over, integrated dishwasher, integrated fridge freezer, electric kickboard heater, tiled splashback, power point, radiator, skimmed ceiling with inset spotlights and under stairs storage cupboard.

Conservatory

11'5 x 11'1

It's a brick and UPVC construction with UPVC double glazed French doors coming out to the rear garden, tiled floor, radiator, power points and wall lights.

Downstairs Bathroom

Obscured double glazed window to the front, bath with telephone style mixer taps over and a mixer tap shower over, pedestal wash hand basin with taps over, WC with push button flush, wall mounted heated towel rail, tiled splashback, half height tiles, tongue and groove walls and skimmed ceiling with inset spotlights.

Landing

There's a loft hatch which has lighting, loft ladder, power points and skimmed ceiling.

Upstairs Shower Room

Obscured double glazed window to the side, separate shower cubicle which is fully tiled and has an electric mixer shower, wash hand basin with taps over, WC with push button flush, half height tongue and grooved walls, wall mounted heated towel rail, skimmed ceiling with inset spotlights and airing cupboard with wall mounted Worcester Bosch boiler and shelving.

Bedroom 1

10'5 x 8'0

Double aspect with a double glazed window to the front and rear, radiator, power points, skimmed ceiling and a single storage cupboard.

Bedroom 2

12'5 x 7'6

Double glazed window to the rear, radiator, power points and skimmed ceiling.

Bedroom 3

10'4 x 7'5

Double glazed window to the front, radiator, power points and skimmed ceiling.

Outside

The outside is enclosed by hedging and panel fencing. There's a bespoke metal vehicle access gate which opens up to a vast amount of gravel off-road parking for numerous cars. There's an outside light and security light to the front with some raised flowerbeds and a block paved path leading to the front door. There's a pedestrian side gate and another bespoke metal double gate which opens up to your rear garden. The rear garden is enclosed by panel fencing and trees, it is predominantly laid to lawn and has apple, pear and victoria plum trees, there's an extended patio seating area, there is also a calor gas tank behind some fencing.

Garage/ Workshop

28'1 x 12'0

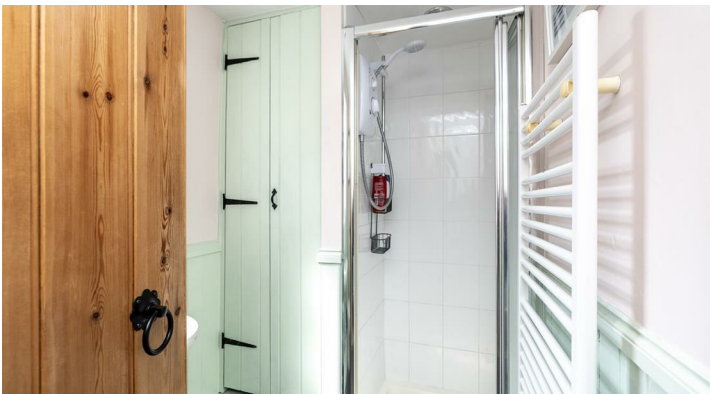
This is longer and wider than average, it has wooden double doors to the front, power and lighting connected, a door to the side and separate fuse box.

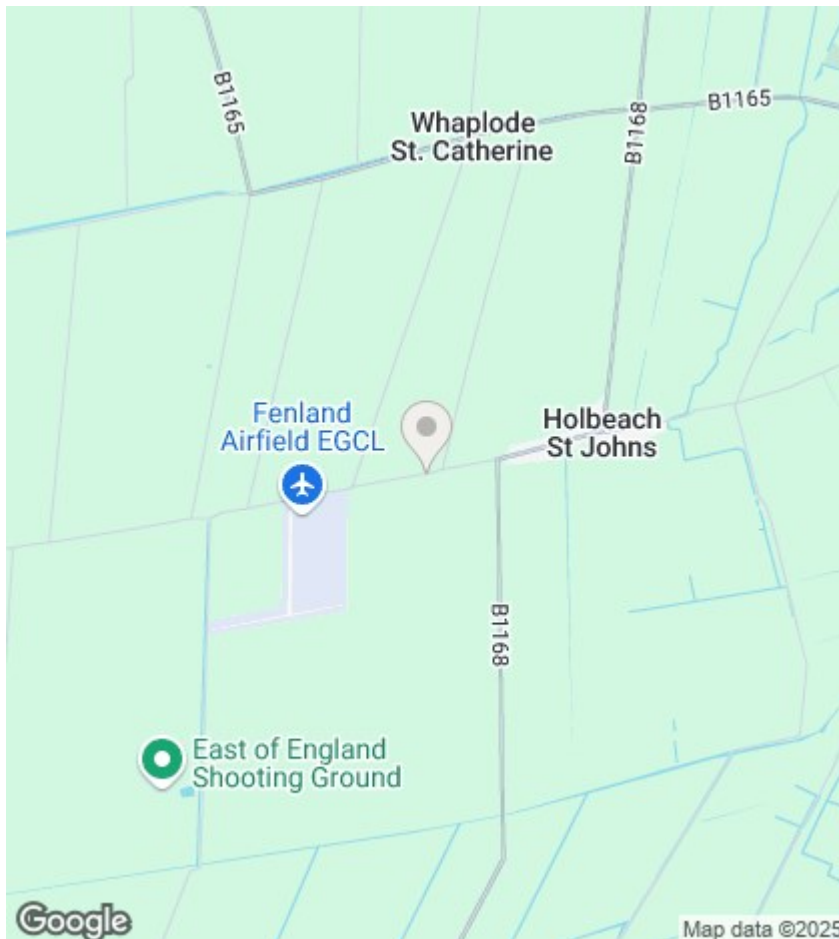
Office and utility room

14'0 x 5'7

Outside utility room or work from home office is insulated. It has a double glazed door to the front and double glazed window to the front, space and plumbing for washing machine, space and point for tumble dryer, power points and separate fuse box.







Directions

Viewings

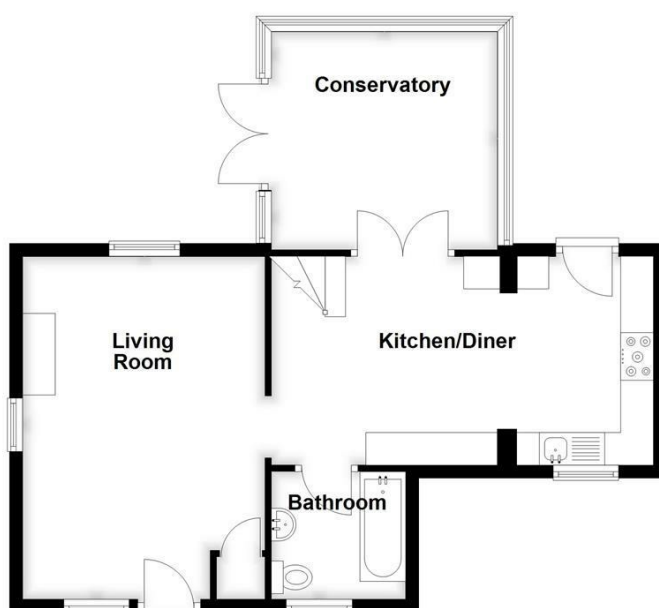
Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

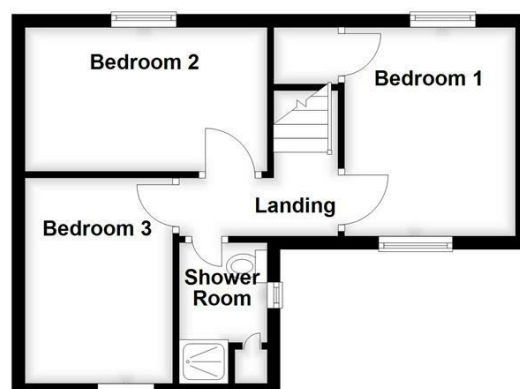
Ground Floor

Approx. 56.1 sq. metres (604.0 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



Total area: approx. 88.8 sq. metres (955.8 sq. feet)