



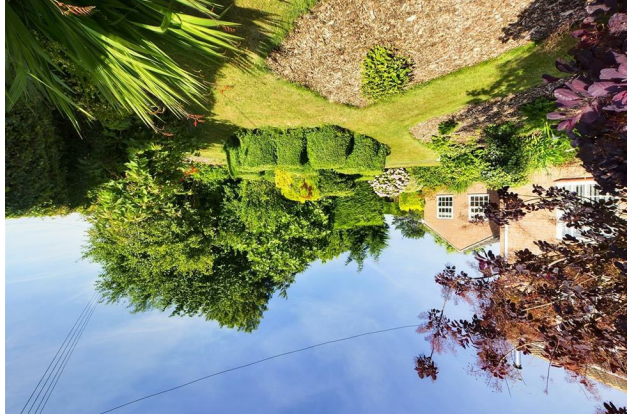
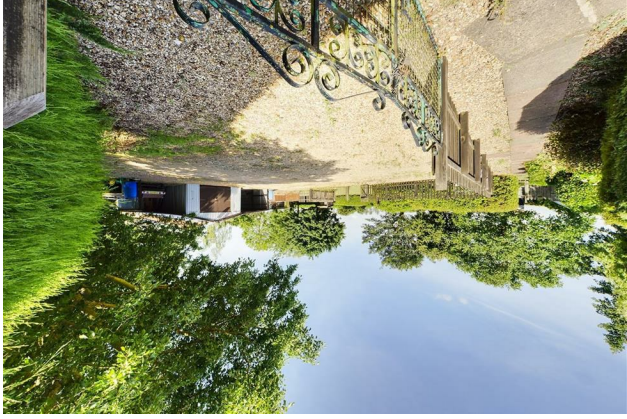
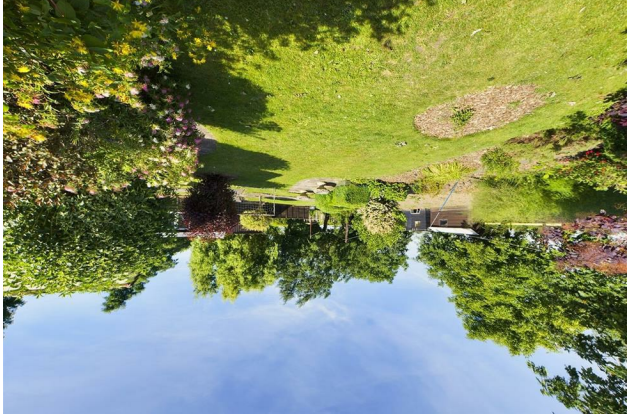
**Robin House Tydd Low Road, Long Sutton, Lincolnshire, PE12 9AR**

**Offers in the region of £425,000 Freehold**

A rare opportunity to purchase a charming 3-bedroom extended farmhouse set on a 0.8-acre (STMS) plot with field views to the front and rear. Downstairs, the property benefits from a fully fitted kitchen diner with a centre island with French doors onto an enclosed deck overlooking the landscaped front gardens, an ideal entertaining space for friends and family. There is a separate utility room, and a downstairs shower room, as well as a snug with a log burner and a further living room with French doors to the rear garden. Upstairs is a king-size master bedroom with walk-in-closet, a second large double bedroom and a third double bedroom. Set amongst the lawns and established trees and shrub borders are multiple outbuildings offering various uses, including sheds, garages, car/trailer ports, outhouses, glasshouses, potting sheds, log and kindling stores, a play house with deck and much more. There is a building currently utilised as a garage and two workshops which may have the potential for conversion to an annex subject to the relevant permissions. An absolute must-see! Check out our virtual tour.

The small but busy Market Town of Long Sutton is located approximately 3.6 miles away and has a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive. The smaller nearby Town of Sutton Bridge also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk

**LONG SUTTON**



#### **Entrance Porch**

5'1" x 3'8" (1.56 x 1.14)

Textured ceiling. uPVC part double-glazed privacy door to rear. Wall light.

#### **Entrance Hallway**

11'0" x 5'1" (3.37 x 1.56)

Textured ceiling. Ceiling light. uPVC double-glazed window to front. Opening to inner lobby. Radiator. 1 x double power-point. BT point.

#### **Kitchen/Diner**

17'10" x 11'8" (5.45 x 3.56)

Textured, beamed ceiling. Loft hatch. Spot lights. uPVC double-glazed windows to front. uPVC double-glazed windows to rear. uPVC French doors to side. Fitted range of matching wall and base units with worktop over, and matching centre island. Tiled splash-backs. Stainless steel sink and drainer with stainless steel mixer tap. Aga-style "Leisure Cookmaster 101" oven and hob supplied by Calor Gas, with stainless steel extractor over. Space for a tall fridge-freezer. Radiator. 4 x double power-points and 2 double power-points with USB ports. Telephone socket.

#### **Inner lobby**

7'3" x 3'8" (2.23 x 1.12)

Textured ceiling. Smoke detector.

#### **Utility Room**

7'3" x 7'2" (2.21 x 2.19)

Textured ceiling. Ceiling light. uPVC double-glazed window to rear. uPVC double-glazed window to side. Stainless-steel sink with drainer and stainless steel taps. Space and plumbing for washing machine and space for tumble dryer with worktop over. Wall-mounted Worcester oil-fired boiler. 2 x double-power-points.

#### **Shower Room**

7'1" x 6'10" (2.17 x 2.10)

Ceiling light. Extractor fan. uPVC double-glazed privacy window to rear. Three-piece suite comprising low-level WC, vanity basin unit and shower cubicle with mains fed shower. Fully tiled walls. Towel radiator.

#### **Snug**

12'3" x 9'9" (min) (3.75 x 2.98 (min))

Textured, beamed ceiling. Ceiling light. uPVC double-glazed window to front. Under-stair storage recess. Brick fireplace with tiled hearth and wooden mantle. Log burning stove. Radiator. 3 x double power-points. TV point.

#### **Hallway**

3'0" x 2'9" (0.92 x 0.84)

Smoke detector. Ceiling light. uPVC double-glazed window to front. Consumer unit. 1 x double power-point. Telephone socket. Stairs to first floor.

#### **Living Room**

12'1" x 11'5" (3.70 x 3.50)

Textured, beamed ceiling. Ceiling fan light. uPVC double-glazed window to front. uPVC French doors to rear. Wooden fire surround with tiled hearth. Log-effect stove fuelled by calor gas. Radiator. 3 x double power-points.

#### **Landing**

3'5" x 2'10" (1.06 x 0.87)

Wooden cladded ceiling. Ceiling light.

#### **Bedroom 1**

12'2" x 11'4" (3.71 x 3.46)

Textured, beamed ceiling. Light pendant. uPVC double-glazed window to front. Walk-in closet with internal light measuring approx 1.91m x 0.86m. Radiator. 3 x double power-points. 1 x single power-point.

#### **Bedroom 2**

12'3" x 9'8" (3.75 x 2.97)

Textured, beamed ceiling. Loft hatch. Light pendant. uPVC double-glazed window to front. Airing cupboard housing hot water cylinder with shelving. 3 x double power-points. 1 x single power-point.

#### **Bedroom 3**

11'1" x 7'2" (3.39 x 2.19)

Textured, beamed ceiling. Light pendant. uPVC double-glazed window to side. Radiator. 1 x double power-point and 1 x single power-point with USB ports. TV point.

#### **Outside**

To the front and side of the property are private mature landscaped gardens, with trees, shrubs and bushes, a fish pond, a second wildlife pond and a pretty pergola. A shed (2.59m x 2.56m) offers storage space. An enclosed patio area extends from the kitchen/diner, offering the perfect spot for a morning coffee or outside dining in the evening.

To the rear, a second patio area extends from the living room. There is a fenced vegetable patch, as well as a ploughed area ideal for an allotment. Set amongst established trees and shrub/bush borders are multiple outbuildings offering various uses, including sheds, garages, car/trailer ports, workshops, outhouses, glasshouses, potting sheds, log and kindling stores, a play house with deck and much more. See below for details of some of the outbuildings:

#### **Workshop Building**

Block construction. Currently split into two workshop spaces and a garage. This building, subject to the relevant planning permission, may be suitable for conversion to an annex.

Workshop 1 - Measuring approximately 6.46m x 5.28m, comprising door and window to rear, a strip light, 2 x double power-points. Internal French doors to garage.

Garage - Measuring approximately 6.46m x 3.31m, comprising up and over door to rear and a strip light.

Workshop 2 - Measuring approximately 6.46m x 3.57m, comprising door and window to rear, a strip light and 2 x single power-points.

#### **Outhouse 1**

7'6" x 5'7" (2.29 x 1.72)

Currently used to house an additional freezer. Ceiling light. Aluminium framed window to side. 2 x double power-points.

#### **Outhouse 2**

5'10" x 4'11" (1.78 x 1.51)

Attached to the rear of Outhouse 1. Originally an outside WC. Aluminium framed window to rear. Wooden door to rear.

#### **Shed**

13'2" x 6'5" (4.02 x 1.96)

Block base with wooden structure. Door and window to front. With wire fenced enclosure attached.

#### **Garden Office/Games Room**

15'6" x 11'5" (4.74 x 3.50)

Door to front approached via steps with pergola over. uPVC double-glazed window to side. 2 x double power-points.

#### **Garage with two Car/Caravan Ports**

14'8" x 13'7" (4.49 x 4.16)

The garage features two wooden doors, a strip light and double power-point. One car port measures 4.58m x 3.06m and has a light, with the second port measuring 4.58 x 2.66.

#### **Council Tax**

Council Tax Band C. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

#### **Energy Performance Certificate**

EPC Rating E. If you would like to view the full EPC, please enquire at our Long Sutton office.

#### **Services**

Mains electric, water and private drainage are all understood to be installed at this property.

Central heating type - Oil central heating

Mobile phone signal coverage can be checked using the following links –

[www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

<https://www.signalchecker.co.uk/>

Broadband coverage can be checked using the following links –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

This postcode is deemed as very low risk of surface water flooding and low risk of flooding from rivers and the sea. For further information please use the following links -

[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

#### **Directions**

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 towards Market Place. Turn left onto Bull Lane. Continue onto Trafalgar Square/B1390. At the roundabout, take the 2nd exit onto Cowper's Gate/B1390. Continue straight onto Brown's Gate. Continue onto Tydd Low Road and the property is on the right-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

Please visit [www.geoffreycollings.com](http://www.geoffreycollings.com) for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT OUR LONG SUTTON BRANCH FOR A FREE MARKETING APPRAISAL.

**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.