



Peregrine's Rest  
Hallgate, Gedney

**BROWN & CO**



## Peregrine's Rest, Hallgate, Gedney, PE12 0AH

A particularly well-proportioned and substantial Grade II listed farmhouse dating from 1763, extending to approximately 272m<sup>2</sup>

The property has many fine period features, five bedrooms and is presented in superb order. There are rural views to the front and privacy to the rear. The house also benefits from a large barn/outbuilding incorporating a garage, home office, gym, and workshop.

In all approximately 0.30 hectares (0.75 acres), defined in red on sale plan

**FOR SALE BY PRIVATE TREATY**

Additional land available by separate negotiation







#### LOCATION

Gedney Dyke is a small village in Lincolnshire, England. There is a lively calendar of events in the village hall with live music, bingo and a full programme of yoga and exercise classes. Nearby, the market town of Long Sutton which has a wide array of independent shops and weekly market is only 5 mins drive away. Further afield is Holbeach, where residents can find further choice of local shops and services. Beyond this another market town, Spalding, is around 10 miles west, offering supermarkets and retail stores. The city of Peterborough, approximately 25 miles southwest, provides major shopping centres and additional amenities. Surrounded by flat Fenland landscapes, Gedney Dyke offers a relaxed, rural lifestyle while remaining within reach of larger towns and cities for essential needs.

#### ACCOMMODATION

The ground floor comprises an entrance hallway with a staircase leading to the first floor and access to two period reception rooms: the drawing room and the family room. Additionally, there is a dining room, a well-appointed kitchen, a utility room, and a boot room with a WC.

On the first floor, there are three double bedrooms and two bathrooms and a rear staircase to the kitchen. The second floor features two further period rooms. The house offers many characterful, period features in keeping with the property's heritage.







## OUTBUILDING & EXTERNAL FEATURES

A key feature of the property is the substantial barn/ outbuilding, measuring over 108m<sup>2</sup>. Currently used for garaging and storage, it also includes a further room on the second floor, there is also a home office, a gym, and a large store. There may be further potential here for conversion, subject to relevant planning consents.

The property is surrounded by gardens laid primarily to lawn, with mature trees providing an attractive setting. A sweeping driveway to the front of the house provides an impressive approach, while a second driveway offers additional access on the opposite side of the barn, both driveways leaving to an ample parking area.

## PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and based on Ordnance Survey data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

## BOUNDARIES

The Purchaser shall be deemed to have full knowledge of all the boundaries and neither the Vendor nor the Vendor's agents will be responsible for defining the boundaries nor their ownership.

## ADDITIONAL LAND

The blue hatch area is arable land which is available for sale by separate negotiation – extending to approximately 0.53 hectares (1.30 acres)







## PEREGRINE'S REST

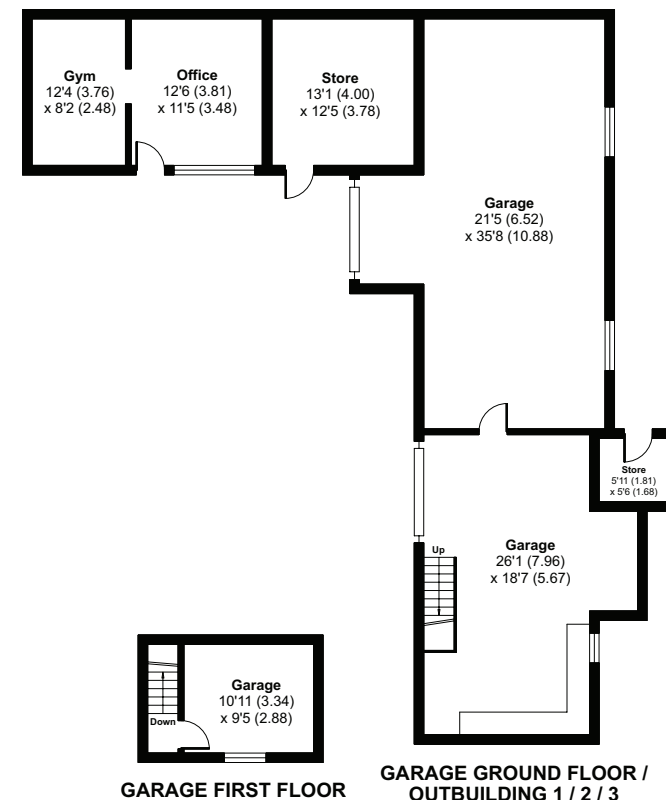
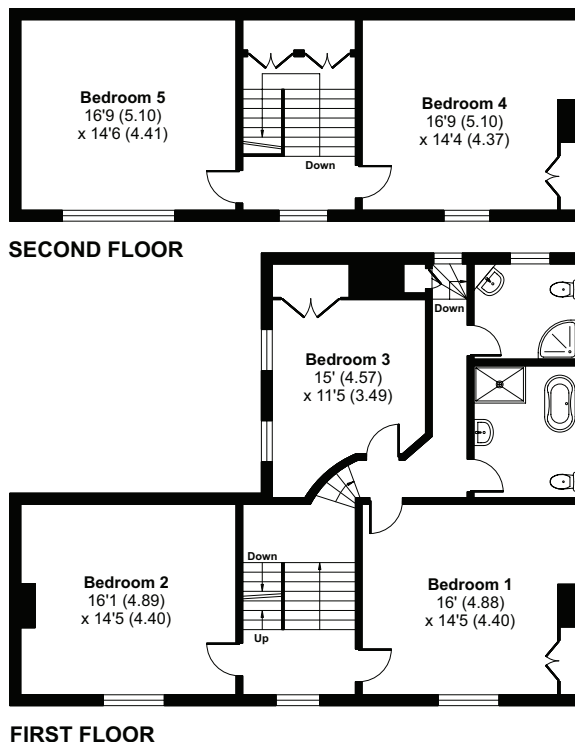
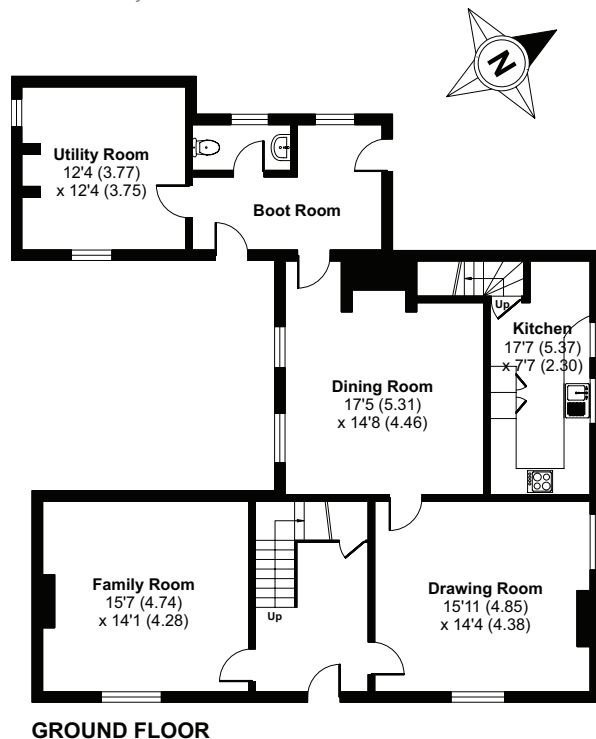
Approximate Area = 2934 sq ft / 272.5 sq m

Garage = 1173 sq ft / 108.9 sq m

Outbuildings = 447 sq ft / 41.5 sq m

Total = 4554 sq ft / 422.9 sq m

For identification only - Not to scale



## IMPORTANT NOTICES

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