



Sunny Acre, Essendine Road

Ryhall, PE9 4JN

Guide Price £275,000

Richardson

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Two bedroomed bungalow in pleasant rural surroundings on a 0.77 acre plot. Double glazed throughout. LPG Gas Central Heating. Garage and greenhouse/outhouse. 4.62 acre paddock available by seperate negotiation.

LOCATION

The property is situated on the A6121 at Ryhall, mid way between Stamford and Bourne.

DESCRIPTION

An established detached bungalow situated on a large plot extending to approximately 0.77 acres. The property offers 2 bedrooms, bathroom, kitchen/breakfast room, sitting and utiity room. The property benefits from double glazing and has LPG central heating, plenty of parking and a single garage.

ENTRANCE HALL

Recessed porchway wtih frosted glass front door to fitted cupboard/cloakroom with access to loft space. Radiator.

LOUNGE

12'11" x 12'10" (3.94 x 3.90(3.91))

Baxi Bermuda C4W Gas Fire. Double glazed window to front.

KITCHEN/BREAKFAST ROOM

12'11" x 9'10" (3.94 x 3.00)

Fitted with base and eye level storage units with work surface and drawers between wtih twin drainer sink unit, space for fridge freezer and cooker. Built in airing cupboard, ceramic tiled flooring, double doors to sitting room and door to utility.

PORCH/UTILITY

9'0" x 12'4" (2.75(2.74) x 3.75(3.76))

Work surface area with plumbing and space for washing machine and tumble dryer. Double glazed window to rear and side, door to outside and garage.

BEDROOM 1

11'9" x 12'10" (3.58 x 3.90(3.91))

Double glazed window to front elevation. Radiator and central heating thermostat.



BEDROOM 2

11'10" x 8'10" (3.60(3.61) x 2.70(2.69))

Double glazed window to rear elevation. Radiator. Fitted cupboard.

BATHROOM

Three piece bathroom suite comprising panel bath, pedestal wash hand basin, low flush WC. Electric towel rail. Radiator. Double glazed window to rear.

OUTSIDE

Lawned garden area to front and rear, greenhouses and garden shed.

GARAGE

Integral single garage with door through to: Porch/Utility



COMMUNICATION

According to Openreach: Standard Fibre is available

According to Ofcom: Mobile coverage is is Likely with EE, Three, O2 and Vodafone

SERVICES

Mains water, electricity and drainage are connected to the property.

AGENTS NOTE

An additional paddock area of up to 4.62 acres is available by seperate negotiation (coloured blue).

PLANNING

The property is sold subject to an Agricultural Occupancy Condition. The planning condition attached to the original consent states the following:

"The occupation of the dwelling to be erected on the land shall be limited to persons employed or last employed locally in agriculture as defined by the Town & Country Planning Act 1968 and the dependents of each persons."

VIEWING

All viewings strictly by appointment through Richardson.

ACCESS

A right of access for farm vehicles is to be retained to the North East boundary providing access to the farm buildings (coloured green).

COUNCIL TAX

The Council Tax Band for the property is "B".

OVERAGE PROVISION

The property is sold subject to an overage provision in the event of any planning permission being granted for more than one residential dwelling or any commercial unit. The overage provision shall be for a period of 21 years from the date of completion and the seller shall be entitled to 30% of any uplift in value resulting from the granting of planning consent.

0001 746ha 1.84
0700 020ha 0.5
057ha 42.7m
0093 036ha 0.9
0093 700ha 1.73
0696 267ha 66
0191 065ha 16
0086 121ha 30
0086 632ha 1.56
0979 333ha 82
2276 618ha 2.02
8177 1539ha 3.80
8369 932ha 2.30
49.8m
1:22m R.H.
45.5m
STAFFORD ROAD
Sunny Acres
0.77 Acres
4.62 Acres

A satellite map showing a rural landscape with green fields and a road. A red location pin is placed on a small building or structure. The road is labeled 'A6121'. The Google logo is visible in the bottom left corner, and map data copyright information is at the bottom.

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		61 18	
England & Wales		EU Directive 2002/91/EC	

2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.

3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.