



THE STORY OF

Caygate Farmhouse

Long Sutton

SOWERBYS



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133 St. James Road, Long Sutton
PE12 9BA

Detached Three Bedroom House and
Detached Two Bedroom Annexe

Sitting on a Plot Which Measures
Approximately Four Acres (STMS)

Open Plan Kitchen/Dining/Family Room to
Main House and Two Further Reception Rooms

Three En-Suites to Main House and
a Balcony to Principal Bedroom

Open Plan Kitchen/Dining/
Family Room to Annexe

Gym/Workshop/Office

Solar Panels and Battery Storage

Electric Gates, Garaging and Ample Parking

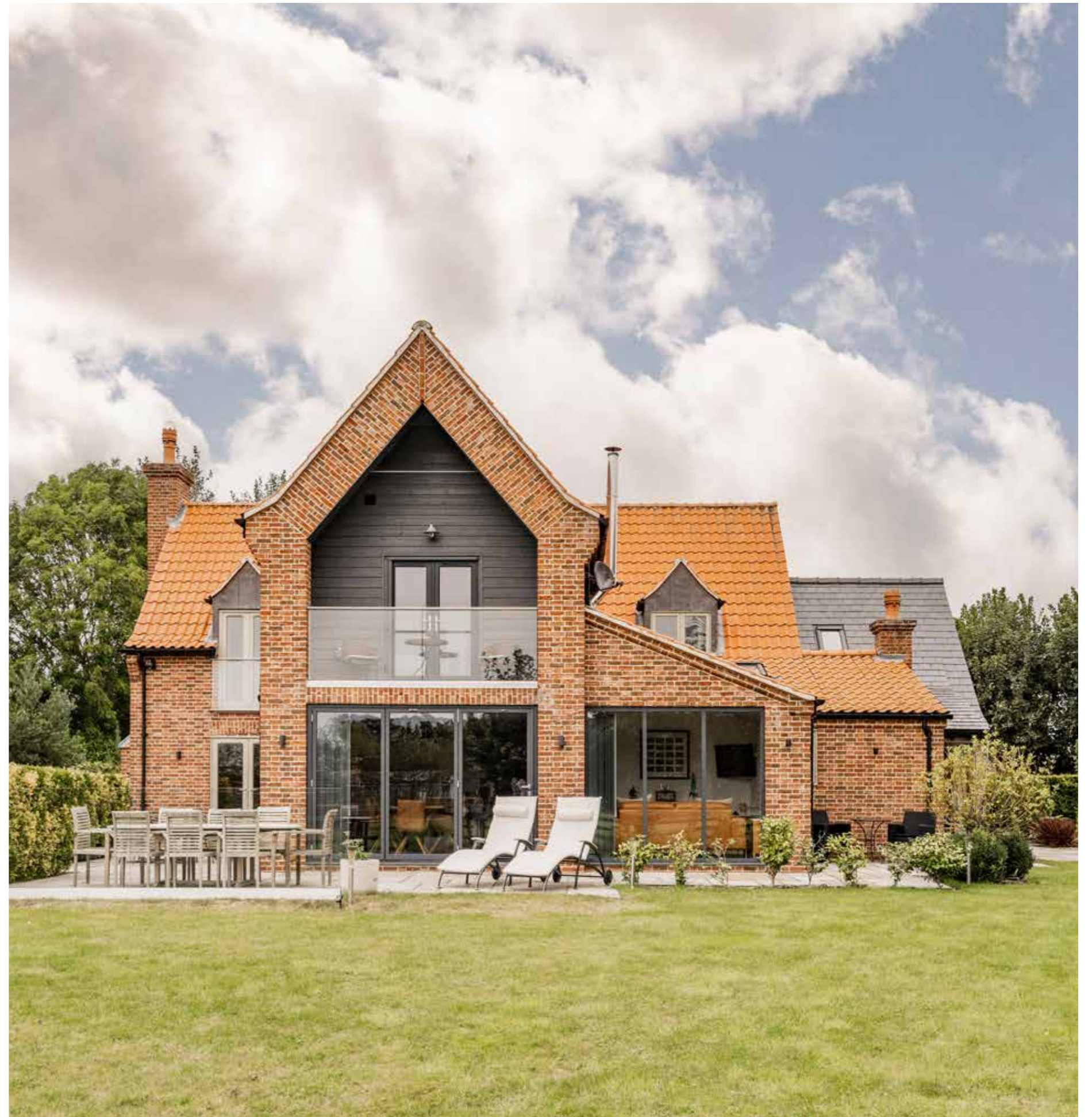
A Combined Living Space Expanding
to Over 3,800 Sq. Ft.

Well-Stocked Vegetable Garden and
Orchard with Selection of Fruits

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Built in 2016, Caygate Farmhouse stands out for all the right reasons. Its exterior is both imposing and elegant and the interior continues to impress. The craftsmanship throughout is exceptional.

Caygate Farmhouse is perfect for multi-generational families or for those looking to generate additional income, as it includes a three bedroom main house and a two bedroom annexe.

The Main House:

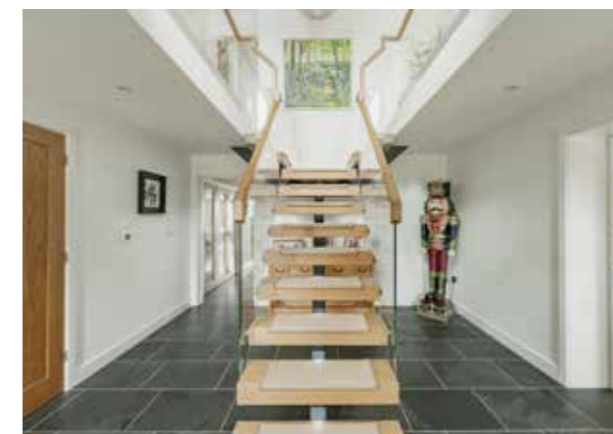
As you step into the bright and airy reception hall, you're immediately struck by its elegance and comfort. The central oak staircase adds a sense of grandeur to the home.

The heart of the property is undoubtedly the open plan kitchen/dining/family room. With triple-aspect windows overlooking the garden, this space is bathed in natural light, making it ideal for those who love to cook and entertain. The kitchen is fully equipped with top-of-the-line appliances and ample work surfaces, making it a dream for any culinary enthusiasts.

Two additional reception rooms complement this central hub, offering separate spaces for retreat. Upstairs the three generously sized double bedrooms continue the theme of luxury, with the main bedroom being particularly spectacular. It features a walk-in dressing room, a stylish en-suite, and an open balcony that further enhances the elegance and comfort you'd expect from a property of this calibre.

The Annexe:

The annexe has proven to be an invaluable addition. Cool in the summer and all on one level, its perfect for visiting family and friends or for multi-generational living. For those considering an Airbnb, this space offers an excellent opportunity for extra income.







As you enter through the gates, the property immediately feels like a peaceful oasis. Over the past four years, the grounds have been meticulously transformed into a well-organised and visually appealing space. For those who enjoy self-sufficiency, the vegetable garden offers endless hours of satisfaction which is well-stocked with strawberries, raspberries, blueberries, gooseberries, red and black currants, kiwis, apples, rhubarb and herbs. Mature trees, shrubs, and ample patio space create the perfect setting for barbecues with family and friends, while the expansive green areas provide space for outdoor activities for all ages.

Caygate Farmhouse is a one-of-a-kind home in a semi-rural setting, offering superb sunrises and sunsets—a home to be cherished for a lifetime.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any

prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Long Sutton

HISTORIC, VIBRANT AND OFFERS PICTURESQUE SURROUNDINGS



The charming market town of Long Sutton is known for its historical significance, vibrant community life, and picturesque surroundings.

The town benefits from St. Mary's Church, which dates back to the 13th century and features impressive architecture and historical artifacts. The market square is a great spot to soak in the local atmosphere and find fresh produce with weekly markets. Finally, the District Civic Society offers insights into the town's history through exhibits and guided tours.



Locally, there are lovely scenic walks along the River Welland or through the countryside surrounding Long Sutton. For golf enthusiasts, there is a well-regarded golf course, as well as local shops offering unique goods and traditional pubs.



Just under 14 miles away is Spalding, offering additional shopping and dining. The lovely town of Wisbech is just under 10 miles away from Long Sutton and is known for the famous Peckover House and Gardens.

Long Sutton is accessible by car via the A17 and A1101 roads. It's also served by local bus routes connecting it to nearby towns and cities. Essential amenities such as supermarkets, pharmacies, and healthcare facilities are readily available within the town.



Note from the Vendor



“The outside space has been transformed - we planted an orchard and have loved the vegetable garden.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Air source heating with underfloor heating as well as radiators to main house and oil fired central heating for the annexe.

COUNCIL TAX

Main House - Tax Band E.
Annexe - Band A (Currently discounted by 50% as used by main house)

ENERGY EFFICIENCY RATING

EPC of A at 95%. Ref:- 8116-7030-3409-7133-9996

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///spouse.extremely.launch

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