



- Detached Four Bedroom Family Home
- Former Nursery with Polytunnels in Situ
- Range of Equestrian Facilities including Stabling, Manège and Paddock Grazing
  - Parking For Multiple Vehicles
  - Large Oversized Garage / Barn
  - Just Under 4 Acres In All

## GENERAL AND SITUATION

Approximate Distances:

Long Sutton 2 miles • Holbeach 4 miles • Wisbech 11 miles • Spalding 12 miles  
King's Lynn 15.5 miles • Peterborough 26 miles

An impressive, spacious, detached, versatile four bedroom residence occupying just under four acres with extensive parking, garage, landscaped gardens, polytunnels and equestrian facilities.

The property is located in the village of Gedney and is within easy reach of the nearby market towns of Holbeach and Long Sutton both of which offer a variety of facilities and amenities. There are good road links to the larger towns of Spalding and King's Lynn which provide a wider range of services including train and bus stations.

The property was built by the current vendors in c.1995. It has been utilised as a family home and previously the vendors ran a successful plant nursery and they have also kept horses on the site.

## THE RESIDENCE

A detached residence with gas central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

### Ground Floor

A front door leads into an **Entrance Hall** with stairs to first floor and doors to:

**Study** with window to front and storage cupboard.

**Living Room** with windows to front and side, open fireplace with marble effect insert, hearth, surround and mantle (gas pipe capped), double doors to:

**Dining Room** with door to kitchen and double doors to:

**Conservatory** park brick with UPVC windows above, ceiling fan, double doors to garden.

**Breakfast Kitchen** with window to rear, fitted range of wall and base units with rolled edge worksurfaces, breakfast bar, vinyl tile effect flooring, single drainer sink unit with mixer tap and tiled splashbacks, integrated dishwasher, fridge and gas hob with electric oven and grill and extractor over, spotlighting to ceiling, door to:

**Utility Room** with door and window to rear, vinyl flooring (matching kitchen), space for American style fridge / freezer, plumbing for washing machine and vent for tumble dryer, **Storage Cupboard** housing the electric consumer unit and water softener, door to games room and door to:

**Cloakroom** window to rear, wash hand basin and WC, part tiled walls, vinyl flooring (matching kitchen and utility room).

**Games Room** (former garage) with windows to front and side, door to outside, cupboard housing central heating boiler, access to loft space above.





### First Floor

Landing with loft space above, large cupboard, doors to:

**Bedroom One** with windows to front and side, fitted wardrobes, door to:

**En Suite** with window to front, shower cubicle, wash hand basin and WC, part tiled walls.

**Bedroom Two** window to rear, recess with storage cupboards either side,.

**Bedroom Three** window to rear, recess with storage cupboards either side.

**Bedroom Four** window to front.

**Family Bathroom** with window to rear, shower cubicle, bath, wash hand basin, bidet and wash hand basin, extractor and part tiled walls.



### OUTSIDE, OUTBUILDINGS & LAND

The property is approached via an extensive gravelled driveway which offers ample off road parking for multiple vehicles. To the right hand side there is a timber five bar gate providing further vehicular access to the rear where there is a large oversized **Garage / Workshop** approx. 27'7 x 18' (about 8.5m x 5.5m) with roller shutter door.

There are extensive landscaped gardens to the front, side and rear of the residence, mainly laid to lawn with borders planted with flowering plants, trees and shrubs. The decorative rear garden is enclosed and features a patio seating area. Beyond the rear garden is the majority of land and being a former nursery, a portion is currently occupied by **Three Polytunnels** and an irrigation system.



### The Equestrian Facilities include:

**Stable Block** part breeze block with timber above incorporating **Three Stables** each approx. 12'9 x 12'6 (c. 3.9m x 3.8m) with concrete yard and overhang to the front, each stable with an adjoining small concrete turnout area.

**Manège** c. 30m x 20m enclosed by post and rail fencing with a sand and rubber surface.

**Grazing Paddock Land** is mainly level and could easily be sub-divided. Within the paddock there are **Two Timber Stables** each approx. 12' x 12' (c. 3.6m x 3.6m) with concrete yard to the front.



### IN ALL JUST UNDER 4 ACRES (About 1.6 Hectares)

- The vendors intend to place a Residential Overage / Uplift Clause on the land behind the garage. Percentage and Terms to follow once received from solicitors.
- There are Easement / Wayleaves for Anglican Water and The Electricity Board – Further details can be obtained from the vendors.

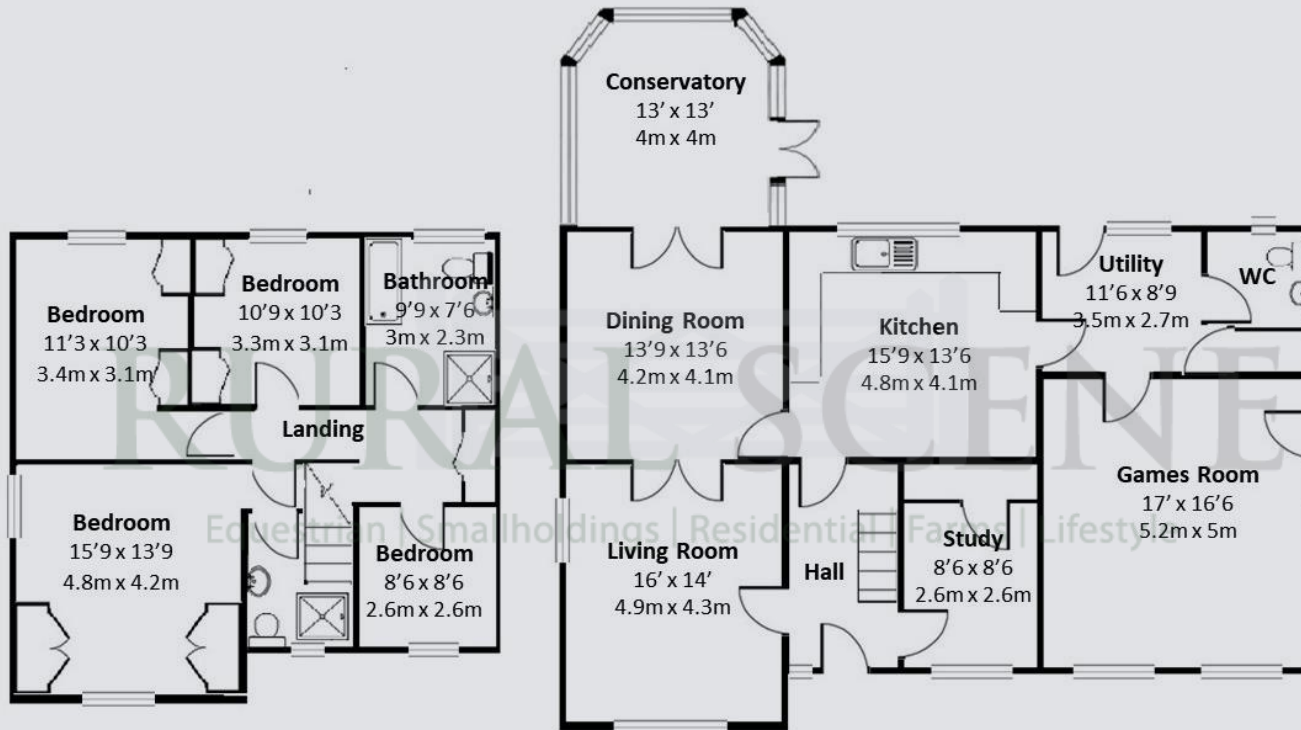


# RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

SOUTH HOLLAND DISTRICT COUNCIL

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (treatment plant), MAINS GAS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX C

## DIRECTIONS

From the Peppermint Roundabout take the first exit and stay on the A17 towards King's Lynn. At the next roundabout, take the first exit and continue onto Chaplegate and take a right turn onto Lowgate where the property will be found on the left hand side.

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Rural Scene have visited **New House** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

