



- Executive, Detached Three Storey Family Home
 - Four / Five Bedrooms (Three Ensuite)
- Suited to a Wide Variety of Uses including Smallholding, Equestrian, Hobby Farming
 - Good Range of Outbuildings ● Paddock Grazing ● Set in Just Over 3 Acres In All
 - Accessible Location Close to Local Amenities

GENERAL AND SITUATION

Approximate Distances:

Gedney Hill 1.5 miles • Holbeach 9 miles • Wisbech & Spalding 13 miles
Peterborough & March 15 miles

A modern detached 4/5 bedroom family home, set in just over 3 acres of formal gardens and paddock grazing with a good range of outbuildings, suitable for a variety of uses, smallholding, equestrian etc, in an accessible location close to local amenities.

The property has been utilised by the current owners as a family home where they have kept a wide range of animals and is now offered for sale due to a downsize.

Holbeach Drove is within walking distance of the property and has a general store/garage and church. Nearby Gedney Hill offers a good range of amenities including a general store, Post Office, primary school, golf course and fishing lakes. The market towns of Holbeach, Wisbech and Spalding are all easily accessible by car. Peterborough offers a wider range of shopping and leisure facilities and has a fast train service to London Kings Cross.

THE RESIDENCE

A detached four/five bedroom house benefitting from uPVC double glazing and oil-fired central heating, with underfloor heating to the Kitchen/Breakfast Room. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The property is entered via a front door into a spacious and welcoming **Entrance Hall** which has oak flooring and stairs rising to the first, with understairs storage. To the right there is a **Formal Dining Room** for entertaining, and a generous **Lounge** which is light and airy and has oak flooring, double patio doors to the rear garden and a focal fireplace with multi-fuel burner set into a brick fireplace. (Nb The burner is currently not connected)

To the left of the **Entrance Hall** there is a useful **Study**. The **Kitchen/Breakfast Room** is fitted with a range of wall and base units, with granite worksurfaces, central island/breakfast bar, butler sink, integrated appliances comprising fridge, freezer, dishwasher, electric hob with extractor over, electric double oven and grill. There are double doors opening to the rear garden and tiled flooring with underfloor heating. A door leads through to a **Utility Room** with a range of fitted units, single drainer sink, plumbing for washing machine, oil-fired boiler and door to outside. Off the **Utility** there is a **Downstairs Shower Room** with a shower cubicle, wash hand basin and WC.

To the **First Floor** a **Landing** has stairs up to the **Second Floor**. There are **Four Bedrooms** on this floor, **Bedrooms One and Two** overlook the rear of the property and have **Ensuite Shower Rooms** with shower in cubicle, wash hand basin, tiled walls and floor and WC. There are two further **Double Bedrooms** and a **Family Bathroom** with bath, shower cubicle, wash hand basin, WC, tiled walls and floor.

On the **Second Floor** there is a **Large Bedroom** with an **Ensuite** with shower, wash hand basin and WC. (Nb there are some sloping ceilings to this floor. In the agent's opinion this room could equally be suited for use a **Games Room** or perhaps a **Home Office**.)



OUTSIDE, OUTBUILDINGS & LAND

The property is approached through an electric sliding gate, which is remote controlled with video/telecom entry. It leads onto a block paved driveway which provides parking for multiple vehicles. A low wall with wrought iron fencing above lies to the front boundary, and a low maintenance gravelled garden to the front of the property. There is a **Large Detached Garage** with two up and over doors, personnel door, power and light. A further set of double gates give access to the gardens, land and outbuildings beyond.

The **Rear Garden** has a block paved **Patio/Entertaining Area** with lawned gardens and borders with a variety of shrubs, as well as areas of low maintenance gravel gardens. There is a timber-built **Summerhouse**.

A **Large Yard** gives access to the barns and outbuildings with gates through to the **Grazing Land**.

There are the following outbuildings with approx. sizes

Large Chicken/Duck Run with poultry coops.

Polytunnel

Outside Tap

Container Storage (available by separate negotiation)

Various Sheds

Barn 15m x 6.2m (49'3 x 20'3) with double doors to side, power and light

Office 5.4m x 4.2m (17'9 x 13'9) with power and light

Barn 16.8m x 6.1m (55'1 x 20') with two sets of double doors to side, power and light

Stable 6m x 2.4m (19'6 x 7'9) with power and light

Further Barn 15m x 5m (49'3 x 16'6) with double doors

The **Land** is fenced at the boundaries, in the most part with livestock fencing.

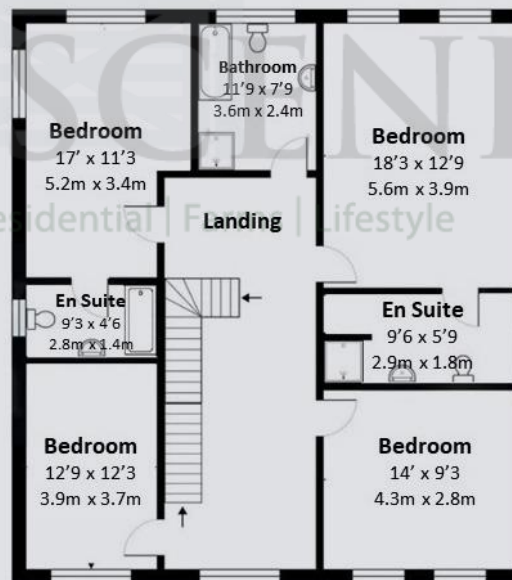
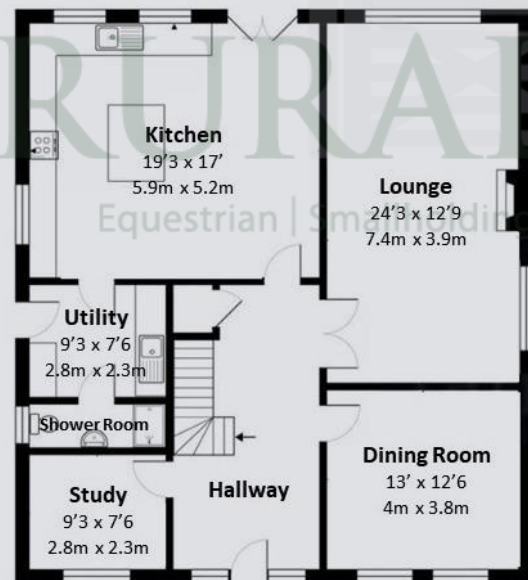
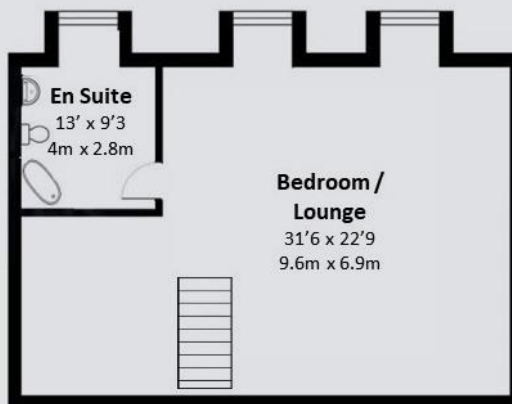
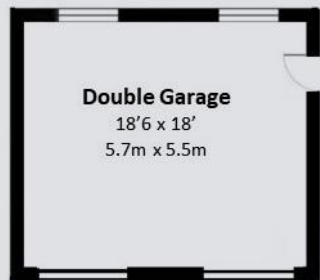
IN ALL APPROX. 3.1 ACRES
(About 1.25 Hectares)

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SOUTH HOLLAND DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** C **COUNCIL TAX** F

DIRECTIONS

From Gedney Hill head north-west and take the B1166 towards Holbeach Drove. Continue for approx. 1 mile and then take a left turn onto Chapel Drove. The property will then be found on the left-hand side. There is No For Sale board, the property has its own signage.

what3words /// finally.dislikes.humans

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited THE HAWTHORNS 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.