



Yew Lodge Hallgate, Gedney Spalding PE12 0AH

welcome to

Yew Lodge Hallgate, Gedney Spalding

UNIQUE PROPERTY WITH SCOPE FOR SO MANY OPTIONS. This spacious NINE Bedroom home could be utilised in so many different ways. Maybe the new owner would like to run a B&B or two families could utilise the accommodation to suit their needs. Running your own business there is scope outside for that.



Side Entrance Porch

Internal door to:

Entrance Hall

Tiled floor, stairs to first floor, door to guest bedroom and door to:

Lounge

15' 9" x 16' 3" (4.80m x 4.95m)

Feature brick fireplace with inset open fire, tiled floor and open plan access to:

Dining Room

15' 10" x 15' 10" (4.83m x 4.83m)

Feature fireplace with fitted wood burner, tiled floor and door to:

Kitchen

21' 1" x 7' 8" (6.43m x 2.34m)

Having a range of wall and base units, work surface and a one and a half bowl sink. Integrated double electric oven, four ring gas hob, stainless steel extractor and dishwasher. Space for fridge freezer, tiled floor and door to:

Utility

16' 11" max x 9' 6" max (5.16m max x 2.90m max)

Space for washing machine and tumble dryer. Door to lean to and door to:

Wc

6' 4" x 2' 8" (1.93m x 0.81m)

Comprising two piece suite of WC and sink

Guest Bedroom

17' 4" max x 11' 4" max (5.28m max x 3.45m max)

Door to:

En-Suite

10' 6" x 3' 11" (3.20m x 1.19m)

Comprising three piece suite of WC, inset sink and double shower cubicle with electric shower. Tiled walls and floor

First Floor

Bedroom One

13' 10" x 15' 8" (4.22m x 4.78m)

Built-in storage cupboard

Bedroom Two

12' 6" x 9' 6" (3.81m x 2.90m)

Built-in storage cupboard

Bedroom Three

12' 6" x 9' 6" (3.81m x 2.90m)

Bedroom Four

15' 8" x 7' 9" (4.78m x 2.36m)

Bedroom Five

15' 11" x 7' 4" (4.85m x 2.24m)

Bathroom

6' 1" x 12' 8" (1.85m x 3.86m)

Comprising five piece suite of WC, pedestal sink, bidet, Jacuzzi corner bath and double shower cubicle with thermostatic shower. Partly tiled floor, tiled walls and a built-in storage cupboard

Second Floor

Bedroom Six

14' 4" x 12' 2" (4.37m x 3.71m)

Bedroom Seven

12' 3" x 12' 3" (3.73m x 3.73m)

Bedroom Eight

12' 2" x 17' 5" (3.71m x 5.31m)

Shower Room

6' 8" x 9' 8" (2.03m x 2.95m)

Comprising three piece suite of WC, inset sink and walk-in double shower cubicle with dual head thermostatic shower

Outside

The property is approached by a gravel driveway providing ample off road parking and giving access to the quadruple garage. To the right of the drive there is a lawned area with feature pond and a further lawned area extended to the front of the property to the road side. The plot extends to approximately two acres with the majority of the ground situated to the rear of the property. Whilst the land would need to be tailored to suit peoples needs, there is the potential for it to be used for

equestrian purposes. The property benefits from a commercial outbuilding that is currently used as a showroom, as well as part of the plot to the rear of the property having planning permission for an additional showroom

Quadruple Garage

16' 4" x 41' 3" (4.98m x 12.57m)

Having four individual up and over doors, power and lighting. Also providing access to:

Lean To

19' 6" x 8' 9" (5.94m x 2.67m)

Open to the rear providing access to the garden and door to:

Boiler Room

Housing the biomass wood pellet boiler



view this property online williamhbrown.co.uk/Property/LST105739



welcome to

Yew Lodge Hallgate, Gedney Spalding

- 9 Bedroom Detached House with 3 Bathrooms
- Total Plot of approx 2 Acres STS
- Flexible Accommodation With Ground floor Bedroom and Ensuite
- Semi Rural Location With Field Views
- Quadruple Garage

Tenure: Freehold EPC Rating: G

£780,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST105739



Property Ref:
LST105739 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk