



Highstock Lane, Gedney Hill Spalding PE12 0QQ

welcome to

Highstock Lane, Gedney Hill Spalding

FORMER PUBLIC HOUSE STILL HAVING SOME OF ITS ORIGINAL FEATURES. With flexible accommodation ideal for two families or a possible B&B. Situated in the popular village of Gedney Hill with Peterborough a short driveaway ideal for London Commuters. BOOK YOUR VIEWING AND SEE WHAT YOU WOULD DO.



Rear Porch

having window to side.

Storage Room

13' 3" x 14' 4" (4.04m x 4.37m)

Both Mens And Ladies Wc

Men's having urinals (currently not working), low level WC, sink and hand drier..

Ladies having low level WC , sink and hand drier.

Lounge

23' 9" x 13' (7.24m x 3.96m)

having open fire, door and window to side.

Dining Room

20' 1" x 11' 8" (6.12m x 3.56m)

having log burner, bar, storage and two windows to front.

Sitting Room

23' 10" Max x 15' (7.26m Max x 4.57m)

having attractive fireplace, Laminated flooring, window to front and french doors.

Kitchen

10' 8" x 11' 3" (3.25m x 3.43m)

having units at wall and base level. stainless steel sink and tiled splashbacks. Space for appliances.

Utility Room

6' x 5' (1.83m x 1.52m)

having window to side.

Study

11' 8" x 12' 4" (3.56m x 3.76m)

having window to side and storage.

Second Kitchen

13' 7" x 8' 10" (4.14m x 2.69m)

having units at wall and base level, space for double oven, washing machine and fridge.

Downstairs Bathroom

having bath with mixer tap shower attachment, pedestal wash hand basin and heated towel rail.

Bedroom 1

13' 10" x 13' 1" (4.22m x 3.99m)

having two built-in wardrobes and window to side.

Bedroom 2

13' x 9' 2" (3.96m x 2.79m)

having airing cupboard, storage heater and window to side.

Bedroom 3

11' 7" x 12' 7" (3.53m x 3.84m)

having window to side and storage heater.

Bedroom 4

11' 1" x 11' 1" (3.38m x 3.38m)

having storage and Bay window to rear.

Ensuite

having shower cubicle, low level WC and sink.

Bedroom 5

15' 9" x 10' 7" (4.80m x 3.23m)

having window to rear.

Ensuite

having shower cubicle, low level WC, sink and heated towel rail.

Bedroom 6

9' 1" x 15' 8" (2.77m x 4.78m)

having wood flooring and window to rear.

Ensuite Wet Room

having shower, low level WC, sink and heated towel rail.

Bedroom 7

8' 11" x 9' 6" (2.72m x 2.90m)

having window to side.

Shower Room

having double shower with electric shower, low level WC, vanity unit and window to side.

Outside

the property sits back behind a large driveway offering ample off road parking for multiple vehicles. The rear garden is laid to lawn with patio area, wooden workshop and large garage/ outbuilding with double opening doors, side door and window, power and light.



view this property online williamhbrown.co.uk/Property/LST106310



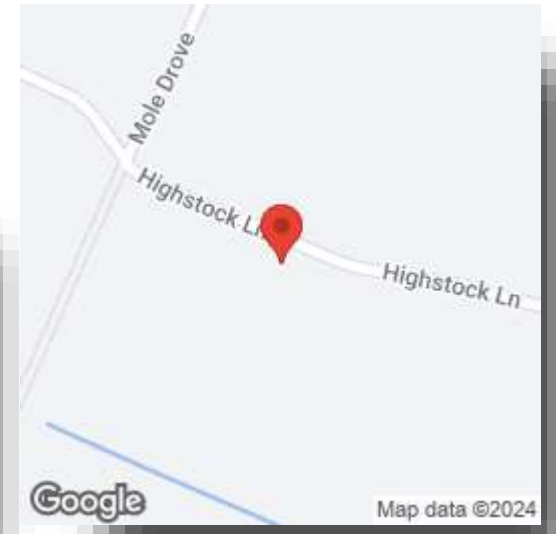
welcome to

Highstock Lane, Gedney Hill Spalding

- Former Public House with Adjoining Bungalow On A Substantial Plot
- Seven Bedrooms and Three Reception Rooms
- Two Bathrooms And Three Ensuites
- Flexible Accommodation
- Village Location

Tenure: Freehold EPC Rating: G

£525,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LST106310](https://www.williamhbrown.co.uk/Property/LST106310)



Property Ref:
LST106310 - 0006

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](https://www.williamhbrown.co.uk)