



The Bungalow Jarvis Gate, Sutton St. James SPALDING PE12 0EP

welcome to

The Bungalow Jarvis Gate, Sutton St. James SPALDING

AGRICULTURAL CLAUSE. This 2 bedroom bungalow is situated in the village of Sutton St James. With 2 paddocks, three stables, tack room, hay store and carriage shed, ideal for all of those equestrian needs. This unique property needs to be viewed so book your viewing today.



Entrance Porch

having door to front and window.

Entrance Hall

having airing cupboard.

Lounge

11' 10" x 16' (3.61m x 4.88m)

having fireplace with inset log burner and window to front.

Dining Room

8' 4" x 12' 6" (2.54m x 3.81m)

having windows to side and rear with sliding doors to rear garden.

Snug

8' 8" x 13' 4" (2.64m x 4.06m)

having windows to front and side.

Kitchen

9' 10" x 11' 10" (3.00m x 3.61m)

having range of units at wall and base level, stainless steel sink, integrated fridge and space for a cooker, extractor fan over. Window to rear.

Utility Room

11' 1" x 10' 3" (3.38m x 3.12m)

having space for washing machine, tumble dryer and fridge.

Conservatory

7' 5" x 11' 7" (2.26m x 3.53m)

being of brick and UPVC construction.

Bedroom 1

11' 10" x 11' 11" (3.61m x 3.63m)

having window to front.

Ensuite Wet Room

having electric shower, low level WC and sink. Fully tiled walls, loft and window to side.

Bedroom 2

11' x 9' 11" (3.35m x 3.02m)

having window to rear.

Bathroom

having bath, low level WC and pedestal wash hand basin. Heated towel rail and window to rear.

Workshop

23' 2" x 8' 4" (7.06m x 2.54m)

Workshop

12' 3" x 11' 7" (3.73m x 3.53m)

Outside

the property sits back behind a driveway offering gravel in and out driveway bordered by shrubs and flower beds. Ample parking for several vehicles. The property has side access with 2 hay rooms, a tack room with concrete floor, carriage shed and 3 stables. Two one acre paddocks (ssts). The formal garden is landscaped and has raised bed vegetable area and fruit trees with patio area and summer house.

Notes

the owner owns the solar panels.



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The Bungalow Jarvis Gate, Sutton St.

James SPALDING

- AGRICULTURAL CLAUSE
- PADDDOCKS, TACK ROOM STABLES HAY STORE AND CARRIAGE SHED
- TWO BEDROOM BUNGALOW WITH THREE RECEPTION ROOMS
- FAMILY BATHROOM AND ENSUITE WET ROOM
- SEMI RUARAL LOCATION WITH VILLAGE AMENITIES

Tenure: Freehold EPC Rating: D

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106455 - 0006

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