



**62 ST JAMES ROAD
LONG SUTTON, PE12 9AZ**

**£450,000
FREEHOLD**

A truly captivating Grade II Listed detached cottage of exceptional character, this former dairy sits on the outskirts of Long Sutton and showcases striking Gothic windows, beautifully proportioned rooms and charming garden views throughout. Offering 1,826 sq. ft. of flexible accommodation, the home combines period elegance with practical living, generous outbuildings and delightful cottage gardens, creating a rare and highly individual lifestyle opportunity.

62 ST JAMES ROAD

- Grade II Listed detached character cottage
- Former dairy with striking Gothic windows
- Situated on the outskirts of Long Sutton
- 1,826 sq. ft. of flexible accommodation
- Two bedrooms and two bath/shower rooms
- Bespoke kitchen with utility and laundry
- Large landing ideal as a study area
- Charming, established cottage gardens
- Ample parking with detached double garage and workshop
- Chain Free



Summary

A truly captivating and highly individual Grade II Listed detached cottage, this former dairy occupies a delightful position on the outskirts of Long Sutton. Rich in period character, the property showcases striking Gothic windows that create a dramatic architectural statement while drawing in natural light and framing charming views across the surrounding gardens.

The accommodation extends to approximately 1,826 sq. ft. and is arranged over two floors. Internally, the cottage delights with its thoughtful decoration, character fireplaces and a flexible layout ideal for both everyday living and entertaining. The ground floor offers three reception rooms, including a welcoming living room, an atmospheric music room and a spacious dining room, all of which celebrate the home's heritage. A light-filled conservatory provides a tranquil garden-facing retreat, while the bespoke kitchen sits comfortably at the heart of the home and is complemented by a separate utility, laundry room and shower room, ensuring excellent practicality.

Upstairs, the first floor offers two generous bedrooms, both retaining period features, along with a substantial landing that lends itself perfectly as a study area. A well-proportioned family bathroom completes the accommodation.

Outside, the cottage is surrounded by charming, established gardens that feel wonderfully private and sheltered — a delightful setting in which to relax, wander and unwind. The property benefits from ample parking together with a detached double garage, incorporating a workshop and additional storage, ideal for hobbies or future potential.

This exceptional character home presents a rare opportunity to enjoy period living in a picturesque rural setting, where all that is needed is to move in, enjoy, and unwind.

Accommodation

Ground Floor

Living Room: 4.61m x 4.19m

Music Room: 4.27m x 5.51m

Dining Room: 5.28m x 3.81m

Kitchen: 2.72m x 3.81m

Utility: 1.55m x 1.60m

Laundry Room: 2.44m x 1.60m

Shower Room: 2.75m x 1.60m

Conservatory: 2.72m x 2.26m

First Floor

Bedroom One: 4.61m x 3.84m

Bedroom Two: 5.28m x 4.45m

Study Area / Landing: 4.61m x 5.51m

Bathroom: 5.28m x 2.03m

Outbuildings

Detached Double Garage: 5.69m x 5.51m

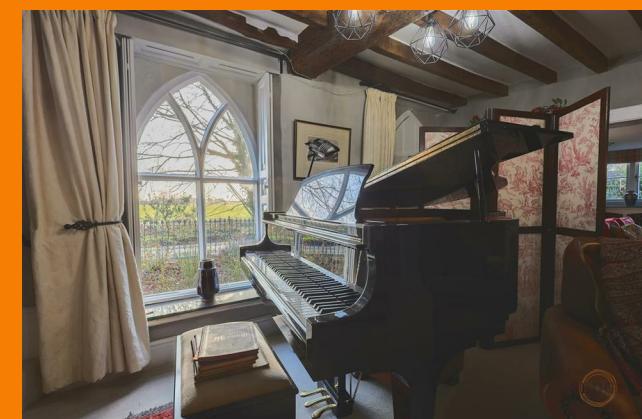
Workshop: 2.84m x 3.15m

Storage: 2.75m x 3.15m

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

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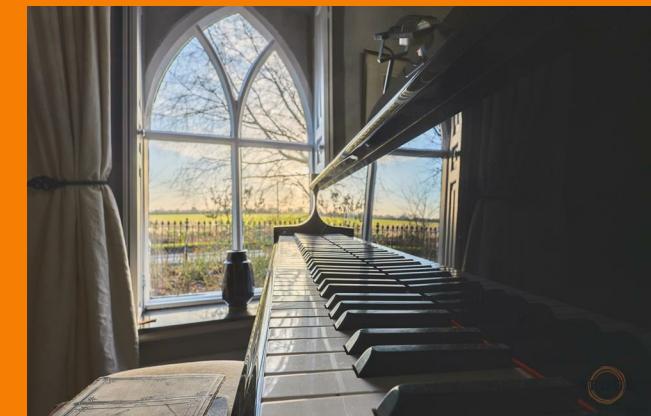


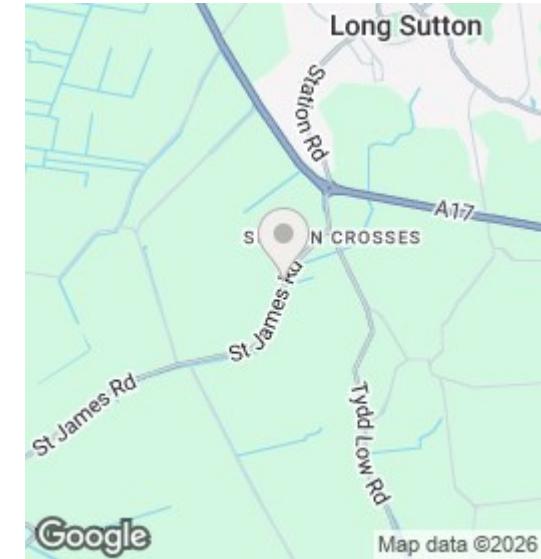
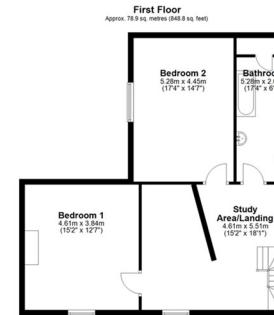
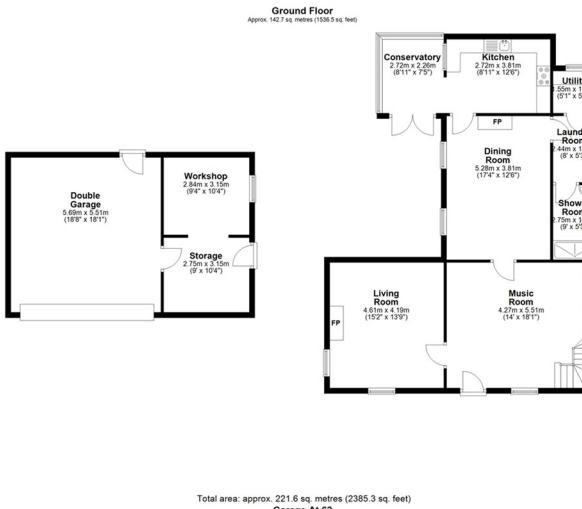
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ADDITIONAL INFORMATION

Local Authority – South Holland
Council Tax – Band C
Viewings – By Appointment Only
Floor Area – sq ft
Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	35
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

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