



25 Market Street
Long Sutton | Lincolnshire | PE12

FINE & COUNTRY



KEY FEATURES

- A Grade II Listed Georgian Mid-Terraced Townhouse
- Situated in the Heart of the Market Town of Long Sutton
- Entrance Hall and Two Spacious Reception Rooms
- Kitchen / Dining Room and a Study / Play Room
- Four Bedrooms and a Family Bathroom
- Spacious Attic with Historic Planning Permission for Conversion
- Lawn Rear Garden with Flower Beds and a Patio Terrace
- Off Road Parking for One Car to the Rear
- Total Accommodation Extends to Circa 2495 Sq.Ft.



A fine, Grade II listed, Georgian townhouse offers nicely presented, comfortable living over four floors, with additional space in the attic. The property provides four bedrooms and a large family bathroom on two floors, two generous reception rooms linked by glazed doors on the first floor and a kitchen diner adjoining a study or office on the ground floor or semi-basement.

The handsome terrace is situated in the leafy, South Lincolnshire market town of Long Sutton, with its parks and attractive Georgian properties. A thriving community, it has everything you need on the doorstep including a good primary school and a secondary school, with buses stopping outside the house for the Spalding grammar schools. Nearby is Norfolk with its stunning coastline and where trains to London from King's Lynn are only a 20 minute drive, while the city of Peterborough is about half an hour southwest where fast trains into King's Cross take around 45 minutes.

The property is the central house in a terrace of three substantial homes which were built by The Admiralty between 1760 and 1780 as residences for senior naval officers for Lincolnshire and Norfolk and gained the name of Brunswick Terrace to celebrate the marriage of Caroline of Brunswick to the Prince of Wales in 1795, later to become King George IV.







Originally, it was intended to be a row of six houses but The Admiralty had to stop building domestic architecture at the time and concentrate on their ports due to impending war with France. This explains the tall external chimney breast on the gable end on the western elevation, making the terrace unique, at least in this vicinity.

With generous, elegant proportions and high ceilings, rooms are flooded with light from large Georgian sash windows, some benefit with original sliding shutters. Period fireplaces and graceful archways are a feature and many of the walls are lined with pretty papers, good quality ones from either Laura Ashley or Sanderson.

Despite being on a main road, noise does not appear to penetrate within as the main living areas are either high up or in the sunny semi-basement and the thick walls mean barely a sound is heard from next door. The kitchen catches the sun virtually all day with a door opening onto the walled garden at the back. This has vehicle access down a drive along the side of the terrace, with a designated parking space beyond the end of the garden. "The garden is such a sun trap," enthuses the owner. "The back is south facing and very sheltered by the surrounding 8 foot high walls. It's full of roses and has a millennium planted magnolia

tree from Sandringham which bears very pretty pink, upright, tulip-shaped blooms; it has been listed by the Nature Conservancy Council."

The kitchen is panelled in painted tongue-and-groove timber which adds to the warmth and reduces condensation in a busy kitchen. "The semi-basement, so called as the back door opens directly onto the garden whereas the front is partially below ground level, was once three rooms. The kitchen has been opened up to the dining area and is also linked with the third room which I now use as a study or library. We had it as a playroom in the past – it's a very amenable room."

The first floor reception rooms – the sitting room and dining room - are also versatile; they could be switched round or the doors left open to create one very large room. The fireplaces are Victorian, both with a Carrera marble surround; both look so pretty alight."

"It's been a wonderful family home as there is so much room and any noise is self-contained. It's a beautiful house retaining so many original features. The glazed double doors dividing the sitting and dining room still have their original glass.





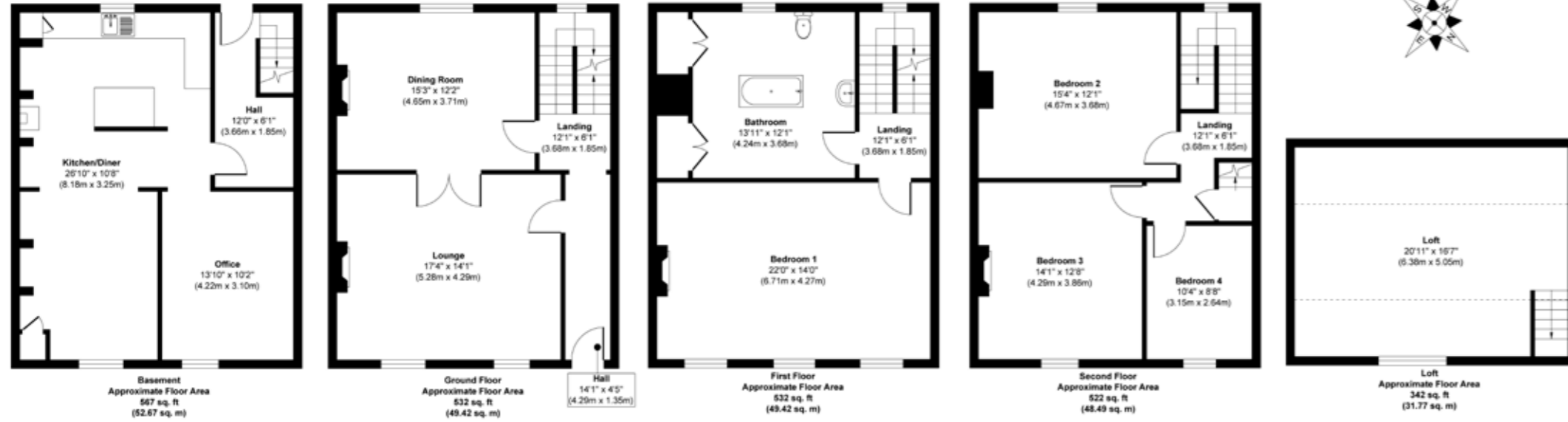


The property is ideal for working from home with so much space as well as an excellent internet connection as the house is at the top end of superfast broadband, the exchange nearby. It also has an easy commute with King's Lynn train station a twenty-minute drive where there is plenty of parking.

Long Sutton is a friendly, well-kept community with a bustling Friday market and has a great deal to offer all within an easy walk; there's a medical practice, dentists', vets', hairdressers', a Co-op with a café and post office, a One Stop, a Spar, and many independent shops including a butcher, a hardware store, as well as restaurants, cafes, takeaways and garages. Colourful planters in summer and lights at Christmas are a decorative feature of the centre of town.

The town also has an Ofsted rated Good primary school within a few minutes' walk, a secondary school, and is in catchment for the highly sought after state grammar schools in Spalding (the High for girls rated Outstanding, and the Grammar for boys rated Good) with a free school bus service from right outside. There are frequent public transport buses too that travel between Kings Lynn and Spalding also from the doorstep, and not to be forgotten is the active Church of St. Mary, famous for its lead-covered wooden spire, the tallest and oldest in Europe, which dates from the early 13th century.





Approx. Gross Internal Floor Area 2495 sq. ft / 231.77 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Agents notes:
The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.



LOCAL AUTHORITY: South Holland District Council

SERVICES:
Mains Electricity, Water, Drainage and Gas Central Heating

Council Tax Band: D

TENURE: Freehold

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

The property is a Listed Building and therefore does not require an Energy Performance Certificate

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