



The Coach House Gosberton Bank, Spalding, PE11 4PB



 4    3    2

## Key Features

- Detached Barn Conversion
- Stunning Location with Far Reaching Views
- Four Double Bedrooms
- Generous Landscaped Gardens
- Living Room with Wood Burner
- Dining Hall with Vaulted Ceiling
- Country Kitchen Breakfast Room
- Double Garage & Substantial Driveway
- EPC Rating D
- Freehold

£589,000







Enjoying open views over countryside, this stunning FOUR BEDROOM Barn Conversion is offered with NO ONWARD CHAIN and boasts a spacious interior with; separate reception rooms, a modern fitted kitchen, three bathrooms, an impressive landscaped garden with generous driveway and double garage.

The ground floor accommodation briefly comprises of a kitchen / diner, a dining hall with vaulted ceiling and gallery landing, a lounge with wood burning stove and a utility room with WC. To the first floor there are four bedrooms, the master benefits from an en-suite and a decked balcony with views out over the rear gardens. The second bedroom also has a balcony with views out to the front and the fields beyond. There are also two further bedrooms and a family bathroom. The property is full of character with exposed beams, arched windows and barn style doors.



The gardens are beautiful and wrap the whole way around the property with gated access, ample parking, double garage and field views front and rear.





Kitchen /Diner 15'0" x 19'0" (4.6m x 5.8m)

Rear Lobby 9'0" x 6'0" (2.7m x 1.8m)

Utility Room 4'0" x 6'0" (1.2m x 1.8m)

WC 6'0" x 3'0" (1.8m x 0.9m)

Dining room 18'0" x 15'0" (5.5m x 4.6m)

Lounge 15'0" x 19'0" (4.6m x 5.8m)

First Floor Landing 7'0" x 24'0" (2.1m x 7.3m)

Bedroom One 15'0" x 12'0" (4.6m x 3.7m)

En-Suite 8'0" x 9'0" (2.4m x 2.7m)

Bedroom Two 10'0" x 15'0" (3m x 4.6m)

Bedroom Three 9'0" x 8'0" (2.7m x 2.4m)

Bedroom Four 8'0" x 9'0" (2.4m x 2.7m)

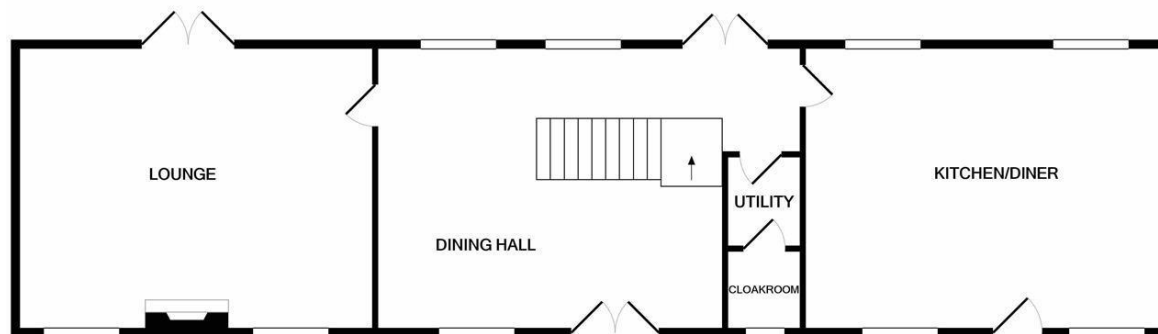
Bathroom 7'0" x 9'0" (2.1m x 2.7m)











GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band: E

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.