



## **Bendyke Farm Bendyke Lane, Surfleet, PE11 4BH**

**£675,000**

- 4 ACRE PLOT (approx)
- Perfect for equestrian
- Outbuildings including barn and stables
- 4 Bedroom detached bungalow
- Solar panels
- Separate entrance to site with barns and outbuildings
- Great location within a short drive to Spalding and other local amenities
- Field views
- No nearby neighbours
- Ample off road parking



## Rare Equestrian Opportunity – Four-Bedroom Detached Bungalow with 4 Acres

Situated on the edge of Surfleet, this spacious four-bedroom detached bungalow offers a unique opportunity for those who love the outdoors. The standout feature is the impressive 4-acre plot, complete with stables, barns, fully enclosed paddocks, and tack rooms, making it ideal for equestrian enthusiasts.

With generous living space, this charming bungalow provides the perfect balance of countryside living while still being conveniently located. A rare find – don't miss your chance to make this exceptional property your own!

Contact us today to arrange a viewing.

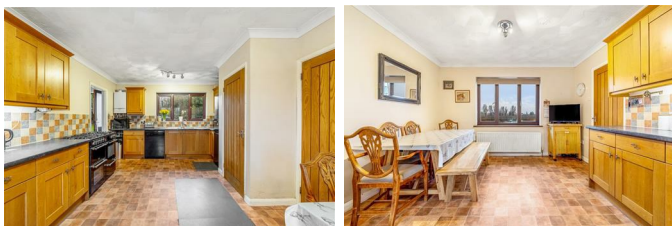
### Entrance Porch 4'9" x 5'4" (1.47m x 1.65m)

UPVC door to front with glazed side panels. UPVC windows to side. Tiled floor.

### Entrance Hall

UPVC door with glazed side panels. Doors to lounge and kitchen. Vinyl flooring.

### Kitchen/Dining Room 20'0" x 11'9" (6.11m x 3.60m)



UPVC window to front and rear. Matching range of base and eye level units with work surface over. Stainless steel sink with drainer and mixer tap over. Tiled splash backs. Belling Range cooker with 7 gas rings. Space for dishwasher. Space for tall fridge freezer. Radiator. Boiler. Vinyl floor. Airing cupboard.

### Utility Room 4'8" x 5'4" (1.43m x 1.65m)

UPVC door to rear garden. Base and wall units with space and plumbing for washing machine. Space for tumble dryer. Radiator. Vinyl flooring. Loft access.

### Shower Room

UPVC window to rear. Shower cubicle. with shower attachment over. Toilet. Vinyl flooring.

### Lounge 20'0" x 11'5" (6.10m x 3.50m)



UPVC bay window to front. French doors to side leading to conservatory. Sliding patio door to rear. Wood effect flooring. TV point. Ceiling fan light. 2 Radiators. Feature brick built fireplace with inset long burner.

### Conservatory 19'2" x 16'1" (5.85m x 4.91m)



Low level brick wall and glazing with polycarbonate roof. French doors to rear. Ceiling fan light. Tiled floor.

### Rear Hallway

Laminated flooring. Doors leading to bedrooms and bathroom.

**Bedroom 1 9'10" x 12'2" (3.00m x 3.73m)**



UPVC window to front. Wood effect flooring. Radiator. Ceiling fan light.

**Bedroom 2 9'10" x 12'2" (3.00m x 3.71m)**



UPVC window to front. Radiator. Wood effect flooring. Ceiling fan light.

**Bedroom 3 11'10" x 9'8" (3.61m x 2.97m)**



UPVC window to rear and side. Wood effect flooring. Radiator. Ceiling fan light.

**Bedroom 4 8'6" x 8'7" (2.61m x 2.62m)**



UPVC window to rear. Wood effect flooring. Radiator.



**Bathroom 8'6" x 5'8" (2.61m x 1.73m)**

UPVC window to rear. Panelled bath with chrome mixer tap over and shower attachment. Partially tiled walls. Pedestal wash hand basin. Toilet. Vinyl flooring. Heated towel rail.

**Outside**

Front: Enclosed by low level brick wall. Concrete driveway with parking for several vehicles. Lawn area.

Rear: Enclosed by mature hedges and trees. Lawn area. Patio area. Gravel area. Large paddock.

**Barn with 6 Stables 12'3" x 54'9" (3.74m x 16.70m)****Open Barn 44'9" x 29'1" (13.64m x 8.88m)****Car Port 18'1" x 65'7" (5.52m x 20.00m)****Workshop 14'6" x 20'0" (4.43m x 6.12m)****Tack Room 14'9" x 20'0" (4.50m x 6.12m)****Store 5'8" x 7'5" (1.73m x 2.27m)****Pen 12'8" x 20'0" (3.88m x 6.12m)**

**Outbuilding Store 10'10" x 7'2" (3.32m x 2.20m)**

**Property Postcode**

For location purposes the postcode of this property is: PE11 4BH

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

Solar Panels: Yes. Owned by the property, 14 solar panels.

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic Tank. Emptied by Bates Environmental.

Heating: Gas central heating

Heating features: Log burner in the lounge.

Broadband: As stated by Ofcom, Standard and Superfast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Likely over Voice and Data. O2 is Likely over Voice and Limited over Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D66

**Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

**Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

**Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

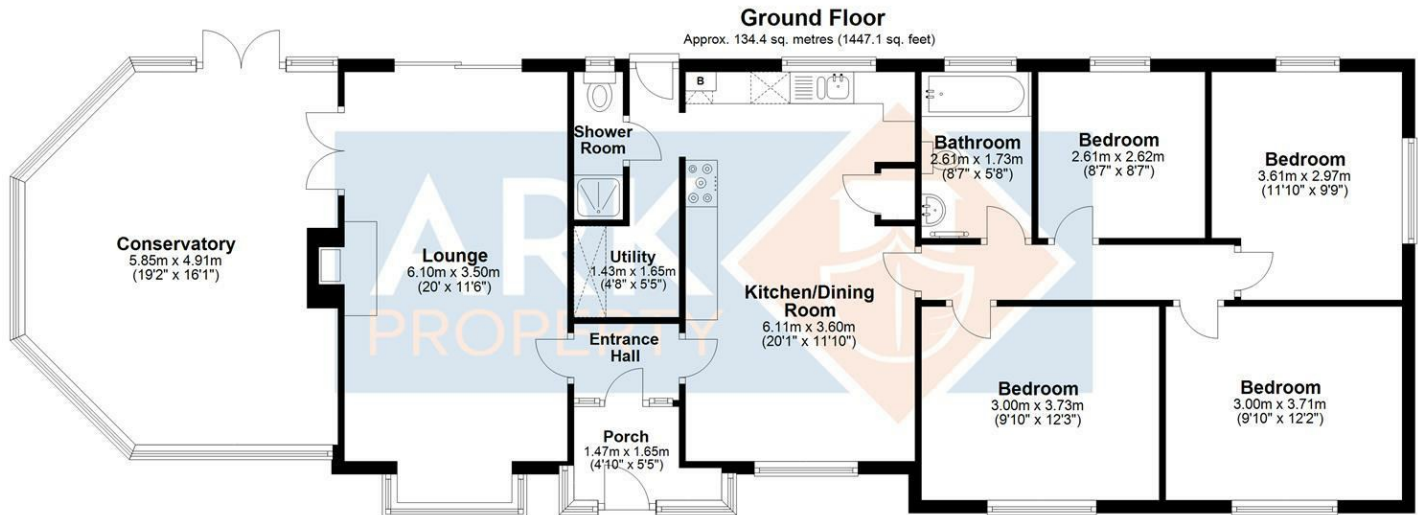
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

**Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



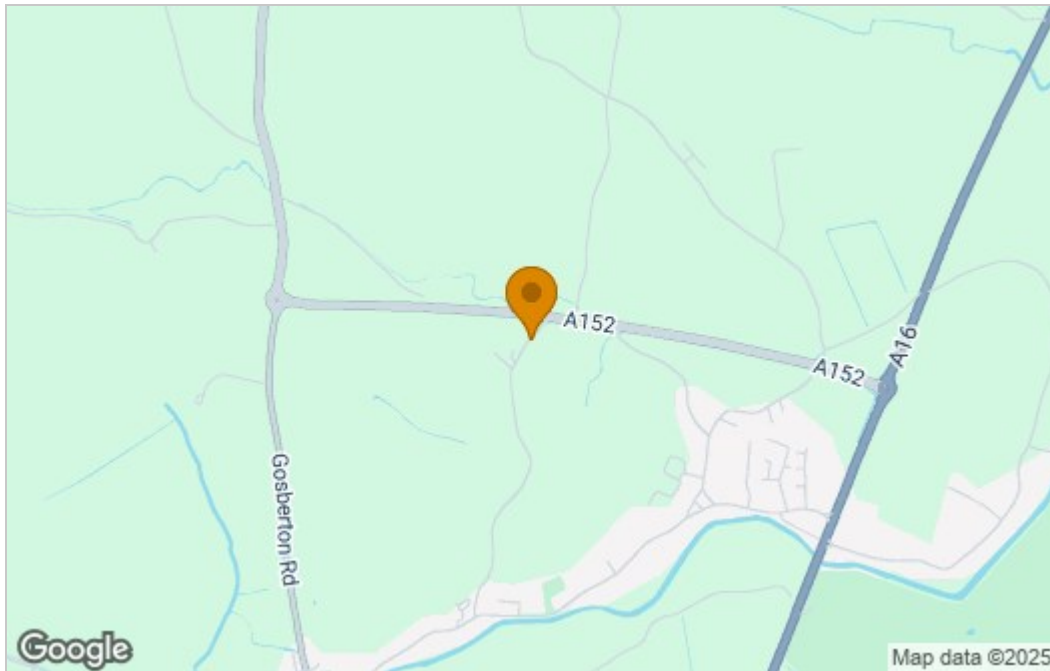
## Floor Plan



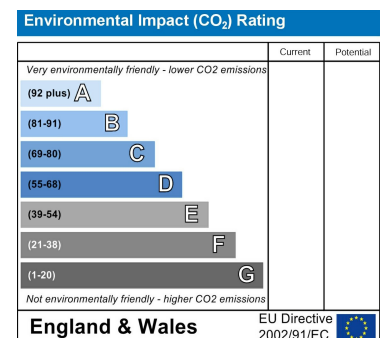
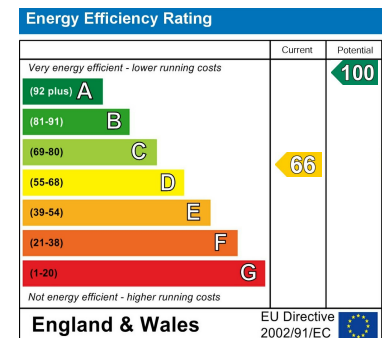
Total area: approx. 134.4 sq. metres (1447.1 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

