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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



6 Church Street, Spalding PE11 2PB

Guide Price £359,950 Freehold (Recently Reduced)

- Central Town Location
- Generous Sized Gardens
- Multiple Off-Road Parking and Garaging
- Requires Refurbishment and Updating
- Rare and Unusual Opportunity

Late 18th Century Grade II Listed property with the majority lying within Spalding's Conservation area. Situated within an historic part of town adjacent to the former Chancery. This spacious property will benefit from a comprehensive programme of sympathetic refurbishment and updating. Generous sized rear gardens totalling **approximately 0.4 acres** with rear vehicular access and garaging.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



INTRODUCTION

This magnificent Grade II Listed 3 storey red brick property is situated in the historic part of Spalding overlooking St Mary & St Nicholas Parish Church and adjacent to the former Chancery and Parsonage. All amenities are within walking distance including a range of shops (both national and independent), bars, restaurants and public houses, the South Holland Centre with live performances and cinema, primary, secondary, grammar and private education. The town also has a bus station and railway station with connections to Peterborough. Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 48 minutes. Spalding is conveniently situated for access to Boston, Peterborough, Kings Lynn and Stamford, the Lincolnshire and North Norfolk Coasts and a variety of local historic landmarks. The property will benefit from a comprehensive programme of sympathetic refurbishment and updating taking into account its listed status and will provide spacious family accommodation with the benefit of very private enclosed gardens, rear vehicular access and garaging.



ACCOMMODATION

Elegant front entrance with entrance door and a attractive glazed fan light opening into:

ENTRANCE PORCH

Part obscure glazed inner door to:

RECEPTION HALL

10' 4" x 22' 2" (3.16m x 6.78m) maximum plus 6'6" x 6'4" (2.00m x 1.95m), staircase off, doors arranged off to

SITTING ROOM

17' 9" x 14' 8" (5.43m x 4.48m) Attractive open fireplace, radiator, 2 Georgian sash windows to the front elevation, double doors to:

DRAWING ROOM

17' 11" x 14' 11" (5.48m x 4.56m) Twin alcoves with fitted shelves, radiator, telephone point, open fireplace, decorative ceiling rose with pendant light fitting, picture rail, glazed double doors to:

LEAN-TO CONSERVATORY

22' 5" x 6' 4" (6.85m x 1.94m) Multi pane glazed construction with mono pitch glazed roof, wall light, external entrance door, pair of French doors on to the patio.



From the Reception Hall there is a:

SMALL INNER HALLWAY

Recess with fitted LIFT, door through to:

KITCHEN

15' 4" x 11' 9" (4.68m x 3.60m) maximum Part obscure glazed side window, single drainer stainless steel sink unit, base cupboards, partial wall tiling, electric cooker, gas hob, built-in dishwasher, original servants bell indicator.



CHINA PANTRY

8' 1" x 5' 0" (2.48m x 1.54m) Fitted shelving, ceiling light, cup hooks.

PROVISIONS PANTRY

5' 5" x 4' 0" (1.66m x 1.22m) Fitted shelving, cupboard, cup hooks, electric light.

From the Kitchen a door leads to:

REAR ENTRANCE LOBBY

Part glazed external entrance door and doaks cupboard.

From the rear of the main Reception Hall there is an area of flagstone flooring with a part glazed rear door into the Lean-to Conservatory and also:

CLOAKROOM

5' 5" x 5' 2" (1.66m x 1.60m) Two piece suite comprising pedestal wash hand basin and low level WC, part obscure glazed window, ceiling light.

Also accessed from the rear of this Lobby with a door beneath the stairs is:

CELLAR

From the main Reception Hall, a staircase leads via a Half Landing with





an attractive dome topped sash style window overlooking the rear garden and in turn leads to:

FIRST FLOOR LANDING

10' 11" x 6' 2" (3.33m x 1.90m) overall including a fitted wardrobe cupboard. Radiator, doors arranged off to:

BEDROOM 1

17' 9" x 14' 7" (5.42m x 4.45m) 2 Georgian sash windows to the front elevation, open fireplace, radiator, ceiling light, door to:

EN-SUITE BATHROOM

7' 2" x 3' 11" (2.19m x 1.20m) Hip bath with mixer tap and shower attachment, pedestal wash hand basin, ceiling light, Georgian sash window to the front with integrated extractor fan.

BEDROOM 2

18' 2" x 14' 0" (5.54m x 4.27m) Sash window to the rear overlooking the garden, pedestal wash hand basin, 3 pendant light fittings, fitted wardrobes, fireplace, radiator, telephone point.

BATHROOM

5' 10" x 3' 10" (1.80m x 1.19m) Hip bath with mixer tap and shower attachment, pedestal wash hand basin, ceiling light.

From the Landing a doorway leads to:

INNER LANDING

15' 1" x 4' 1" (4.62m x 1.26m) Includes the fitted Airing Cupboard. Recess into the LIFT. Doors arranged off to:

BEDROOM 3

14' 3" x 10' 3" (4.35m x 3.13m) minimum Fireplace, radiator, Georgian sash window to the side elevation, ceiling light, door to:

EN-SUITE BATHROOM

5' 7" x 10' 0" (1.72m x 3.05m) Panelled bath with hot and cold taps, pedestal wash hand basin, ceiling light, access to loft space, Georgian sash window, door to:

SEPARATE WC

5' 4" x 5' 4" (1.63m x 1.65m) Georgian sash window, low level WC, ceiling light, door returning to the Inner Landing area.

From the First Floor Landing a return staircase leads via a Half Landing with an attractive dome topped sash style Georgian window to:

SECOND FLOOR LANDING

AGENTS NOTE

This has been most recently used as a Semi Self Contained Second Floor Apartment but the rooms could be returned to their original form to provide 3 more bedrooms or 2 second floor bedrooms and a further bathroom. The current layout is as follows:-



LANDING AREA

10' 0" x 6' 3" (3.07m x 1.93m) minimum Doors arranged off to:

BEDROOM 4

17' 10" x 11' 6" (5.46m x 3.52m) maximum Window to the rear elevation, ceiling light, radiator, oak cupboard, door to:

SHOWER ROOM

6' 5" x 4' 5" (1.98m x 1.37m) Shower cubicle with electric shower, pedestal wash hand basin, low level WC (included within the overall room measurement).

BEDROOM 5

17' 2" x 14' 1" (5.24m x 4.30m) Radiator, shallow cupboard, 2 Georgian style sash windows to the front elevation, ceiling light.

KITCHENETTE

14' 0" x 7' 6" (4.29m x 2.31m) Fitted worktop, sink unit, base cupboards, eye level wall cupboards, electric oven and hob, small breakfast bar, fluorescent strip light, Georgian sash window to the front elevation.

EXTERIOR

The property fronts on to the pavement of Church Street with direct access to both the front door and an historic access to the basement via the gate.

The property has the benefit of a Right of Way over the rear and side of the adjacent property (No. 5 Church Street) for the weekly use of putting out refuse (only).

ESTABLISHED REAR GARDENS

These are of generous proportions with central lawned area, extensive pathways, stocked borders, a variety of shrubs and mature trees. Twin gates lead from Halmergate providing vehicular access to the rear of the garden and the garages. There is also a vegetable garden area to the right hand side of the driveway.

There is ample vehicle manoeuvring area and parking adjacent providing access for:-

NO. 1 GARAGE

18' 4" x 18' 6" (5.60m x 5.65m) In need of some refurbishment but nonetheless a brick double garage with concrete base requiring new doors and a new roof.

NO. 2 GARAGE

18' 4" x 10' 1" (5.60m x 3.08m) A brick single garage with double entrance doors.

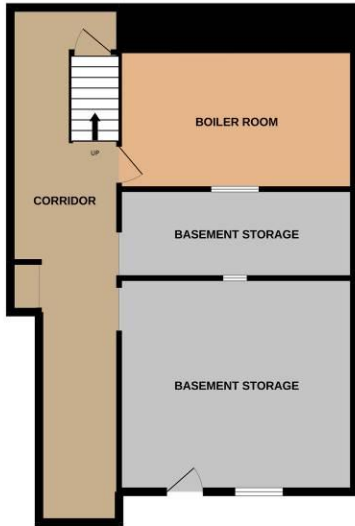
DIRECTIONS/AMENITIES

6 Church Street is situated on the north side of Church Street overlooking the Parish Church and is within a few 100m's of the town centre and High Bridge. It is situated on the left hand of the street opposite the Parish Church just before the turning into Halmergate/Love Lane junction.





BASEMENT
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
1344 sq.ft. (124.8 sq.m.) approx.



3RD FLOOR
812 sq.ft. (75.4 sq.m.) approx.



2ND FLOOR
1174 sq.ft. (109.0 sq.m.) approx.



TOTAL FLOOR AREA : 4065 sq.ft. (377.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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For Location Purposes Only - Not to Scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water, electricity and drainage.

COUNCIL TAX Band E

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: 15374

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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