

EST 1770



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## Catlins Farm, Browns Drove, Swineshead Bridge PE20 3PX

- Modern 3 Bedroom Detached House (with Agricultural Habitation Clause)
- Double Garage
- Converted Barn/Annexe
- Detached 3 Bedroom Bungalow (with Agricultural Habitation Clause)
- Yard, Building, Agricultural Land totalling 16.46 Acres (STS)

**Guide Price £720,000 Freehold**

Unique opportunity to buy a modern detached house plus detached bungalow (both subject to Agricultural Habitation Clauses), yard area, buildings and land totalling 16.46 acres (6.66Ha). Situated in a rural location close to Swineshead and 6 miles from Boston. Accessed along a quiet lane. Viewing Recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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## CATON HOUSE

### ACCOMMODATION

External portico entrance, part glazed UPVC door to:

### ENTRANCE PORCH

8' 7" x 3' 6" (2.64m x 1.08m) Tiled floor, ceiling light, door to:

### RECEPTION HALL

15' 8" x 8' 7" (4.78m x 2.64m) overall including staircase with under stairs cupboard, laminate flooring, recessed ceiling lights, UPVC rear window, radiator, door to:

### SITTING ROOM

19' 4" x 13' 0" (5.90m x 3.97m) Full height brick chimney breast with multi fuel stove and raised hearth, triple aspect with UPVC windows to the front and side elevations, UPVC French doors to the rear, 2 radiators, ceiling light, coved cornice, 2 wall lights.



#### **DINING KITCHEN**

19' 4" x 13' 0" (5.91m x 3.97m) Ceramic floor tiles, full height brick chimney breast with fitted cooker hood situated above the Rangemaster dual fuel electric and calor gas Range style cooker. Traditional fitted base cupboards and drawers, eye level wall cupboards, glazed display cabinets, Belfast sink with mixer tap, built-in dishwasher, 2 radiators, UPVC windows to the front and side elevations, recessed ceiling lights, door to:

#### **UTILITY ROOM**

8' 0" x 12' 11" (2.45m x 3.96m) Tiled floor, worktop with inset single drainer stainless steel sink unit, fitted cupboards beneath, warm flow oil fired central heating boiler, provision cupboard, part glazed UPVC external entrance doors to either side elevations, door to:

#### **CLOAKROOM**

Two piece suite comprising low level WC and bracket hand basin, tiled floor, extractor fan, ceiling light, radiator.

#### **STUDY**

9' 4" x 6' 8" (2.85m x 2.05m) Tiled floor, UPVC window to the rear elevation, consumer unit, ceiling light, radiator, telephone point.

From the Reception Hall the carpeted staircase rises to:



#### **GALLERIED LANDING**

19' 3" x 8' 8" (5.89m x 2.65m) overall Access to loft space, UPVC window to the front and rear elevations, radiator, built-in Airing Cupboard with hot water cylinder and immersion heater, doors arranged off to:



#### **MASTER BEDROOM**

19' 3" x 12' 11" (5.89m x 3.94m) Triple aspect with UPVC window to the front, side and rear elevations, 2 radiators, 2 ceiling lights, telephone point, second door with independent access to the Landing.

#### **AGENTS NOTE**

This room is designed so that it could be split into two each with independent access thereby creating a 4 bedroom property.

#### **BEDROOM 2**

12' 11" x 14' 10" (3.95m x 4.53m) maximum Walk-in wardrobe with hanging rails, shelving and electric light (included within the room measurement), TV aerial point, radiator, ceiling light, dual aspect with windows to the side and rear elevations.



#### **BEDROOM 3**

13' 3" x 11' 1" (4.06m x 3.40m) maximum UPVC window to the front elevation, ceiling light, radiator.



#### **BATHROOM**

9' 4" x 7' 9" (2.85m x 2.37m) Fully tiled walls, tiled floor, obscure glazed UPVC window, extractor fan, recessed ceiling lights, freestanding roll topped bath with side mounted mixer tap and shower attachment, low level WC, pedestal wash hand basin, vertical radiator/towel rail.

#### **EXTERIOR**

The property itself has double wrought iron gates opening on to an extensive driveway, turning bay and parking area for multiple vehicles. To the side is access to:

#### **DETACHED DOUBLE GARAGE**

21' 3" x 17' 9" (6.49m x 5.43m) Brick and block construction with pitched tiled roof, concrete floor, power and lighting. The Garage currently has one up and over door



along with an obscure glazed window and UPVC stable style entrance door to the second part has been used as a Garage/Workshop.

There is a lawned front garden, lawned side and rear gardens and, to the left hand side of the house a hand gate leading to a further lawned garden and an extensive paved patio to the rear.

#### **BARN/ANNEXE CONVERSION**

Situated to the left hand side of the driveway is a brick and tiled barn which has been converted to form annexe type accommodation. Part glazed UPVC front entrance door to:

#### **KITCHEN/DINER**

10' 8" x 12' 4" (3.27m x 3.77m) Range of fitted units, roll edged worktop, single drainer stainless steel sink unit with mixer tap, intermediate wall tiling, matching eye level wall cupboards, freestanding refrigerator, washing machine, cooker and freezer, full height multi pane glazed picture window to the rear, exposed brick inner wall with opening into:

#### **SITTING ROOM**

12' 3" x 10' 6" (3.75m x 3.22m) Ceiling light, pair of French doors with adjacent windows to the side elevation, TV aerial point.

From the corner of the Sitting Room a carpeted staircase rises to:

#### **FIRST FLOOR ACCOMMODATION**

22' 6" x 12' 6" (6.87m x 3.82m) overall Triple aspect with small windows to the front, side and rear, fitted carpet, ceiling light.

The first floor accommodation is designed as a large bedroom space and within the overall measurement is:

#### **EN-SUITE SHOWER ROOM**

Shower cabinet, low level WC and wash hand basin, extractor fan, electric light, hot water cylinder.

There is a part glazed UPVC external entrance door from this first floor accommodation on to metal external staircase which descends to the ground floor giving a separate access to the first floor area if required.

Caton House was given Planning Consent under Application Reference B/04/0499 dated 1<sup>st</sup> October 2004. It is noted that the Planning Permission is subject to an Agricultural Occupation Condition stating:-

'The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or forestry, or a widow/widower of such a person, and to any resident dependants'.

#### **THE BUNGALOW**

Detached bungalow, circa 1965. Oil central heating, single garage and driveway.

**HALLWAY** 20'5" x 7'5" maximum (20'5" x 7'5"), doors off to:

**LOUNGE** 18'1" x 10'11" (5.53m x 3.34m) plus 13'10" x 5'6" (4.22m x 1.68m), log burner.

**KITCHEN/DINER** 11'3" x 13'10" (3.44m x 4.24m) well fitted.

**BEDROOM 1** 11'11" x 11'5" (3.65m x 3.48m) UPVC front window.



**BEDROOM 2** 11'11" x 9'11" (3.64m x 3.04m) UPVC front window.

**CLOAKS** 6'8" x 5'4" (2.04m x 1.63m) maximum, low level WC, wash hand basin.

**BATHROOM** 5'4" x 6'7" (1.65m x 2.01m) bath, wash hand basin.

**BEDROOM 3** 10' x 12'7" (3.06m x 3.86m) maximum.

**DRIVEWAY, SINGLE GARAGE, ENCLOSED GARDEN.**

The bungalow is currently subject to a Tenancy at £750pcm.

The Bungalow was given Planning Consent under Application Reference Number BR19/73 dated 15<sup>th</sup> September 1973. It is noted that the Planning Permission is subject to an Agricultural Occupation Condition (being Condition 3) stating:-

'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971, or in forestry, (including a dependant of such a person residing with him) or a widow or widower of such a person'.

#### **THE FARM YARD WITH BUILDINGS**

The yard area extends to approximately 0.85Ha (2.10 Acres) containing a series of mainly open sided portal type frame agricultural buildings.

#### **AGRICULTURAL LAND**

The agricultural land extends to approximately 5.587Ha (13.76 acres) or thereabouts being a combination of Grade I and Grade 2 agricultural land as classified by the DEFRA Land Classification Map of England and Wales. The land is further described by the Soil Survey of England and Wales as being part of the Wallasea 2 Association of Soils which is characterized as being 'a deep stoneless day soil calcareous in places with some deep calcareous silty soils capable of growing crops of cereals, sugar beet, potatoes and vegetables'.

The land is currently laid to established grassland.

#### **DIRECTIONS**

From Spalding proceed in a northerly direction along the A16 Boston Road continuing for 8 miles to the large Sutterton roundabout. Take the first exit on to the A17 west bound towards Sleaford, at the next roundabout take the second exit continuing along the A17 to Swineshead Bridge. After the level crossing take the right hand turning signposted Boston and then turn immediately left on to Browns Drove. Proceed without deviation for just over a mile and the properties are situated on the left hand side.

#### **AMENITIES**

The local village of Swineshead is approximately 2 miles from the property and has a primary school, doctors surgery, Co-Op mini supermarket, public house/restaurant, various shops etc. Boston is 6 miles distant and offers a wide range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. Easy access to the neighbouring towns of Sleaford and Spalding. Access to the A1 and east coast main line via Grantham and Peterborough.



For identification Purposes Only, not to scale

## CATLINS FARM BUNGALOW FLOORPLAN



# CATON HOUSE FLOORPLAN

GROUND FLOOR  
895 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR  
894 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 1789 sq.ft. (166.2 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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# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



**TENURE** Freehold

**SERVICES** Mains water and electricity. Private drainage. LPG and oil central heating.

**COUNCIL TAX**

Band TBC

**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: S11110**

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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## CATON HOUSE EPC

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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Score	Energy rating	Current	Potential
92+	A		99   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

