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## 'Homestead Farm' Luton Garnsgate, Long Sutton PE12 9JP

**Guide Price £595,000 Freehold**

- Detached Farmhouse
- 4 Double Bedrooms
- Semi-Rural Location
- Fully Renovated to a High Standard
- Plot Site Approximately 2.4 Acres with a Range of Outbuildings

Superbly presented detached Farmhouse situated in a semi-rural location on a plot of approximately 2.4 acres (STS) with outbuildings. Countryside setting with open views to the front. Easy access on to the A17 and close to the amenities of Long Sutton. Accommodation comprising entrance hall, 2 reception rooms, open plan kitchen diner, bathroom and shower room to the ground floor; 4 double bedrooms. Wide range of Outbuilding with barns, workshops and former granary.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### **ACCOMMODATION**

Open storm porch with 2 lantern lights and through an obscure UPVC double glazed door into:

#### **ENTRANCE HALLWAY**

6' 0" x 14' 0" (1.84m x 4.28m) Skimmed and coved ceiling, centre light point, tiled mosaic flooring, double radiator, understairs storage cupboard with coat rail, staircase rising to the first floor. Solid wooden door into:

#### **RECEPTION ROOM 2**

14' 4" x 14' 0" (4.37m x 4.27m) UPVC double glazed bay window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, feature tiled fire place with tiled hearth with open fire and grate.

From the Entrance Hallway a solid oak door leads into:



#### **FORMAL LOUNGE**

12' 11" x 20' 7" (3.96m x 6.29m) UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling, centre light point, carbon monoxide detector, radiator, TV point, telephone point, fitted storage cupboard off housing electric consumer unit board, inglenook fireplace with solid oak mantle with tiled hearth with fitted multi fuel burner stove. Solid oak door leading into:

#### **OPEN PLAN KITCHEN DINER**

13' 8" x 27' 4" (4.19m x 8.35m)

#### **DINING AREA**

UPVC double glazed bay window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, feature brick fireplace with tiled mantle, TV point, fitted Karndean flooring, access door into the Entrance Hall, opening into:

#### **KITCHEN AREA**

Handmade kitchen units, further pull out drawer units, solid oak worktops, tiled splashbacks, fitted Classic 900 electric Range style cooker with ceramic hob and electric oven, Rangemaster canopy extractor hood over, inset Belfast sink with pull out tap, plumbing and space for washing machine, inset LED lighting, obscure UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, door into:



#### **SHOWER ROOM**

5' 9" x 5' 8" (1.77m x 1.75m) Obscure UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, wall mounted electric heater, fitted Karndean flooring, part tiled walls, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap over, shower enclosure with fitted Triton power shower over. Storage cupboard off into recess housing the oil boiler, slatted shelving and central heating controls.



#### **WALK-IN PANTRY**

5' 9" x 6' 4" (1.76m x 1.94m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, fitted Karndean flooring, lighting, power points, shelving.



From the Entrance Hallway the staircase rises to:

#### **FIRST FLOOR GALLERIED LANDING**

6' 1" x 14' 0" (1.87m x 4.29m) UPVC double glazed sash window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, smoke alarm, door into:

#### **MASTER BEDROOM**

14' 4" x 14' 0" (4.38m x 4.28m) UPVC double glazed sash window to the front elevation, skimmed and coved ceiling, centre light point, double radiator.

#### **BEDROOM 2**

13' 11" x 11' 10" (4.25m x 3.62m) UPVC double glazed sash window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, TV point.

From the First Floor Galleried Landing box opening into:





#### **FURTHER LANDING AREA**

5' 0" x 5' 9" (1.54m x 1.76m) Skimmed and coved ceiling, centre light point, access to loft space, solid wooden door into:

#### **BEDROOM 3**

13' 10" x 15' 5" (4.24m x 4.70m) UPVC double glazed sash window to the rear elevation, skimmed and coved ceiling, centre light point, TV point.

#### **BEDROOM 4**

13' 2" x 14' 8" (4.03m x 4.48m) UPVC double glazed sash window to the rear elevation, skimmed and coved ceiling, centre light point, double radiator, feature cast iron fire place with open grate.



#### **FAMILY BATHROOM**

7' 10" x 8' 6" (2.39m x 2.60m) Recently refitted. Obscure UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, full length stainless steel heated towel rail, part tiled walls, shaver point, extractor fan, ceramic tiled floor, fitted with a four piece suite comprising low level WC, wash hand basin with rainfall shower mixer tap, freestanding oval bath with waterfall shower mixer tap, shower enclosure with rainfall shower head and further shower attachment tap.

#### **EXTERIOR**

The front garden is mainly laid to lawn with paved pathways, there is a driveway to the side leading into the rear garden.

The garden to the side is mainly laid to lawn with mature trees and woodland area with pond.



#### **OPEN BAY STORAGE**

17' 3" x 35' 5" (5.26m x 10.8m) Galvanised roof, no power and lighting, brick flooring.

The driveway leads to five bar gate leading to:

#### **BRICK WORKSHOP**

14' 7" x 19' 5" (4.45m x 5.94m) Separate electric consumer unit, sliding wooden door, power points, work bench, windows to both side elevations, wooden door into:

#### **FURTHER STORAGE BARN**

15' 0" x 30' 4" (4.59m x 9.25m) Brick construction, galvanised roof, windows to the side elevation and one to the rear elevation, work bench, power points, strip lighting, sliding opening door. Ideal storage for classic cars/motorbikes etc.

#### **BRICK BUILT GARAGE**

6' 2" x 10' 6" (1.89m x 3.22m) Up and over door, side access door, coal bunker attached to the back garage.

#### **BRICK BUILT WORKSHOP**

10' 2" x 16' 10" (3.10m x 5.15m) Strip light, power points, 2 glazed windows to the side elevation.





### **GARDEN TOOL SHED**

Five bar gate access into further hard standing.

### **DETACHED BRICK BARN/GRANARY**

14' 2" x 15' 0" (4.33m x 4.59m) Accessed via an obscure UPVC double glazed door to the side elevation. Also there is a further area of the same size accessed via an obscure UPVC double glazed door to the side elevation.

### **OPEN BAY CART AREA**

13' 9" x 31' 4" (4.21m x 9.57m)

### **FURTHER RANGE OF OUTBUILDINGS**

Incorporating Pole Barn which is open to the side.

### **OPEN BARN**

39' 3" x 88' 5" (11.97m x 26.97m) Galvanised roof, strip light, power points, separate electric consumer unit board.

Directly to the rear garden is predominantly laid to lawn with a wide range of mature shrubs and trees, patio area with extensive lighting with open fields to the rear. Further access road leading on to the main road.

Directly to the rear of the house there is a lawned garden with a shrub and tree borders. Extensive lighting.

### **DIRECTIONS**

From Spalding proceed in an easterly direction along the A151 to Holbeach then join the A17 eastbound towards Kings Lynn. Stay on this road for around 4 miles taking the second exit off the roundabout into Gedney Road and proceed through Long Sutton and on to Sutton Bridge. Take a right hand turning into Garmsgate Road where we follow the road down where the property is located on the right hand side.

### **AMENITIES**

Local amenities including primary and secondary schools, doctors surgery, range of shops, banks, leisure facilities etc. Easy access is gained to the neighbouring towns of Holbeach, Spalding and Kings Lynn and the city of Peterborough.





**TENURE** Freehold

**SERVICES** Mains water and electricity. Oil central heating. Private drainage.

**COUNCIL TAX** Band D

**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: S11242**

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		