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Sly's Farm, South Drove, Spalding Common PE11 3BD

Guide Price £485,000 Freehold

- 4/5 Bedroom Country House
- Established Grounds and Extensive Parking
- Range of Outbuildings
- Convenient for Spalding and Peterborough

Traditional detached house in need of some refurbishment. Total site area approximately 2.3 acres (subject to survey), range of outbuildings, substantial brick barn with planning potential. Convenient location on the edge of Spalding.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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Part obscure glazed UPVC front entrance door entering into:

ENTRANCE HALL

9' 1" x 5' 10" (2.78m x 1.80m) Radiator, ceiling light, door into:

STUDY

7' 4" x 6' 2" (2.26m x 1.90m) UPVC window, radiator, shelving.

KITCHEN

15' 6" x 11' 5" (4.73m x 3.50m) plus recess. A range of fitted units comprising base cupboards and drawers, roll edge worktops, one and a quarter bowl resin sink unit with mono-block mixer tap, tiled splash backs, eye level wall cupboards, timber window overlooking the garden, fluorescent strip lights, tiled floor, radiator, electric cooker point, walk in pantry with shelving, obscure glazed UPVC window, electric light. Recess with a half glazed UPVC external entrance door, door through to an L shaped rear lobby with ceiling light and door to:

BATHROOM

8' 10" x 9' 10" (2.70m x 3.01m) Panelled corner bath, wash hand basin, separate shower cubicle, radiator, UPVC window, panelled ceiling, recessed ceiling lights, fully tiled walls.

SEPARATE WC

With low level suite and obscure glazed window.

UTILITY/LAUNDRY ROOM

8' 9" x 12' 1" (2.68m x 3.70m) With ceiling light, part glazed external entrance door to the front, window, radiator, plumbing and space for washing machine, further appliance space.



LOUNGE/DINER

21' 2" x 12' 3" (6.46m x 3.74m) Plus 2.98 x 2.63. Walk in UPVC bay window, second UPVC window, two radiators, open fireplace with bricksurround, ceiling lights. Recess has further radiator, two wall lights, UPVC window to the rear elevation. Door to:

INNER HALLWAY

With radiator and sliding door to:

STORE ROOM

8' 2" x 4' 5" (2.49m x 1.37m) UPVC window, electric light, shelving.

MAIN HALLWAY

12' 0" x 7' 6" (3.68m x 2.30m) overall including staircase (with understairs cupboard) ceiling light, UPVC window, door to:

CLOAKROOM

6' 6" x 7' 4" (1.99m x 2.26m) max. With radiator, low level WC, wash hand basin with store cupboards beneath, recessed ceilinglights, consumer unit, built in linen cupboard with radiator.

DRAWING ROOM/GROUND FLOOR BEDROOM 4

13' 1" x 12' 5" (3.99m x 3.81m) plus walk in UPVC window. Picture rail, radiator, fireplace, fluorescent striplight.

From the main hallway, staircase rises to:

FIRST FLOOR LANDING

UPVC window to the rear elevation, ceiling light, doors arranged off to:

BATHROOM

7' 6" x 5' 5" (2.29m x 1.67m) Three piece suite comprising panel bath, wash hand basin, low level WC, radiator, obscure glazed UPVC window, doors arranged off to:

BEDROOM 1

13' 5" x 12' 7" (4.10m x 3.86m) UPVC window to the front elevation, radiator, picture rail, ceiling light, fireplace, access to loft space.

BEDROOM 2

10' 2" x 12' 4" (3.12m x 3.76m) minimum. UPVC window to the front elevation, radiator, ceilinglight. Large recessed fitted wardrobe and airing cupboard housing the hot water cylinder and modern Worcester gas fired central heating boiler.

DRESSING ROOM/STORE

8' 2" x 7' 6" (2.50m x 2.31m) Ceiling light, radiator, UPVC window to the rear elevation, door giving direct access into:

BEDROOM 3

20' 11" x 8' 7" (6.40m x 2.63m) UPVC windows to the front and side elevations, two radiators, two ceiling lights.

EXTERIOR

An exciting opportunity to purchase a traditional Lincolnshire house with established gardens set within a total site area of approximately 2.5 acres (subject to survey). Along with the established private gardens the property has a driveway access off South Drove providing multiple parking and giving access to:

BRICK AND PANTILED BARN - POTENTIAL FOR CONVERSION (SUBJECT TO PLANNING CONSENT)

GROUND FLOOR ACCOMMODATION 33' 5" x 16' 4" (10.2m x 5.00m) internal. Concrete base, power and lighting, plus additional 13' 1" x 5' 8" (4m x 1.75m) and 13' 1" x 10' 7" (4m x 3.25m), steps to:

OVERHEAD MEZZANINE AREA 45' 11" x 16' 4" (14m x 5m) maximum overall

We consider the barn has potential for conversion to a residential property subject to the usual planning consents.

ADJACENT STORE

16' 4" x 15' 1" (5.00m x 4.6m) This being a brick lean-to structure attached to the barn to the side and rear and currently used as a log store and implement store. Attached to the rear of this building is a:

FURTHER BRICK BARN

52' x 18' (15.85m x 5.49m) With corrugated roof, concrete base, power and lighting, further development potential.

THE GROUNDS

Established grounds including mature vegetable and fruit garden with walnut trees, soft fruit, apple trees, vegetable plots etc. Carrying on through to the rear of the site there is a dilapidated outbuilding and a:

FIVE BAY OPEN FRONTED CORRUGATED STORE

90' x 20' (27.43m x 6.1m) overall approx. Earth floor.

There are a number of other outbuildings including old boiler house and further stores which are currently semi accessible.

DIRECTIONS/AMENITIES

From Spalding centre proceed along the west bank of the River Welland in a southerly direction up to the junction with Little London, turn right, continue through Little London on to Spalding Common and then take a right hand turning into South Drove and the property is situated after 400 yards on the left hand side. Convenient for access to Spalding, Market Deeping, Peterborough, Stamford etc.

GENERAL INFORMATION

TENURE Freehold

SERVICES Mains water, gas, electric and 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

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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given for their operation or efficiency can be given. Made with Hoxton 12024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		