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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Brook House Farm, Marsh Road, Gedney Dyke PE12 0AT

Offers in Excess of £350,000 Freehold

- No Onward Chain
- Requires Repair/Modernisation
- 6 Bedrooms
- Plot approximately 1.06 Acres
- Excellent Opportunity

Substantial period farmhouse which is currently split into two properties set on a plot of approximately 1.06 acres with large gardens and outbuildings. In need of repair and modernisation. Accommodation comprising 6 bedrooms, 4 reception rooms, 2 kitchens, 3 bathrooms. There is a range of timber/pantile outbuildings at the rear of the property.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with solid wooden door leading into:

ENTRANCE HALLWAY

4' 11" x 21' 5" (1.52m x 6.54m) Centre light point, radiator, doorbell, understairs storage cupboard, staircase rising to first floor, UPVC double glazed window to the side elevation, electric consumer unit (recently fitted), door to:

RECEPTION ROOM 1

15' 10" x 14' 0" (4.84m x 4.29m) UPVC double glazed window to the front and side elevations, skimmed ceiling, centre light point, 2 radiators, tiled open fireplace, fitted storage cupboards into recess side of chimney breast.

From the Entrance Hallway a door leads into:

RECEPTION ROOM 2

15' 2" x 14' 2" (4.64m x 4.33m) UPVC double glazed window to the front elevation, decorative ceiling rose, centre light point, BT point, 2 radiators, brick fireplace with open fire and tiled hearth, door into:



KITCHEN

9' 10" x 13' 5" (3.0m x 4.10m) UPVC double glazed window to the side elevation, strip light, radiator, floor mounted Thermo Econ oil fired boiler, stainless steel sink with fitted base unit, wall units, plumbing and space for washing machine, quarry tiled flooring, door into:

FAMILY BATHROOM

5' 8" x 7' 10" (1.73m x 2.41m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, double radiator, fully tiled walls, electric wall heater, medicine cabinet, fitted with a two piece suite comprising bath with taps and wash hand basin with taps, door into:



CLOAKROOM

2' 9" x 7' 11" (0.86m x 2.42m) Wooden obscured glazed window to the front elevation, skimmed ceiling, centre light point, fitted WC.

From the Kitchen into:

LOBBY

2' 11" x 12' 7" (0.89m x 3.85m) UPVC double glazed window to the side elevation, wooden obscured glazed door to the rear elevation, door into:

WALK-IN PANTRY

5' 10" x 5' 6" (1.78m x 1.70m) Obscured glazed window to the side elevation, fitted shelving.

From the Entrance Hallway the staircase rises to:

GALLERIED LANDING

Smoke alarm, centre light point, storage cupboard off with shelving, door into:



BEDROOM 1

14' 6" x 14' 2" (4.42m x 4.32m) UPVC double glazed window to the front elevation, centre light point, double radiator, storage cupboard off housing hot water cylinder, door into:

EN-SUITE

5' 4" x 5' 4" (1.65m x 1.65m) Centre light point, extractor fan, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, tiled shower cubicle with fitted Triton power shower over.

BEDROOM 2

10' 4" x 10' 3" (3.16m x 3.14m) UPVC double glazed window to the front elevation, centre light point, access to loft space, radiator.

BEDROOM 3

8' 11" x 13' 9" (2.74m x 4.20m) UPVC double glazed window to the side elevation, skimmed sloping ceiling, fitted wall lights, radiator.



Leading round to the side of the property there is a separate access to the rear part of the property leading via a UPVC double glazed door into:

LEAN-TO CONSERVATORY

6' 5" x 7' 8" (1.98m x 2.34m) Brick construction with UPVC double glazed windows to the rear and to the side elevations, polycarbonate roof, wall light, door into:

WALK-IN PANTRY

5' 8" x 11' 5" (1.74m x 3.50m) Skimmed ceiling, 2 wooden glazed windows to the side elevation, fitted shelving, wall light.





From the Conservatory a door leads into:

KITCHEN

7' 3" x 12' 2" (2.22m x 3.71m) UPVC double glazed window to the front and side elevations, strip light, access to loft space, radiator, fitted Worcester boiler, fitted base unit, eye level units, stainless steel sink with taps, plumbing and space for washing machine, door into:

RECEPTION ROOM 1

12' 1" x 15' 5" (3.69m x 4.72m) UPVC double glazed window to the side elevation, centre light point, radiator, feature brick fireplace with wooden mantle with fitted Parkray fire, storage cupboard off with piping (possibly back boiler), door into:

RECEPTION ROOM 2

12' 11" x 13' 7" (3.95m x 4.15m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator, electric storage heater, tiled fireplace with open fire, smoke alarm, understairs storage cupboard, door into:

ENTRANCE LOBBY

Wooden obscure glazed door to the side elevation, centre light point, electric consumer unit (recently fitted), radiator, staircase rises to:

FIRST FLOOR LANDING

2 centre light points, smoke alarm, access to loft space, UPVC double glazed window to the rear elevation, door into:

FAMILY BATHROOM

6' 11" x 8' 2" (2.13m x 2.51m) Obscured UPVC double glazed window to the side elevation, textured ceiling, centre light point, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and bath with taps with fitted Mira power shower over with shower rail.

BEDROOM 3

8' 0" x 11' 11" (2.44m x 3.65m) UPVC double glazed window to the side elevation, textured ceiling, centre light point, radiator.

BEDROOM 2

10' 3" x 12' 6" (3.14m x 3.82m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator, feature fireplace (boarded up), storage cupboard off with fitted coat rail.

BEDROOM 1

11' 3" x 14' 4" (3.44m x 4.37m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach take the first exit at the roundabout on to the Link Road. Continue up to the A17 taking the left exit and proceeding eastbound on to the A17 towards Kings Lynn. After approximately 2 miles turn left signposted Gedney Dyke and then proceed without deviation straight through the village, round the sharp left hand bend, continuing for just under half a mile and the property is situated on the left hand side indicated by the Agents For Sale sign.





AMENITIES

The local villages have combined facilities including primary schools, shops, public houses etc. The small towns of Long Sutton (2 miles) and Holbeach (4 miles) offer a range of amenities. Spalding is approximately 12 miles from the property and offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. The cathedral city of Peterborough is approximately 22 miles from the property and the large town of Kings Lynn (approximately 17 miles) each offering a wide range of facilities.

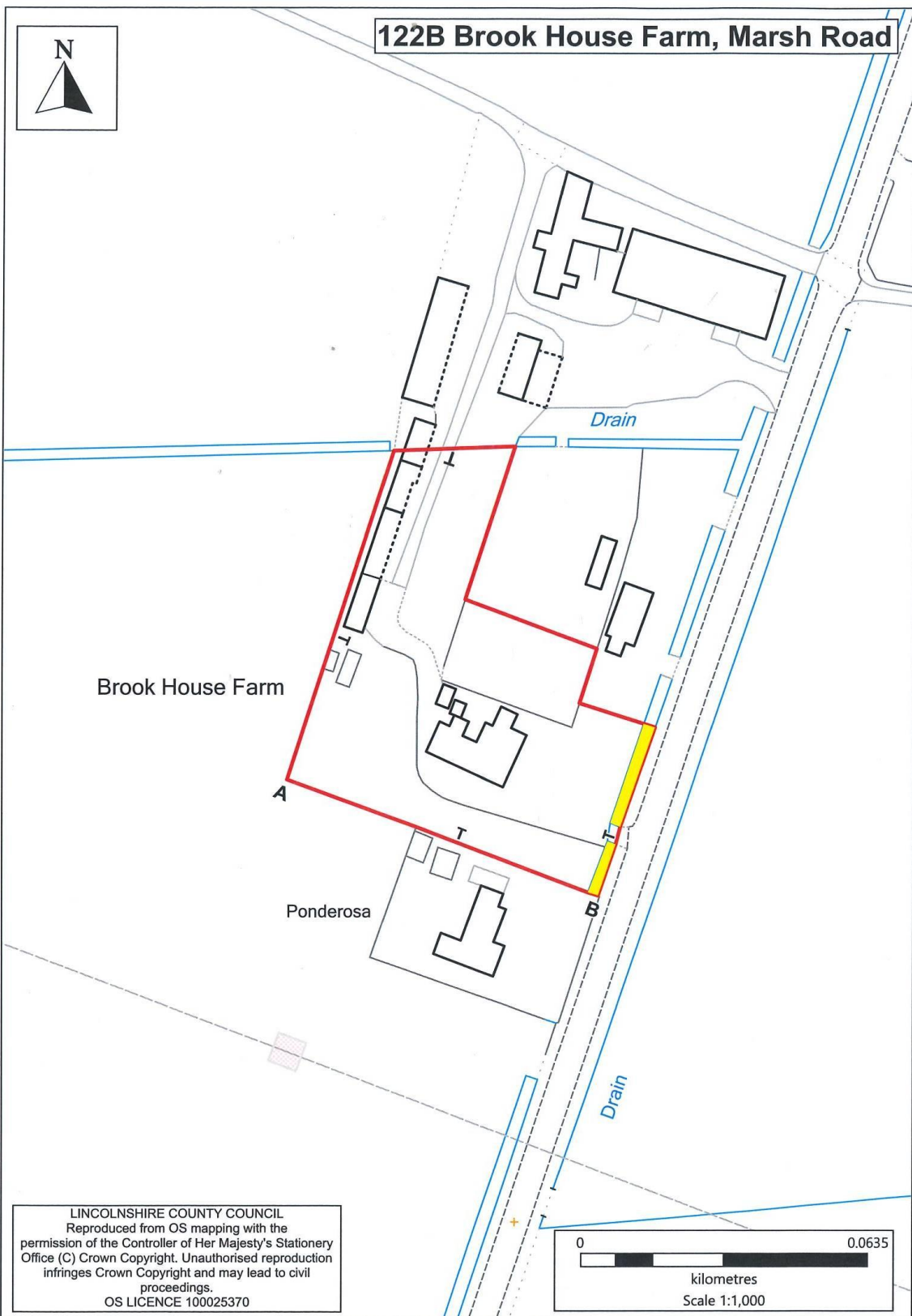
HEALTH & SAFETY DISCLAIMER

Parties are advised to wear masks when viewing the property. Parties are further advised to bring a powerful torch with them as the house is quite dark and the electricity is turned off.

LINCOLNSHIRE COUNTY COUNCIL PRINCIPAL CONDITIONS OF SALE (SUBJECT TO CONTRACT)

1. The Purchaser will covenant in the conveyance/transfer not to use or permit to be used the land and any buildings from time to time erected thereon:-
 - a. For the purpose of a business.
 - b. For the open storage of materials or goods of any description (with the exception of agricultural produce) or repair in the open of a motor vehicle or machinery of any description.
 - c. For the breeding or boarding of cats or dogs whether or not in the course of a business.
 - d. In any way which may become a nuisance to the Vendor or its successors in title.
2. The Land is not to be used for an 'intensive system' of husbandry for animal rearing or keeping (as defined in The Welfare of Livestock Regulations 1994).
3. No rights of way or rights will be granted over the County Council's retained land.
4. The Purchaser shall within three months of completion erect at their sole expense and thereafter be responsible for maintaining a close boarded timber fencing 1.8m in height between points A-B (as shown on the attached plan).
5. The Purchaser will maintain the boundaries marked by 'T' markings on the plan.
6. The Purchaser will not pipe any part of the open watercourses without the Vendor's consent in writing.
7. The purchaser shall forever maintain at its own cost the watercourse shown coloured yellow on the Plan and that the depth and profile satisfactory for the drainage of the Retained Land to the satisfaction of the Transferor and to successors in title as properties of the Retained Land (acting reasonably).
8. The Vendor does not warrant that the drains or septic tank (if any) are suitable for their purpose and, upon the expiry of the useful life of the existing system, the Purchaser will provide a new foul drainage system wholly on his own land.
9. The purchaser will bear its own legal costs of the conveyance/transfer.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water and electric. Drainage is to private systems – not tested. Heating is via a modern oil boiler to rear part and an obsolete oil boiler to the front part.

COUNCIL TAX BANDS C and B

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11622

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.

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