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## **BRIDGE HOUSE, HOLBEACH ROAD, SPALDING PE12 6JP**

**GUIDE PRICE £390,000 Subject to Contract**

**Freehold**

- **Attractive 4-bedroom detached Farm House with approximately 0.69 acres**
- **Close to the Market Town of Spalding**
- **Open views to rear**
- **Additional land may be available by separate negotiation**

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





**DESCRIPTION**

Bridge House is a detached farmhouse comprising of four-bedrooms. It is of traditional brick construction and with a slate roof. Bridge House sits on an extensive plot of 0.69 acres (STS) as shaded blue on the plan within these particulars. The property is situated off Holbeach Road with the market town of Spalding being approximately 1.9 miles to the west, the Cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes). Spalding also has rail connections.

**What 3 Words Reference:-** [piper.horses.unsigned](http://piper.horses.unsigned)

**ACCOMODATION:**

Bridge House offers the following accommodation: -

**Ground Floor**

**Conservatory/Rear Entrance:**

5.56m x 2.17m

Coat hooks, wall lights and power points.





**Utility Room/Pantry:**

2.36m x 1.74m

Quarry tiled floor, base cupboards, shelving.

**Lobby:**

1.91m x 1.61m

Quarry tiled floor, three quarter height shelved store cupboard.

**Family room:**

4.77m x 3.58m

Double glazed patio doors to front elevation, UPVC window to the side elevation, radiator.

**Separate W/C:**

With low level suite and obscure glazed UPVC window.



**Kitchen:**

4.20m x 3.49m

Free standing range style cooker, worktops with inset single drainer stainless steel sink unit with mixer tap, fitted base cupboards and drawers, part wall tiling, eye level cupboards, UPVC side window, window overlooking the conservatory, radiator.

**Dining Room:**

3.56m x 3.52m

Brick fireplace, radiator, alcove cupboard, dual aspect with UPVS windows to the front and side elevations, sliding doors.



**Sitting Room:**

4.75m x 3.46m

Brick fireplace with fitted multi-fuel burner, quarter height wall panelling, ceiling light, front entrance door, radiator, alcove cupboard, dual aspect with UPVC windows to the front and side elevations.

**Rear Entrance Hall/ Study:**

4.75m x 2.38m

Overall including the staircase. Radiator, ceiling light, rear entrance door.



**First Floor**

**Landing:**

UPVC rear window, access to loft space.

**Bedroom No. 1:**

3.78m x 3.67m

Wash hand basin with hot and cold taps, radiator, dual aspect with UPVC windows to both side elevations, small fitted wardrobe.

**Walk in Dressing Room:**

2.64m x 1.28m

UPVC window, hanging rails, ceiling light,

**Bedroom No. 2:**

4.48m x 3.46m

UPVC front window, radiator, small fitted cupboard.

**Bedroom No. 3:**

3.55m x 3.79m

Radiator UPVC window to the front elevation.

**Bedroom No. 4:**

2.92m x 2.36m

Radiator, UPVC window to the rear elevation.



**Bathroom:**

2.39m x 2.62 m (max)

Including built-in Airing Cupboard. Three-piece suite comprising of bath with shower over and glazed screen, pedestal wash hand basin, low level W/C, radiator, UPVC window.

**THE GROUNDS**

The gardens to the north, south and west are mainly laid to lawn with a wide range of mature trees and shrubs together with paved pathways.

An additional area of land, to the north and west sides of the established gardens, is included in the property being offered for sale.

**SERVICES:**

The house has the benefit of a 3-phase electricity supply although all connections in the house are single phase.

Bridge House has mains water and oil fired central heating and private drainage system. We believe there is a mains gas supply in the locality however, interested parties must make their own enquires as to the availability of all services, the practicality and cost of connection and any other matters relating to these.

There is an externally situated Grant oil fired central heating boiler to the side of the Bridge House. An oil tank is located to the rear of the house.

**FENCING OBLIGATIONS:**

The purchaser is to erect a post and three rail timber fence around the perimeter of the west and the northern boundaries of the property within three months of completion.

**WAYLEAVES, ACCESS, EASEMENTS AND RIGHTS OF WAY:**

The purchaser of Bridge House will have ownership of the driveway to access the property shown shaded in blue on the plan in these Particulars. The purchaser of the Barn (with planning permission for conversion to a Residential Dwelling) will have a Right of Way over the driveway, which is shown hatched in black on the enclosed plan, to access the extent of the property shaded in red on the plan. Both parties will have to contribute towards the maintenance of the driveway and bridge according to their share of the usage/type of vehicles accessing. The purchaser of Bridge House will also allow the owner of the Barn to lay and maintain utilities over the driveway (exact route to be defined).



The South Holland Internal Drainage Board have a 9-metre Byelaw adjacent to their drain which runs parallel with the roadside along Holbeach Road.

The Board have the right to access the frontage of the property when required. There is a bridge which crosses the Board drain which allows access to Bridge House.

**OUTGOINGS:**

Council Tax –

Band C - payable to South Holland District Council



**BOUNDARIES:**

The successful purchaser shall be deemed to have full knowledge of boundaries and rights of way (if any) which have or will affect the property.

**PLANS, AREAS, AND SCHEDULE:**

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey and Land Registry plans. The plans included in these Particulars are published for convenience and identification purposes only. Although believed to be correct, their accuracy cannot be guaranteed.

**APPARATUS AND SERVICES:**

None of the apparatus nor services have been checked; therefore, their serviceability is not guaranteed. Interested parties must make their own enquiries/inspections.

**ROOM SIZE ACCURACY:**

Room sizes are quoted in metric on a wall-to-wall basis.

**AGENT'S NOTES:**

We have been informed by the Vendors of the property that the slate roof was removed and put back on again (with the same slate tiles) in 2022 to allow for additional insulation to be added. We have been informed that the 'flat roof' was renewed in 2010 and the conservatory roof was renewed in 2020.

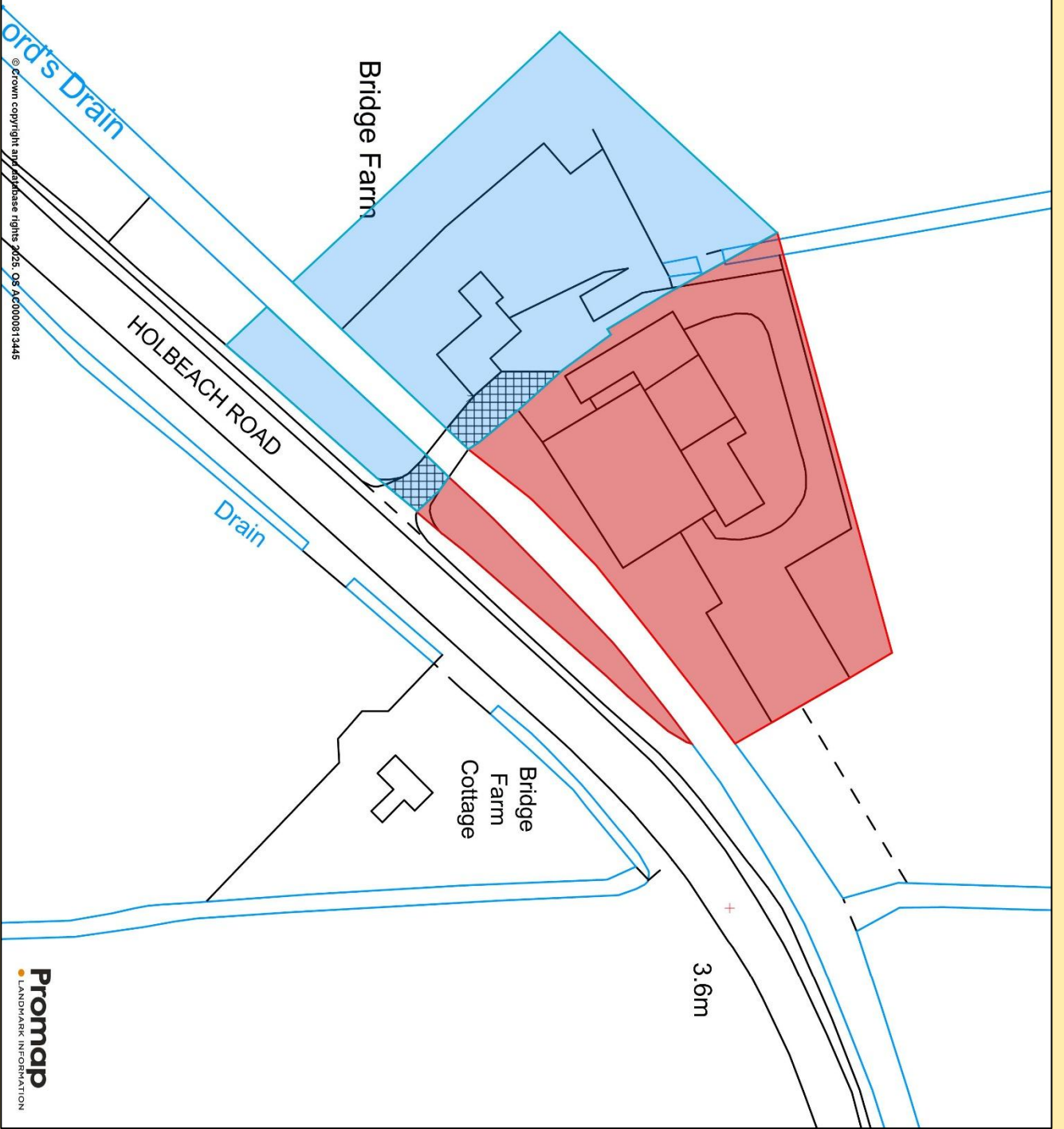
**FURTHER INFORMATION:**

If any further information is required regarding the land or properties, please contact R. Longstaff and Co LLP's Agricultural Department on 01775 766 766 Option 4.

**PARTICULARS CONTENT:**

We make every effort to produce accurate and reliable details. If there are any particular points you would like to discuss prior to making your inspection, please contact our office. The plans reproduced in these Particulars are for identification purposes only and are NOT TO SCALE. Interested parties should carry out whatever investigations they wish to satisfy themselves as to the extent and area of the property offered and ensure they are fully aware of the boundaries and to confirm the areas involved should they so require. The information provided in these Particulars is for guidance purposes only.



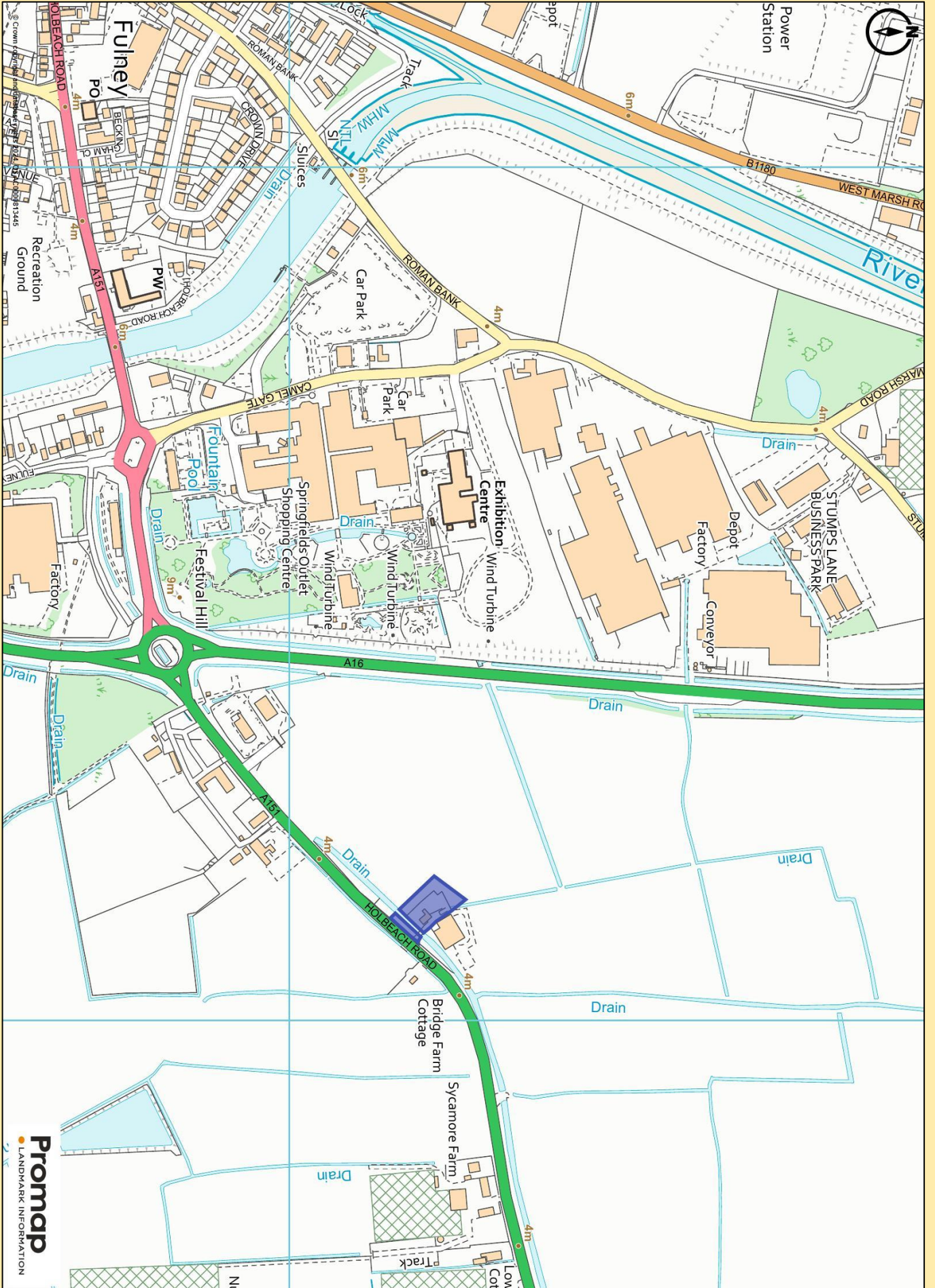


**Promap**  
LANDMARK INFORMATION

**THE EXTENT OF BRIDGE HOUSE IS SHOWN COLOURED IN BLUE - FOR IDENTIFICATION PURPOSES ONLY**  
**THE BARN CONVERSION, COLOURED IN RED, IS 'FOR SALE' BY SEPARATE NEGOTIATION FOR IDENTIFICATION PURPOSES ONLY**



**LOCATION PLAN**  
**FOR IDENTIFICATION PURPOSES ONLY**



GROUND FLOOR  
1155 sq.ft. (107.3 sq.m.) approx.



1ST FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 1973 sq.ft. (183.3 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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**TENURE** - Freehold  
**EPC Rating** - E  
**COUNCIL TAX BAND** - C

**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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**Ref: S11529**

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**

R. Longstaff & Co LLP.  
5 New Road  
Spalding  
Lincolnshire  
PE11 1BS

**CONTACT**

T: 01775 766766, Option 4  
E: kerry@longstaff.com  
www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		