

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Wargate House, Belchmire Lane, Gosberton PE114HG

Guide Price Offers in the Region of £395,000 Freehold

- Attractive Older Style Property
- 4 Double Bedrooms
- Brick Barn and Workshop
- Air Source Heat Pump
- Total Site Approx $\frac{3}{4}$ of an Acre (STS)

Spacious older style detached house with 4 bedrooms and 3 reception rooms. Traditional brick barn and further outbuildings with potential for conversion subject to consent. Established mature grounds totalling approximately $\frac{3}{4}$ of an acre (subject to survey). Modern Air Source heat pump for central heating system, solar panels. Inspection highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Part glazed UPVC front entrance door to:

ENTRANCE HALL

Coloured tiled floor, wide staircase off, door to:

SITTING ROOM

12' 2" x 12' 8" (3.71m x 3.88m) Beamed and textured ceiling, ceiling light, radiator, UPVC window to the front elevation.

LOUNGE

12' 2" x 12' 6" (3.73m x 3.82m) Wood grain effect flooring, radiator, UPVC window to the front elevation, textured ceiling, 2 wall lights, ceiling light, open fire with traditional tiled surround, arch and step down to:



DINING ROOM

13' 3" x 12' 1" (4.06m x 3.69m) Wood grain effect flooring, UPVC window to the side elevation, coved and textured ceiling, ceiling light, 2 wall lights, radiator, consumer unit, obscure glazed door to:

BREAKFAST KITCHEN

16' 5" x 13' 5" (5.02m x 4.11m) Extensive range of fitted units comprising base cupboards and drawers beneath the roll edged worktops with one and a quarter bowl single drainer sink unit with mixer tap, intermediate wall tiling, matching eye level wall cupboards with end display shelves, fitted electric double oven, 4 ring electric hob with concealed cooker hood above. Ceramic floor tiles, fluorescent strip light, recessed ceiling lights, radiator, timber framed single glazed windows to the rear and side elevations, door to:

UNDERSTAIRS PANTRY

Fitted shelves, tiled floor.

Also from the Kitchen obscure glazed door to:

LEAN-TO CONSERVATORY

10' 2" x 6' 0" (3.10m x 1.83m) Single glazed windows to the side and rear elevations, perspex roof, stable style external entrance door, tiled floor, power points.

Also from the Breakfast Kitchen there is a half glazed door to:

UTILITY/ENTRANCE

7' 5" x 6' 6" (2.28m x 2.00m) minimum Half obscure glazed UPVC external entrance door, Belfast sink with hot and cold taps, worktop, plumbing and space beneath for washing machine and space for tumble dryer, UPVC window, fluorescent strip light, door to:

POTENTIAL GROUND FLOOR CLOAKS/BATHROOM

7' 8" x 6' 7" (2.34m x 2.02m) This room was formerly a bathroom which has been stripped out and has an obscure glazed UPVC window, radiator, plumbing in situ.

From the front Entrance Hall the 1.2m wide carpeted staircase rises to:

FIRST FLOOR LANDING

Ceiling light, smoke alarm, doors arranged off to:

BEDROOM 1

11' 11" x 12' 6" (3.65m x 3.83m) Coved and textured ceiling, ceiling light, radiator, UPVC window to the front elevation.

BEDROOM 2

12' 5" x 12' 4" (3.81m x 3.78m) UPVC window to the front elevation, range of fitted furniture comprising double wardrobe and knee hole style dressing table with drawers, over head store cupboards, ceiling light with propeller style fan, radiator, access to loft space.





BEDROOM 3

12' 3" x 11' 8" (3.75m x 3.56m) plus recess with full range of fitted wardrobes, bedside cabinets with over bed storage cabinets, coved and textured ceiling, ceiling light with propeller style fan, radiator, UPVC window to the side elevation.

BEDROOM 4

14' 0" x 8' 6" (4.27m x 2.60m) plus large door recess. UPVC window to the side elevation, coved and textured ceiling, ceiling light, radiator.



BATHROOM

10' 2" x 7' 8" (3.10m x 2.35m) Half tiled walls, fitted three piece suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, radiator, coved and textured ceiling, ceiling light, shaver point with courtesy light, UPVC window, Airing Cupboard housing the hot water cylinder and solar panel controls.

EXTERIOR

The property occupies a generous sized plot extending to approximately one acre (STS) and has mature established grounds with extensive lawns, mature trees, shrubs and bushes, fruit trees, timber store, paved patio, pathways etc. There is a picket fence to part of the front boundary with a lawned frontage, gravelled in and out driveway leading round to the side with multiple parking and turning bay and access to:

3 BAY GARAGE

19' 0" deep x 26' 10" wide (5.80m deep x 8.20m wide) Twin doors on the left hand section forming a single garage with adjacent two bay open fronted garage/store.

ATTRACTIVE BRICK BARN

Potential for conversion subject to the necessary planning consents either as residential/annexed accommodation/work from office space?



GROUND FLOOR FIRST SECTION

13' 9" x 21' 3" (4.20m x 6.5m) Attractive brick beneath a pitched pantiled roof, concrete floor, stable style entrance door, rear door, power and lighting, both lead through to:

SECOND SECTION

13' 7" x 13' 7" (4.16m x 4.16m) Original brick floor, door and step down to:

THIRD SECTION

20' 2" x 13' 0" (6.15m x 3.98m) This believed to be the former milking parlour with the hay rack, concrete floor and external entrance door.





From the outside brick and stone steps lead to the:

FIRST FLOOR

34' 9" x 13' 1" (10.6m x 4.00m) Floor boards, pitched pan tiled roof, 5 half moon style brick openings.

ATTACHED BRICK LEAN-TO

18' 8" x 11' 1" (5.7m x 3.4m)

To the side of the Barn a pair of picket and rail timber gates open directly on to a lawned area and lead to a:

TIMBER STORE

14' 1" x 10' 2" (4.3m x 3.1m) Concrete floor, power and lighting.

DETACHED WORKSHOP

26' 4" x 23' 7" (8.05m x 7.20m) Breese block construction with a concrete floor, pair of entrance doors, corrugated roof.

SERVICES

Mains water, electricity, private drainage, modern Air Source heating system with solar panels.

The house is equipped with 1GB fibre broadband.

PLANNING POTENTIAL (BARN)

The vendor has begun discussions with South Holland District Council Planning Department as to the potential for developing the barn outbuildings for a residential use. A pre-application has been made and this has shown that an application if submitted would be likely to be given favourable consideration. Any application would however require further ecological studies to be submitted. Copies of other planning studies undertaken already would be able to be passed over to the purchaser.

DIRECTIONS

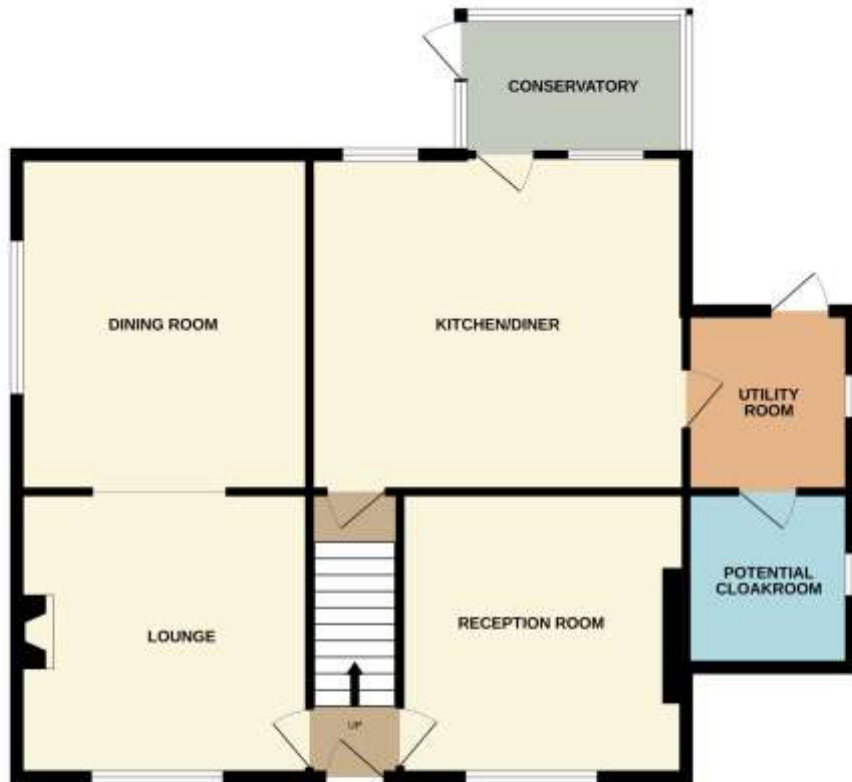
From Spalding proceed in a northerly direction along Pinchbeck Road, through Pinchbeck and Surfleet and on to Gosberton. Exit the main road into the High Street, turning immediately left before the primary school into Belchmire Lane. Continue for three quarters of a mile and the property is situated on the right hand side indicated by the Agents For Sale sign.

AMENITIES

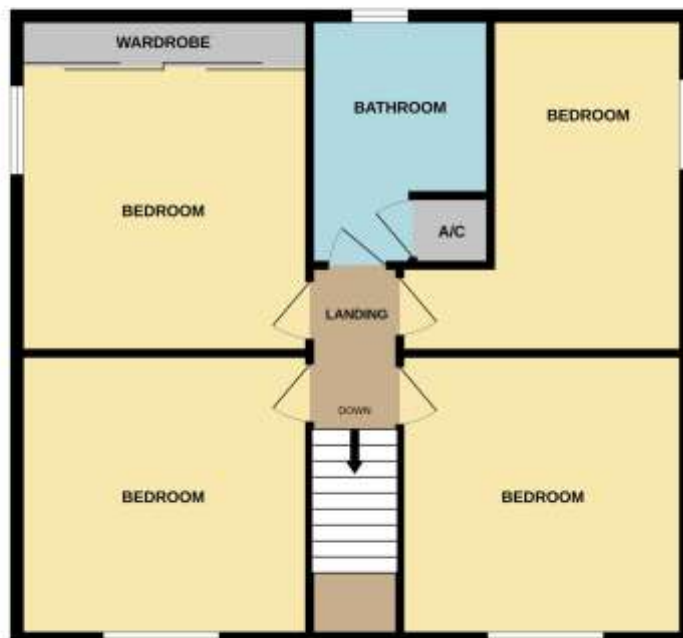
The nearby village of Gosberton is well served with a modern doctors surgery/medical practice, primary school, variety of shops, hairdressers etc. The Georgian market town of Spalding is 7 miles distant offering a full range of facilities along with bus and railway stations. Peterborough is a further 18 miles to the south offering a fast train link with London's Kings Cross minimum journey time 48 minutes.



GROUND FLOOR



1ST FLOOR



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

SERVICES Mains water and electricity. Private drainage. Heating via an Air Source Heat Pump. Solar panels owned by vendor.

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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Ref: S11909

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		