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Bellevue Farm, Elm Lane, Low Fulney, Spalding, Lincolnshire, PE12 6EQ

**£625,000 Freehold**

- Equestrian Facilities including Stables, Paddocks, Menage etc
- Approximately 2 Acres STS
- Master Bedroom with En-Suite and Dressing Room
- 3 Further Bedrooms, 2 Bathrooms

Stunning 4-bedroom detached country property with ample parking, outbuildings and approximately 2 acres in total including paddock and menage. Superbly appointed throughout with features including a log burner, high calibre kitchen units etc. Inspection highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406

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





#### **ACCOMMODATION**

Composite entrance door into:

#### **HALLWAY**

10' 4" x 3' 5" (3.17m x 1.06m) Incorporating store cupboard with shoe rack and under floor heating manifold, grey slate floor tiles, half tiled walls, recessed ceiling lights, direct access into:

#### **UTILITY ROOM**

9' 8" x 5' 9" (2.96m x 1.77m) Continuation of the slate flooring, worktops with inset porcelain sink unit with mono block mixer tap, fitted base cupboards beneath, integrated larder unit, eye level wall cupboards, access to loft space, recessed ceiling lights.





#### **SHOWER ROOM**

10' 0" x 4' 4" (3.05m x 1.33m) Tiled shower cabinet with Mira Jump electric shower, low level WC, pedestal wash hand basin with tiled splashback, slate floor tiles, vertical radiator/towel rail, recessed ceiling lights, extractor fan, obscure glazed UPVC window.

Also from the Hallway door into:

#### **DINING KITCHEN**

23' 8" x 11' 1" (7.22m x 3.40m)

#### **DINING AREA**

Attractive contemporary built-in dining bench with table and low benches, slate floor tiles, recessed ceiling lights, UPVC window to the front elevation.

#### **KITCHEN AREA**

Wooden worktops with curved ends, inset ceramic sink unit, range of base cupboards and drawers beneath integrated dishwasher, intermediate wall tiling, matching eye level wall cupboards, integrated fridge freezer, slide out concealed waste bins, bottle rack, deep storage drawers, Range style cooker with modern splashback, integrated cooker hood, recessed ceiling lights, UPVC window, slate floor tiles, door to:

#### **FAMILY ROOM**

14' 2" x 17' 4" (4.34m x 5.30m) Fitted carpet, bi-fold doors opening on to the patio, recessed ceiling lights and spotlights, pocket sliding door leading into:

#### **SITTING ROOM**

15' 9" x 23' 11" (4.82m x 7.29m) Fireplace with brick surround, timber beam and raised hearth, recessed ceiling lights, bi-fold doors on to the patio, UPVC windows to the rear elevation, fitted carpet.

From the Family Room a door leads into:

#### **SMALL LOBBY**

UPVC window, carpeted staircase off rising to:

#### **FIRST FLOOR LANDING**

Recessed ceiling lights, radiator, UPVC window, smoke alarm, built-in linen cupboard with shelving, doors arranged off to:

#### **MASTER SUITE**

##### **BEDROOM 1**

14' 11" x 13' 7" (4.55m x 4.15m) Fitted carpet, dual aspect with UPVC windows to the side and rear elevations, recessed ceiling lights, Welsh chel ceiling, radiator, door into:

##### **DRESSING ROOM**

13' 4" x 5' 0" (4.07m x 1.53m) plus 5' x 4' 8" (1.53m x 1.44), fitted unit, shelving and hanging rail, further corner hanging rail with storage shelf above, access to loft space, recessed ceiling lights, UPVC window, door to:

##### **EN-SUITE SHOWER ROOM**

4' 11" x 8' 2" (1.50m x 2.51m) Tiled shower cabinet with mains shower and sliding screen, hand basin set within vanity unit, low level WC with concealed cistern, vertical radiator/towel rail, extractor fan, recessed ceiling lights, obscure glazed UPVC window.



#### **BEDROOM 2**

13' 1" x 9' 10" (4.00m x 3.00m) UPVC window, fitted carpet, recessed ceiling lights, radiator.

#### **BEDROOM 3**

14' 10" x 7' 8" (4.53m x 2.36m) UPVC window, recessed ceiling lights, radiator, fitted carpet, shelved store cupboard.

#### **BEDROOM 4**

8' 11" x 10' 10" (2.74m x 3.32m) Access to loftspace, fitted carpet, radiator, UPVC window, recessed ceiling light.

#### **FAMILY BATHROOM**

11' 7" x 6' 8" (3.55m x 2.05m) Three piece suite comprising panelled bath with side mounted mixer tap, corner shower cabinet with mains shower, wash hand basin with mixer tap set within vanity's storage unit, low level WC with concealed cistern and push button flush, tiled floor, wall tiling around the bath and hand basin area, vertical radiator/towel rail, obscure glazed UPVC window, recessed ceiling lights, extractor fan.

#### **EXTERIOR**

The property is approached over a gravelled driveway with turning bay and multiple parking which in turn gives access via a five bar farm style gate with a adjacent hand gate to an extensive gravelled parking area suitable for all types of vehicles including motor home, caravan, horse box etc. This in turn leads to:

#### **STABLE BLOCK**

Currently set as 4 stables and a barn, modern metal framed timber construction with pitched tiled roof.

#### **INCLUDING 3 STABLES EACH APPROXIMATELY**

12' 6" x 12' 6" (3.81m x 3.81m) Overhead storage, stable doors, power and lighting, external water, spotlights, external electric sockets.

Plus:-

#### **LARGER FOALING BOX**

12' 5" x 19' (3.78m x 5.79m) With overhead storage, stable doors, power and lighting, external water, spotlights, external electric sockets.

#### **HAY BARN**

12' 6" x 19' (3.81m x 5.79m) Stable doors, power and lighting, external water, spotlights, external electric sockets.

Gates to the rear and the side with a five bar gate opening on to the:

#### **MENAGE**

65' 7" x 131' 2" (20m x 40m) Fully fenced, silica sand and fibre, floor lights (one in each corner).

Adjacent to that there is a further five bar farm gate opening





into:

#### **GRASSED Paddock**

Fully fenced.

#### **FORMAL GARDENS**

Situated to the rear and side of the house and incorporating a large L shaped lawned area with hedge row to the side and rear boundaries, extensive block paved patio with seating area, outside lights, externally situated oil fired central heating boiler, underground oil storage tank, outside sockets.

#### **GARDEN ROOM**

14' 1" x 9' 10" (4.30m x 3.00m) Timber construction with a pitched slate roof, 2 Velux type roof lights, air conditioning unit (hot and cold), 8 power points, separate fuse board, sliding UPVC patio doors, recessed ceiling lights.

#### **SERVICES**

Mains water and electricity. Oil central heating. Under floor heating to the ground floor and radiators to the first floor. Private drainage (to 2 separate tanks).

#### **DIRECTIONS**

From the centre of Spalding at the High Bridge, proceed along Church Street and continue into Halmergate, continue to the mini roundabout, taking the third exit on to Low Road. At the roundabout take the second exit on to Austendyke Road, then after half a mile, veer left on to Kellet Gate, turn left into Pilmore Lane, follow the road without deviation, then round the sharp right hand bend into Elm Lane and the property is situated on the left hand side.

#### **AMENITIES**

Local villages of Weston and Moulton have a variety of amenities. Spalding town centre is 3 miles from the property and has a range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 20 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 46 minutes along with access to the A1 for all routes north and south.























# FLOOR PLAN







## EPC GRAPH

**TENURE** Freehold

**SERVICES** TBC

**COUNCIL TAX BAND**

### 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.

**Ref: S11940 (January 2026)**

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