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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



85 Halmergate, Spalding PE11 2EL

£289,000 Freehold

- Elegant Edwardian House
- Versatile Accommodation
- Former Shop/Potential Annexe
- Double Garage
- Superb Private Garden

This elegant detached late Edwardian property is situated in a non-estate location in a favoured residential part of town. The house was extended in 1987 and was trading since the 1950's as 'Uncle Tom's Cabin' and over the last 21 years as 'Carlton Stores'. The shop closed for business at the end of May 2019 but offers great scope as either a residential annexe/further accommodation/work from home office space/potential salon or other commercial use subject to planning consent. An internal inspection is highly recommended.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



ACCOMMODATION

Front entrance door to:

RECEPTION HALL

13' 4" x 3' 1" (4.08m x 0.94m) plus stairwell. Integrated door mat, laminate flooring, radiator with display shelf, dado rail, coved and textured ceiling, pendant light fitting, central heating thermostat control, staircase off, doors arranged off to:

LOUNGE

15' 7" x 11' 10" (4.75m x 3.62m) Including walk-in UPVC bay window to the front elevation with fitted vertical blinds, double radiator, coved and textured ceiling, ceiling light, fitted carpet, a attractive modern fireplace with living flame gas fire.



SITTING/DINING ROOM

11' 8" x 11' 3" (3.57m x 3.45m) Including UPVC walk-in bay window to the front elevation. Coved and textured ceiling, ceiling light, dado rail, chimney breast with raised hearth and gas point, double radiator. Multi pane glazed doors with bevelled glass open into:

BREAKFAST ROOM

9' 5" x 12' 0" (2.88m x 3.67m) Including walk-in pantry with shelving. Ceramic floor tiles, coved and textured ceiling, ceiling light, door into the Reception Hall and door leading through to the adjacent former shop premises, open arch to:



FITTED KITCHEN

12' 0" x 9' 10" (3.67m x 3.01m) Range of traditional style units comprising base cupboards and drawers beneath the roll edged worktops with inset single drainer resin sink unit with mono block mixer tap, intermediate wall tiling, matching eye level wall cupboards, plumbing and space for washing machine and dishwasher, built-in Zanussi electric double oven and Hotpoint 4 ring ceramic hob with multi speed cooker hood above, modern gas fired central heating boiler, ceramic floor tiles, coved cornice, recessed ceiling lights, wall mounted gas heater, dual aspect with UPVC windows to the rear and side each having a attractive views of the established rear garden.

From the Kitchen a part glazed door leads to:



REAR HALLWAY

Ceramic floor tiles, under stairs store cupboard, coved cornice, ceiling light, radiator, obscure glazed UPVC external entrance door.

WET ROOM

8' 2" x 3' 8" (2.5m x 1.12m) plus shower recess. Recently fitted with half tiled walls, tiled floor, walk-in shower area with Bristan shower unit, low level WC, hand basin with integrated mono block mixer tap and vanity store cupboard beneath, recessed display shelf, vertical radiator/towel rail, extractor fan, recessed ceiling lights, obscure glazed UPVC window.

From the Rear Lobby a further door opens into:



STORE AREA

12' 0" x 9' 10" (3.67m x 3.00m) Potentially could be a Utility Room or a further Kitchen as part of a conversion of the former shop premises.

From the main Entrance Hall the carpeted return staircase leads via a Half Landing with UPVC window to:

FIRST FLOOR LANDING

Access to loft space, coved and textured ceiling, ceiling light, smoke alarm, doors arranged off to:



BEDROOM 1

13' 1" x 11' 1" (4.00m x 3.4m) Fully fitted with an extensive range of modern fitted furniture comprising wardrobes some with mirror doors, knee hole style dressing table, over head storage, UPVC front window, double radiator, coved and textured ceiling, ceiling light.

BEDROOM 2

10' 2" x 10' 0" (3.12m x 3.05m) UPVC front window, coved and textured ceiling, ceiling light, modern fitted furniture comprising triple wardrobe, knee hole style



dressing table and 5 drawer chest, matching bedside cabinets, wall light, double radiator.

BOX ROOM/STUDY

10' 2" x 4' 5" (3.10m x 1.36m) UPVC window to the front elevation, coved and textured ceiling, ceiling light, fitted shelves.

LUXURY BATHROOM

9' 0" x 9' 3" (2.76m x 2.82m) Fitted three piece suite comprising panelled bath with end mounted mixer tap and hand grips, low level WC, pedestal wash hand basin, corner shower cabinet with Aqualisa shower, fully tiled walls, tiled floor covering, obscure glazed UPVC window, recessed ceiling lights, vertical radiator/towel rail, radiator, Airing Cupboard housing the hot water cylinder with immersion heater.

MAIN SHOP PREMISES

36' 6" x 11' 5" (11.13m x 3.50m) Mono pitched roof.

REAR STORE AREA

5' 7" x 5' 4" (1.72m x 1.64m) plus 3'1" x 2'4" (0.96m x 0.72m), with wash hand basin.

EXTERIOR

At the front of the property there is an extensive tarmac area with low retaining capped brick wall and tarmac driveway providing multiple parking and access to:

2 GARAGES

GARAGE NO. 1

15' 10" x 9' 2" (4.85m x 2.80m) Concrete sectional construction, up and over door, concrete floor, corrugated roof.

GARAGE NO. 2

15' 10" x 9' 2" (4.85m x 2.80m) Concrete sectional construction, up and over door, side window, concrete floor, corrugated roof.

ATTACHED WORKSHOP/SHED

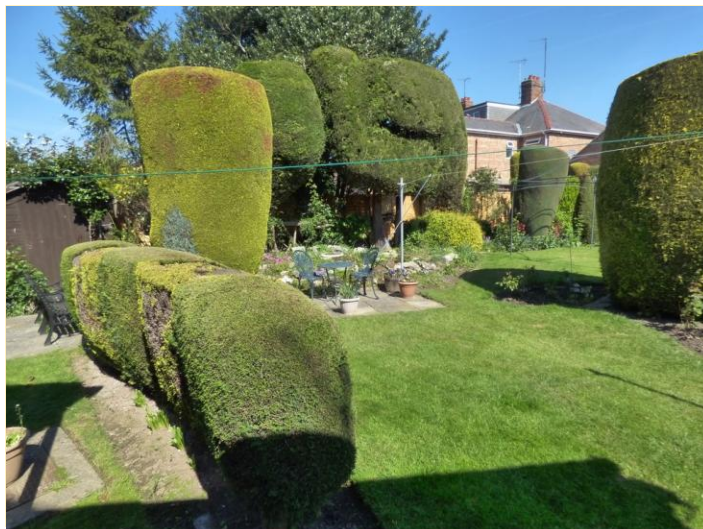
11' 4" x 9' 1" (3.46m x 2.77m) Timber construction with a mono pitched roof, power and lighting, direct access from the rear of the garages and with its own independent access door to the rear.

ESTABLISHED REAR GARDENS

A particular feature of the property is the delightful rear gardens which have been exquisitely landscaped and well tended over the years providing a tranquil space with extensive shaped lawns, paved patio and seating area, inset beds, rockery and wide stocked borders with a variety of seasonal flowers, shrubs, plants, bushes and conifers. To the immediate rear of the entrance door from the rear hallway is a:

COVERED SEATING AREA

17' 4" x 5' 7" (5.29m x 1.72m) Electric light, cold water tap and a wall mounted Daikin air conditioning inverter unit attached to the side wall of the former shop premises. There is a pedestrian hand gate to the side of the former shop premises also giving access round to the rear garden.



GARDEN SHED

13' 7" x 10' 5" (4.15m x 3.20m)

SPECIAL NOTES

The current owners have run the Carlton Stores premises for an excess of 21 years and are now retiring and closing the business. No. 85 will either return to being a delightful character family home in a convenient location for access into town and also on to the A16 bypass for journeys north, south and east or the former shop premises could form a self contained annexe potential small rental studio flat or potentially another commercial use subject to consent.

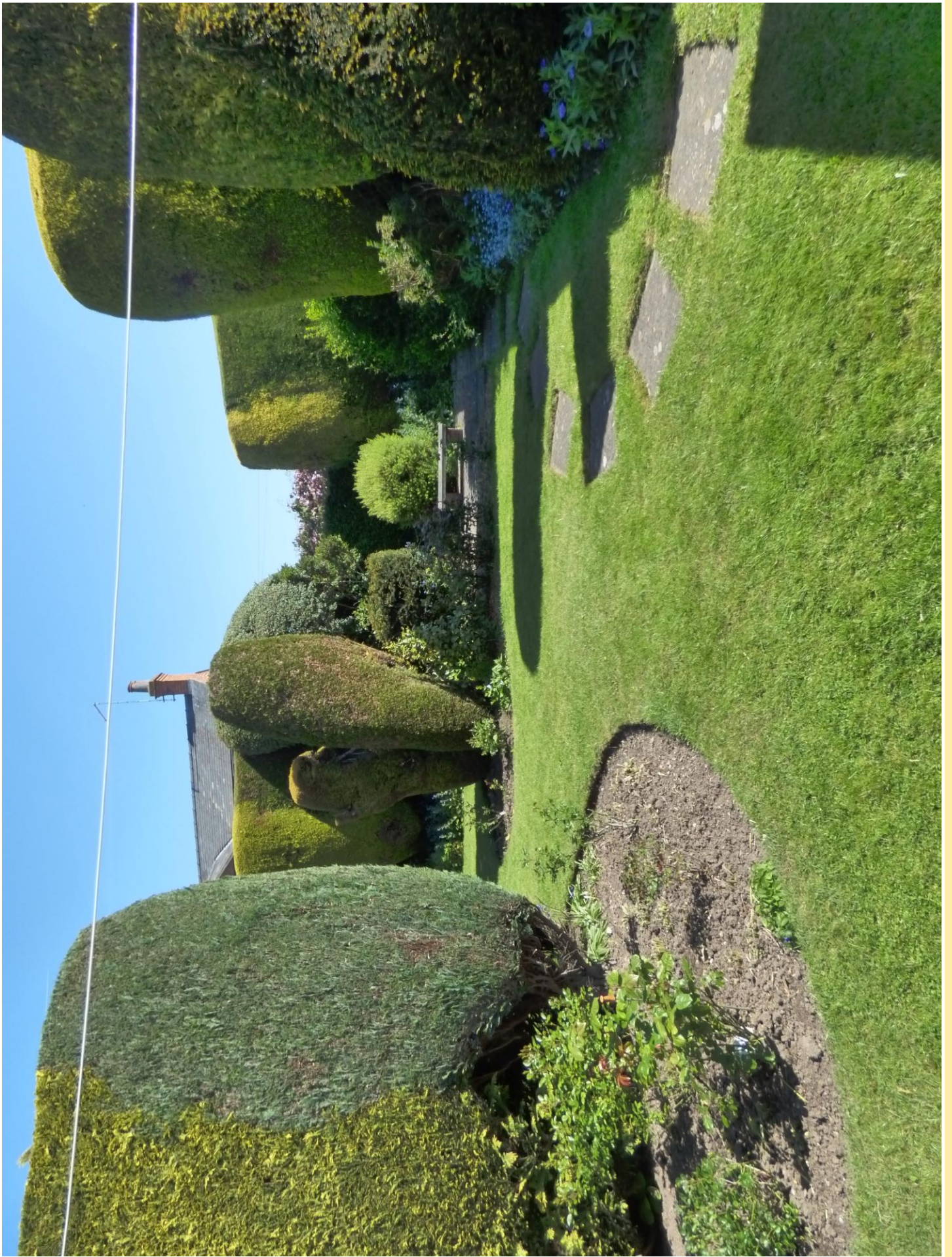
DIRECTIONS

From the High Bridge in the centre of town proceed along Church Street continue round the left hand bend into Halmergate and then proceed without deviation over the zebra crossing and towards the end of Halmergate where upon the property is situated on the left hand side indicated by the Agents For Sale sign.

AMENITIES

The town centre is within easy walking distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities including grammar and high schools. Peterborough is 18 miles to the south (30 minutes by train) and has 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 floor plan 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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Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current

Potential

54

80

TENURE Freehold

SERVICES All Mains

COUNCIL TAX TBA

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: S10293

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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