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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



The Old Barn, Northgate, Pinchbeck PE11 3SQ

£480,000 Freehold

- 4 Bedroom Barn Conversion
- Semi-Rural Location
- Large Open Plan Living/Kitchen/Diner
- Gas Central Heating
- Off Road Parking, front and rear Gardens

Superbly presented detached residence situated in a semi-rural location close to the popular village of Pinchbeck. Accommodation comprising open plan kitchen/dining/living area, cloakroom, utility, boot room, snug, study and lounge to the ground floor; 4 bedrooms, bathroom with four-piece suite and games room (could be converted into 2 further bedrooms). Multiple off-road parking, mature gardens.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Access is gained to the side of the property via a wooden glazed door leading into:

OPEN PLAN KITCHEN/DINING/LIVING AREA

18' 8" x 31' 11" (5.69m x 9.75m) maximum. 2 wooden double glazed windows to the side elevation and 3 wooden double glazed windows to the otherside, double wooden glazed doors to the side elevation leading on to to side garden, skimmed ceiling, 8 spotlight fittings, centre light point, oak effect laminate flooring, 3 double radiators, TV point, freestanding multi fuel burner set on slate hearth. The kitchen area is fitted with a wide range of base and drawer units, wine storage, integrated refrigerator, plumbing and space for dishwasher, inset Flavel electric Range style cooker, inset one and a quarter bowl stainless steel sink with mixer tap, staircase rising to the first floor, opening into:



INNER LOBBY

4' 2" x 6' 0" (1.29m x 1.84m) Skimmed ceiling, centre light point, oak effect laminate flooring, door into:

CLOAKROOM

3' 1" x 6' 0" (0.96m x 1.84m) Wooden obscure double glazed window to the side elevation, skimmed ceiling, centre light point, oak effect laminate flooring, radiator, fitted with a two piece suite comprising low level WC and wash hand basin with taps.

From the Inner Lobby a door leads into:

UTILITY ROOM

7' 0" x 12' 9" (2.15m x 3.90m) Wooden double glazed window to the side elevation, skimmed ceiling, 2 centre light points, oak effect laminate flooring, range of base units with worktops over, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge freezer, wall mounted Ideal gas boiler (approximately 2 years old), wall mounted electric consumer unit board, carbon monoxide detector, meter for the Klargester treatment plant, fitted storage cupboard with hanging rail and shelving.

From the Inner Lobby a door leads into:

BOOT ROOM

4' 3" x 6' 8" (1.30m x 2.04m) skimmed ceiling, centre light point, extractor fan, radiator, laminate flooring. There is plumbing for a WC/shower if required.

From the Open Plan Kitchen/Dining/Living area a door leads into:

STUDY

8' 3" x 8' 5" (2.54m x 2.57m) Skimmed ceiling, spotlight fitment, under stairs storage cupboard, opening into:

SNUG

10' 5" x 7' 10" (3.20m x 2.41m) Wooden double glazed window to the rear elevation, skimmed ceiling, 2 centre spotlight fitments, radiator, BT point, exposed brick wall with wood panelling.

From the Study a door leads into:

LOUNGE

13' 9" x 24' 8" (4.21m x 7.52m) Wooden double doors with glazed panels to the side elevation, skimmed ceiling, 3 centre light points, smoke alarm, double radiator, single radiator, TV point, feature wooden fire surround with cast iron insert (ornamental purposes only).

From the Open Plan Kitchen/Dining/Living area the staircase rises to:

FIRST FLOOR LANDING

12' 6" x 15' 6" (3.82m x 4.74m) Skimmed ceiling, 2 centre light points, 2 wall lights, access to loft space, BT point, door into:

MASTER BEDROOM

12' 7" x 13' 6" (3.84m x 4.14m) Wooden double glazed window to the front elevation, skimmed ceiling, 2 centre light points, double radiator, feature wooden fire surround with marble insert and hearth with fitted pebble effect electric fire.





BEDROOM 2

9' 7" x 13' 3" (2.93m x 4.05m) Wooden double glazed window to the front elevation, skimmed ceiling, centre light point, double radiator, TV point.

BEDROOM 3

10' 2" x 13' 5" (3.10m x 4.11m) Wooden double glazed window to the front elevation, skimmed ceiling, centre light point, double radiator.

BEDROOM 4

7' 8" x 12' 0" (2.36m x 3.67m) Wooden double glazed window to the rear elevation, skimmed ceiling, 2 centre light points, TV point, radiator.

GAMES ROOM

18' 4" x 23' 8" (5.60m x 7.22m) Can be converted into 2 bedrooms if required. 2 wooden double glazed windows to the side elevation, 2 wooden double glazed to the other side, skimmed ceiling, 6 spotlight fittings, 2 double radiators, full sized snooker/billiards table with light (included in sale if required).

BATHROOM

8' 6" x 9' 10" (2.61m x 3.0m) Obscured wooden double glazed window to the side elevation, skimmed ceiling, 3 centre light points, extractor fan, wood effect laminate flooring, part tiled walls, 2 radiators, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with taps and tiled splashback, fully tiled shower cubicle with fitted thermostatic shower with curtain and rail, freestanding bath with claw feet with fitted mixer tap.

EXTERIOR

There is a hedged boundary to the front with wrought iron gated access on to gravelled driveway which leads down the side to rear. Extensive lighting, wide range of shrubs and trees. Patio area, lean-to shed.

FORMAL GARDENS

Situated to the side with raised patio area, extensive lighting, mainly laid to lawn with hedged and fenced boundaries to both sides and to the rear.



SERVICES

Mains water and electricity. Gas central heating. Private drainage to a Klargester treatment plant situated in the property grounds and this does comply with current regulations.

DIRECTIONS

From Spalding proceed in a northerly direction along the Pinchbeck Road, continue into the village of Pinchbeck and turning left into Knight Street. Proceed past the variety of shops continuing into Northgate. The property is a short distance along on the left-hand side.

AMENITIES

Pinchbeck has a range of shops, a awarding winning butchers, doctors' surgery, primary school, public house and sports clubs all within easy walking distance of the property. Spalding town centre is less than 2 miles distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.







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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

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: S12050

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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