

Broadgate

Whaplode Drove, Spalding, PE12 OTN

Guide Price £800,000 - £825,000

Nestled in the charming locale of Broadgate, Whaplode Drove, Spalding, this exceptional equestrian property presents a unique opportunity for those seeking a luxurious lifestyle combined with equestrian facilities. The estate comprises two bespoke detached dwellings, including a stunning luxury home and a beautifully presented bungalow, all set on a generous plot of approximately two acres.

The principal residence boasts an impressive entrance hall that leads to an open-plan kitchen and dining area, seamlessly connecting to a family room adorned with a vaulted ceiling and a feature fireplace, creating a warm and inviting atmosphere. The property features three spacious bedrooms, each with its own luxurious en-suite bathroom. The master suite is particularly noteworthy, featuring two built-in wardrobes, a Juliet balcony, and a sumptuous en-suite with his and hers wash hand basins and a free-standing slipper bath. Additional conveniences include a separate utility room, a boiler room, and a modern cloakroom, along with one and a half integral garages equipped with electric roller doors. The exterior of the property is equally impressive, offering ample off-road parking x8 and a driveway leading to a block-built stable block with four stables and a tack room, all with light, power, and water connected. An all-weather arena and two enclosed paddocks enhance the equestrian appeal of this estate. Adjacent to the main house, the detached bungalow features a welcoming entrance hall, a lovely living area that flows into a modern kitchen, two double bedrooms, and a contemporary wet room. The bungalow benefits from bespoke electric heating and offers enclosed rear and side gardens with stunning views of the paddocks and stables.

Additional features include oil-fired central heating for the main house, a bespoke sewage treatment plant, and six solar panels owned outright on the barns. This property is a rare find, and early viewing is highly recommended to fully appreciate.

Entrance Hall
2.52 x 4.68 (8'3" x 15'4")

Kitchen
4.23 x 8.17 (13'10" x 26'9")

Dining Room
3.55 x 3.30 (11'7" x 10'9")

Living Room
5.25 x 4.20 (17'2" x 13'9")

Hallway
3.42 x 1.71 (11'2" x 5'7")

Bathroom
1.91 x 1.71 (6'3" x 5'7")

Laundry Room
1.93 x 2.40 (6'3" x 7'10")

Utility Room
1.36 x 2.39 (4'5" x 7'10")

Landing
2.54 x 4.71 (8'3" x 15'5")

Bedroom
1.28 x 3.39 (4'2" x 11'1")

Master Bedroom
5.50 x 3.73 (18'0" x 12'2")

En-Suite To Master Bedroom
2.33 x 2.53 (7'7" x 8'3")

Bath
1.71 x 2.51 (5'7" x 8'2")

Bedroom Two
6.93 x 3.33 (22'8" x 10'11")



En-Suite To Bedroom Two
2.59 x 1.22 (8'5" x 4'0")

Bedroom Three
3.57 x 3.47 (11'8" x 11'4")

En-Suite To Bedroom Three
3.57 x 3.47 (11'8" x 11'4")

Bungalow

Entrance Hall
1.37 x 4.84 (4'5" x 15'10")

Kitchen/Living Area
4.60 x 8.38 (15'1" x 27'5")

Bathroom
2.26 x 1.78 (7'4" x 5'10")

Living Room
2.89 x 3.35 (9'5" x 10'11")

Master Bedroom
2.91 x 3.32 (9'6" x 10'10")

EPC - B
85/86

Tenure - Freehold

