

Broadgate

Whaplode Drove, Spalding, PE12 0TN

Guide Price £800,000 - Freehold, Tax Band - D

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Floor Plan



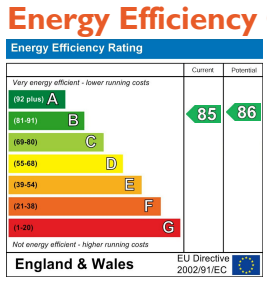
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Broadgate

Whaplode Drove, Spalding, PE12 0TN

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")



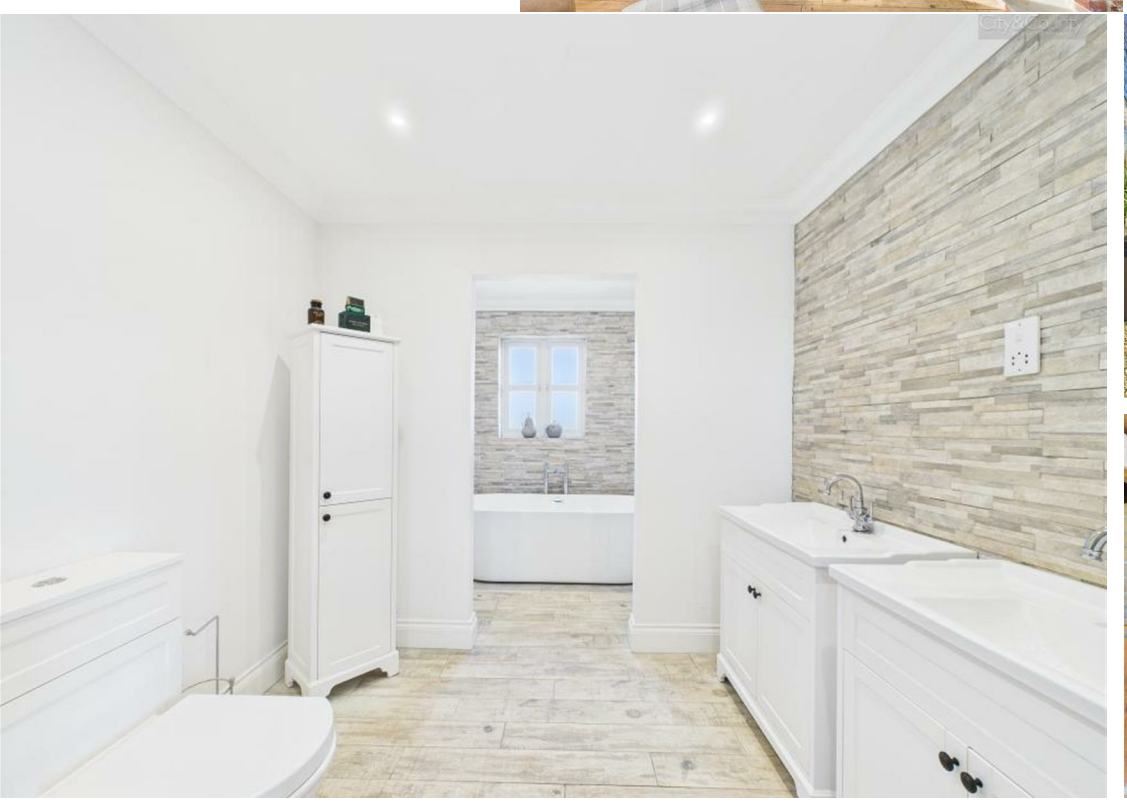




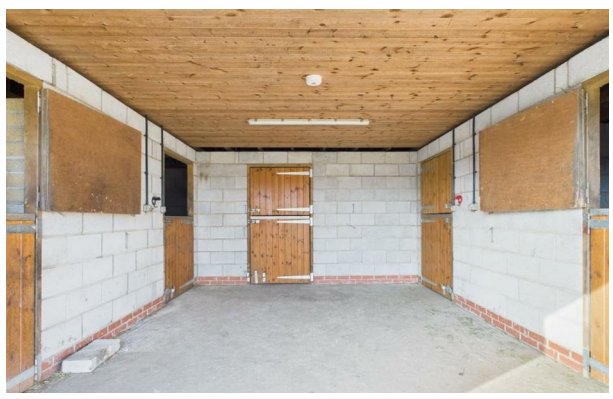












En-Suite To Bedroom Two
2.59 x 1.22 (8'5" x 4'0")

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





