



Honeysuckle Cottage

Hundred Lane | Long Sutton | Lincolnshire | PE12 9AJ

 FINE & COUNTRY

KEY FEATURES

- *A Refurbished and Extended Cottage Offering a Delightful Blend of Period and Modern Living*
- *Situated in a Tranquil Semi-Rural Location with Far-Reaching Country Views to Front and Rear*
- *Entrance Hall, Reception Room and Spacious Open Plan Kitchen/Dining Area/Family Room*
- *Principal Bedroom with En Suite, Further Three Double Bedrooms and a Family Bathroom*
- *Generous, Predominantly Lawn Wrap-Around Garden with Patio and Decked Areas*
- *Sizeable Outbuilding Housing a Home Office and a Very Large Garage with Space for Workshop*
- *In & Out Gravel Drive and Large Forecourt Offering Parking Area for Several Vehicles*
- *Circa 0.25 Acre of Post and Rail Paddocks with Separate Gated Access*
- *Total Plot Extends to Approximately 0.6 Acres (Subject to Measured Survey)*
- *Total Living Accommodation Extends To Approximately 2,373 Sq.Ft.*





Honeysuckle Cottage occupies a peaceful rural position along Hundred Lane, with open field views to both the front and rear and a notably generous plot arrangement that gives the house an immediate sense of space and calm. Although it enjoys a distinctly tucked away, countryside setting, it remains only a short drive from the amenities of Long Sutton, striking that balance between privacy and convenience which is often difficult to find. The setting is a large part of its appeal, but what makes the property especially successful is the way the house itself has been adapted and improved to make the most of it. The current owners were first drawn to the unrestricted field views, the good proportions of the accommodation and the practicality of the layout, and since moving here in 2016 they have carefully upgraded the house throughout, including remodelling the kitchen as the central living space, replacing all windows and doors, and rebuilding both the family bathroom and en suite.

Internally, the house extends to over 2,300 square feet, with a further substantial outbuilding that adds a great deal of flexibility. The principal accommodation is arranged around a particularly well designed open-plan kitchen, family and dining space which clearly forms the heart of day-to-day life.



As mentioned, the kitchen has been completely remodelled by the present owners and is now configured as a sociable, practical room centred around a large island, with painted cabinetry, generous work surfaces and integrated appliances. It is a room intended not simply for cooking, but for gathering, entertaining and moving easily through the day. The owners describe this open area, flowing from kitchen to family room to dining room, as the space they use most, and it is easy to see why. It offers both openness and definition, with each part of the layout serving its own purpose while remaining visually connected.

At the dining end, the design makes especially good use of light and outlook. A lantern roof above and broad glazed doors draw natural light deep into the room, while framing the far-reaching rear view across the fields beyond. This is not a decorative nod to open-plan fashion, but a genuinely successful living space with a strong relationship to the outside. The breakfast and dining areas feel particularly well placed for morning light and for the changing colours of the landscape through the seasons, while the adjoining family room creates a natural everyday seating area close to the kitchen.





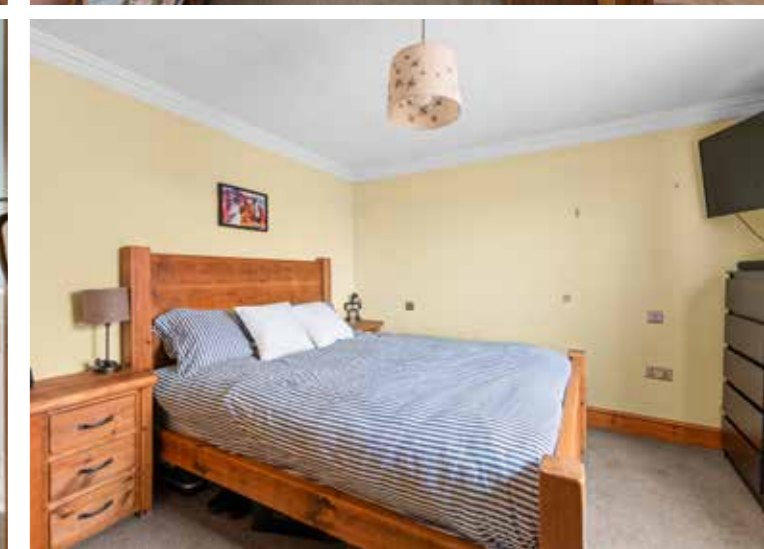




Balancing this open, contemporary part of the house is a separate reception room, giving the property a more traditional and cosier counterpart. The vendors mention this as the room that comes into its own during the winter months, with a log burner creating a warmer, more intimate atmosphere when the seasons turn. That contrast is often what makes a house truly workable: open, light-filled family space for daytime living, offset by a room that can be closed off and enjoyed more quietly in the evening.

The bedroom accommodation is equally well proportioned. There are four bedrooms on the first floor, all of a size that comfortably accommodate large beds, with the principal bedroom especially generous and served by its own en suite shower room. A separate family bathroom supports the remaining rooms, and both the en suite and bathroom have been fully rebuilt by the present owners as part of their wider programme of improvement. The result is a house whose essential footprint was already good, but which has been carefully updated so that the internal standard now sits comfortably with the quality of the setting.









Outside, Honeysuckle Cottage continues to distinguish itself by offering a choice of different areas to enjoy at different times of day. The owners have consciously shaped the grounds to be easier to maintain while still feeling attractive and well used. A wraparound patio, decked seating area and low-maintenance garden spaces close to the house allow for outdoor living without demanding constant upkeep, while the main garden and paddock extend the sense of freedom beyond. Breakfast on the decking, sun through the middle of the day in the garden, and evening light caught again later on are all part of the rhythm of living here. The rear areas nearest the house have also been laid out so they remain usable even in the colder months, with paving, gravel and planted containers reducing the need to venture further into the garden simply to sit outside for a while.

The paddock is a further asset and adds another dimension to the property. It has been used by the family as open space for dogs to run, for grandchildren to play, and as a quieter place to sit and watch the sun go down. The whole paddock has now been enclosed with post and rail fencing, and together with the renewed front fencing, double gates and pedestrian gate, it contributes to a much more defined and well-presented external setting. Additional practical improvements include the replacement of the former septic tank with a three-tank water treatment plant and new French soak away, while the driveway to the garage has been replaced with block paving and a new drain. These are the kinds of works that may not be glamorous, but they are important and valuable, showing a consistent approach to improving both the look and function of the property.





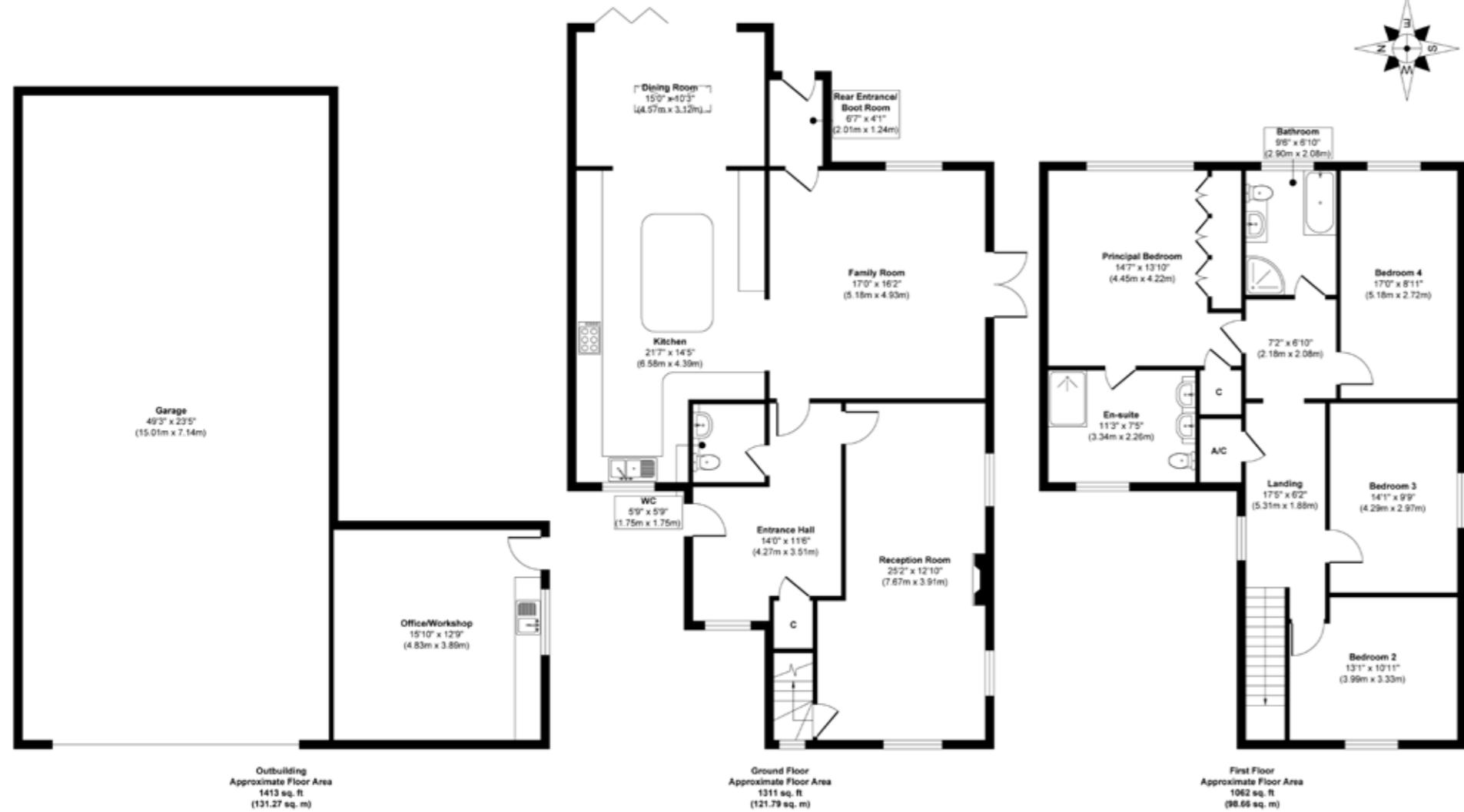
The outbuildings are another notable strength. The garage is exceptionally large and has obvious appeal not only for vehicle storage but also as a workshop or hobby space. The present owners also note its versatility, and they have further upgraded it by adding timber cladding for improved insulation. In addition, a separate office/workshop building is currently used as a utility room and home office. Importantly, this is not merely overspill storage but a genuinely usable ancillary space, equipped with electricity, mains water and air conditioning. For anyone working from home, pursuing practical hobbies, or simply wanting some separation from the main house, it broadens the property's usefulness considerably.

The location is exceptional — offering the charm and tranquillity of a semi-rural setting without any sense of isolation. Situated just a couple of miles from the market town of Long Sutton, the property enjoys easy access to a delightful mix of independent shops, traditional pubs and a thriving local market. Educational provision is equally impressive, with a wide range of options nearby. The property falls within the catchment area for the highly regarded grammar schools in Spalding, approximately 16 miles away, while the well-respected Wisbech

Grammar School is less than 8 miles distant. Additional primary and secondary schooling can be found in both Long Sutton and Holbeach.

Connectivity is another key advantage. The nearby A17 provides excellent road links, offering straightforward access to King's Lynn and the picturesque North Norfolk Coast. For commuters, Peterborough is within easy reach at around 25 miles, where fast direct rail services to London can have you in the capital in approximately 45 minutes.

What ultimately sets Honeysuckle Cottage apart is the combination of an adaptable, well-sized family house with open views that have been preserved and celebrated in the way the property has been arranged. The owners speak of the wildlife, the fields, the changing crops, and the sunrises and sunsets as among the things they will miss most, alongside what they describe as the perfect layout of the house itself. That feels an accurate summary. This is a home that offers both practicality and atmosphere: a substantial village-edge house with strong everyday living space, four proper bedrooms, excellent ancillary buildings and the simple privilege of uninterrupted countryside on both sides.



Approx. Gross Internal Floor Area
Main House 2373 sq. ft / 220.45 sq. m
Outbuilding 1413 sq. ft / 131.27 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents notes:

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LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Water and Electricity, Sewage Treatment Plant and Oil Fired Central Heating

TENURE: Freehold

COUNCIL TAX BAND: B

AGENT'S NOTES

Accounts for the income from the three letting units are available upon request.

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