



Caygate Farmhouse

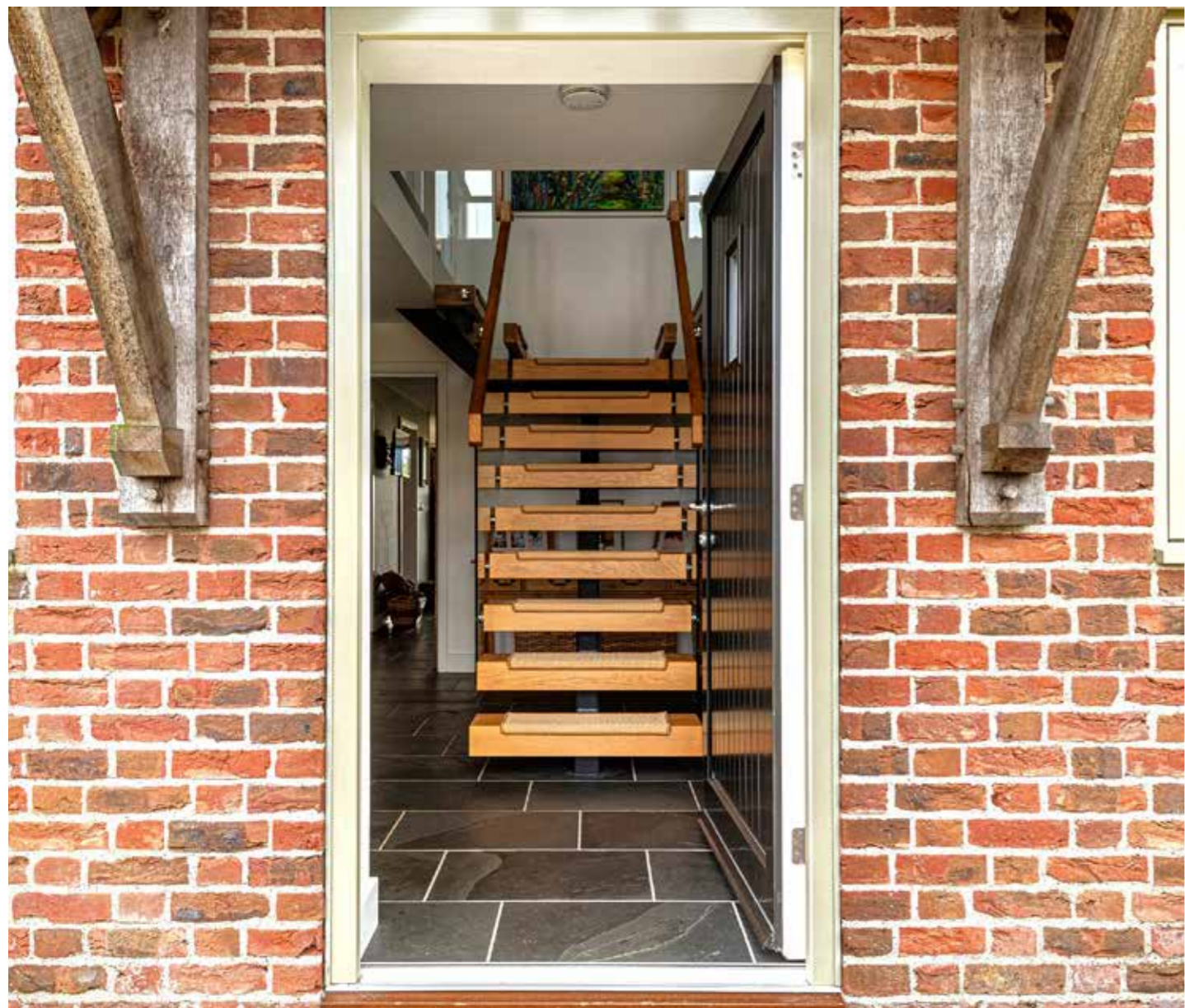
133 St. James Road | Long Sutton | Lincolnshire | PE12

 FINE & COUNTRY



KEY FEATURES

- *A Stylish Contemporary Home in South Lincolnshire, Enjoying a Peaceful Semi-Rural Setting*
- *Set within Approximately 4 Acres of Private Gardens, Grounds and Paddocks (STMS)*
- *Main House: Reception Room, Games/Snooker Room, Open-Plan Kitchen/Dining/Living Space and Utility*
- *Principal Suite with Walk-in Wardrobe and En Suite, plus Two Further Double Bedrooms with En Suites*
- *Self-Contained Annex: Open-Plan Living/Kitchen/Dining Area, Two Double Bedrooms and a Bathroom*
- *Connected to the Annex is a Versatile Gym/Workshop with Scope for Additional Living Space*
- *Electric Gated Entrance, Double Garage, Ample Gravel Parking and Dedicated Annex Parking*
- *Wrap-Around Lawns, Vegetable Garden & Orchard, Large Paddock with Established Trees and Side Lane Access*
- *The Property Benefits From Green Energy Solar Panels, CCTV System and Air Source Heating*
- *Overall Accommodation Extends to 2,611 Sq. Ft (Main House) and 1,130 Sq. Ft (Annex)*



Set behind electric gates and surrounded by open countryside, Caygate Farmhouse occupies a generous plot of approximately four acres that gives the property an immediate sense of privacy and presence. The approach is wide and practical, with extensive parking and garaging arranged comfortably alongside the house and its accompanying outbuildings.

The main house has been designed with clarity and ease of movement in mind, creating a home that supports both everyday routines and larger gatherings without feeling too formal.

The ground floor has been arranged in a way that gives the house great flexibility in day to day use. A generous central hall creates a clear sense of arrival and separates three distinct living areas.









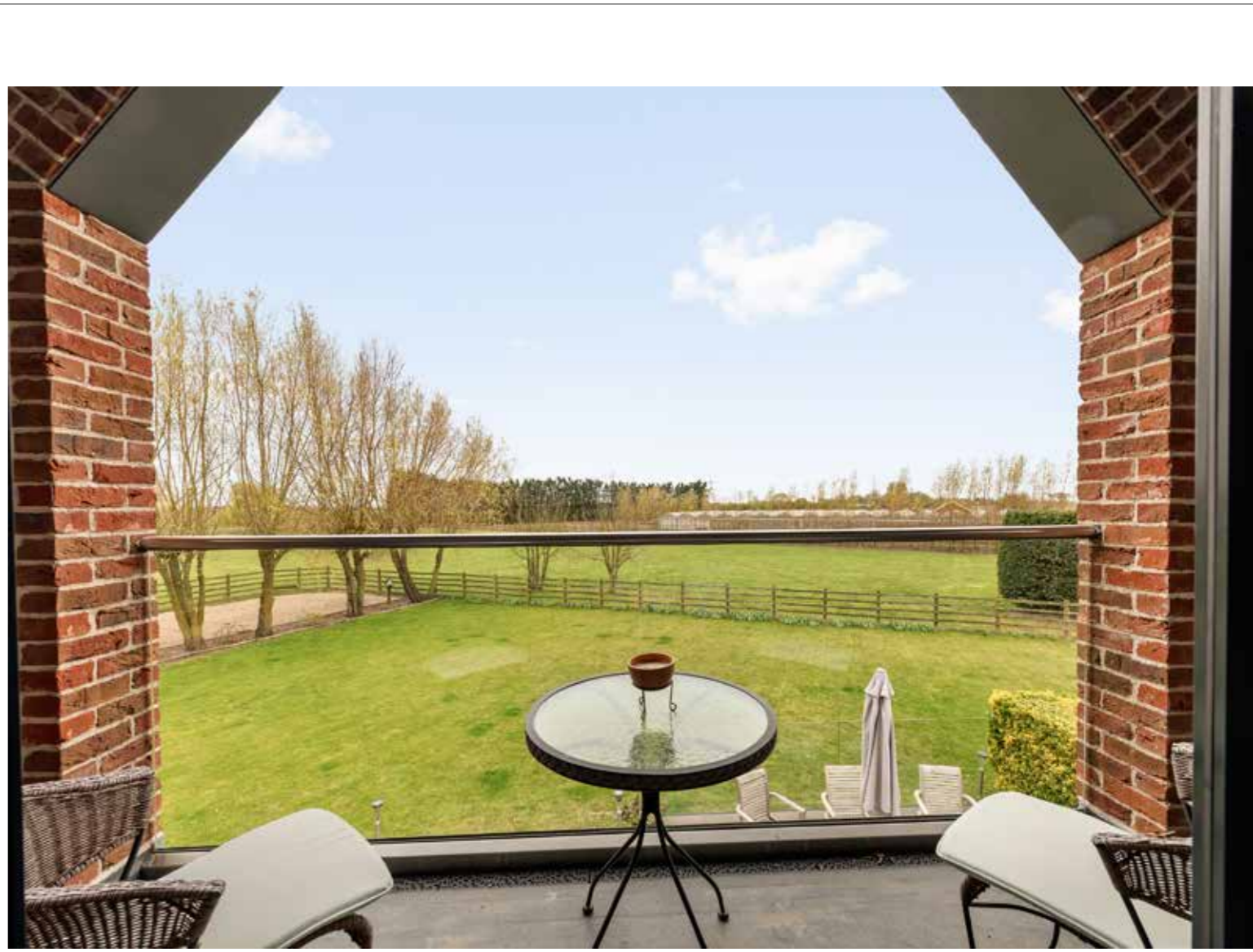
To one side sits a formal reception room, ideal for quieter evenings or reading, while opposite it a dedicated games and music room provides an environment for hobbies, entertaining or family activity without interrupting the rhythm of the rest of the house.

Beyond these rooms, the kitchen and dining area opens out towards the garden and forms the natural gathering space for everyday life. Because these three principal rooms sit independently around the hall rather than flowing into one another, it creates a practical arrangement that gives the house a sense of structure as well as generosity.

Upstairs, three double bedrooms are arranged as well proportioned private suites, each with its own en suite facilities. The principal bedroom also includes a dressing area and access to a balcony that opens out across the grounds and surrounding countryside.







ANNEX

A particularly valuable feature of the property is the detached annexe, which provides two further bedrooms together with its own kitchen and living accommodation. Because it sits separately from the main house while remaining visually connected within the wider setting, it offers genuine flexibility for extended family living, guest accommodation or independent working arrangements.

Adjoining to the annex is a useful space currently used as a gym, workshop and office space add further adaptability, making the setting particularly well suited to those working from home or needing dedicated hobby space alongside the main accommodation.





Outside, the grounds have been carefully organised to support both recreation and productivity. Lawns extend away from the house towards open boundaries, while a well established vegetable garden and recently planted orchard create opportunities for a more self sufficient lifestyle. The scale of the plot allows the property to feel properly rural without sacrificing accessibility.

Modern energy infrastructure has also been incorporated, including solar panels with battery storage together with air source heating and underfloor heating serving the main house, while the annexe operates from its own oil fired system. These features contribute to the overall efficiency of the property as well as long term practicality.

Located just a few miles from the charming market town of Long Sutton, with its independent shops, local market, and welcoming pubs, the property enjoys a peaceful rural setting without feeling isolated.





For more options, Holbeach and Spalding are close by, offering supermarkets, schools, and leisure facilities. The A17 provides easy access to Norfolk and the coast, while Peterborough is around a 40-minute drive, with fast train services to London King's Cross.

The property falls within the catchment for several highly regarded schools, including Spalding High School and Grammar School, with Holbeach Academy also nearby. For private education, Ayscoughfee Hall preparatory school in Spalding and the independent Grammar School in Wisbech cater to both junior and senior levels.

This location, in conjunction with the house and annexe, creates a property that works particularly well for households needing both connection and independence. The presence of a fully self contained secondary dwelling alongside generous gardens and open outlook gives the setting a flexibility that is rarely achieved in a modern home of this scale, while the surrounding acreage adds a degree of privacy and freedom that is increasingly difficult to find within such easy reach of town facilities.



LOCAL AUTHORITY: South Hollan District Council

SERVICES: Mains Electricity, Water, Septic tank and Air Source Heating for the main house with underfloor heating throughout the ground floor. Oil fired central heating for the annex.

TENURE: Freehold

COUNCIL TAX BAND:

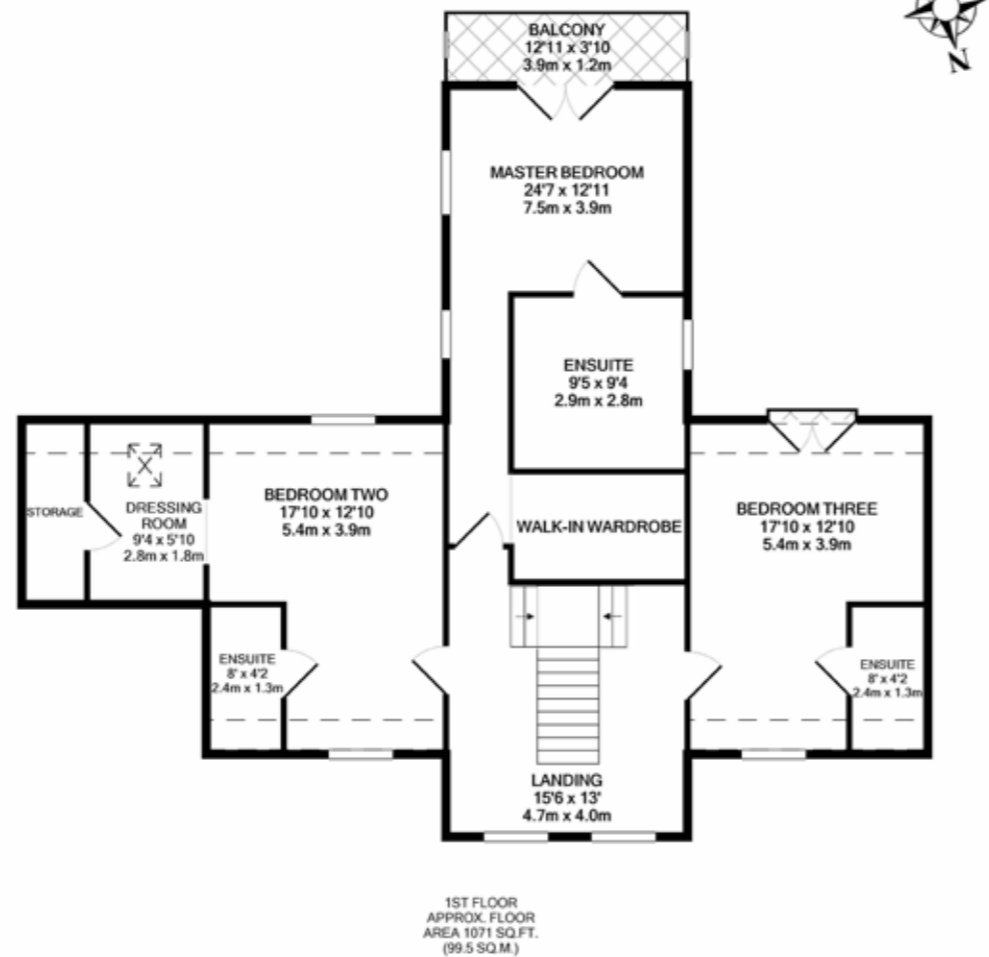
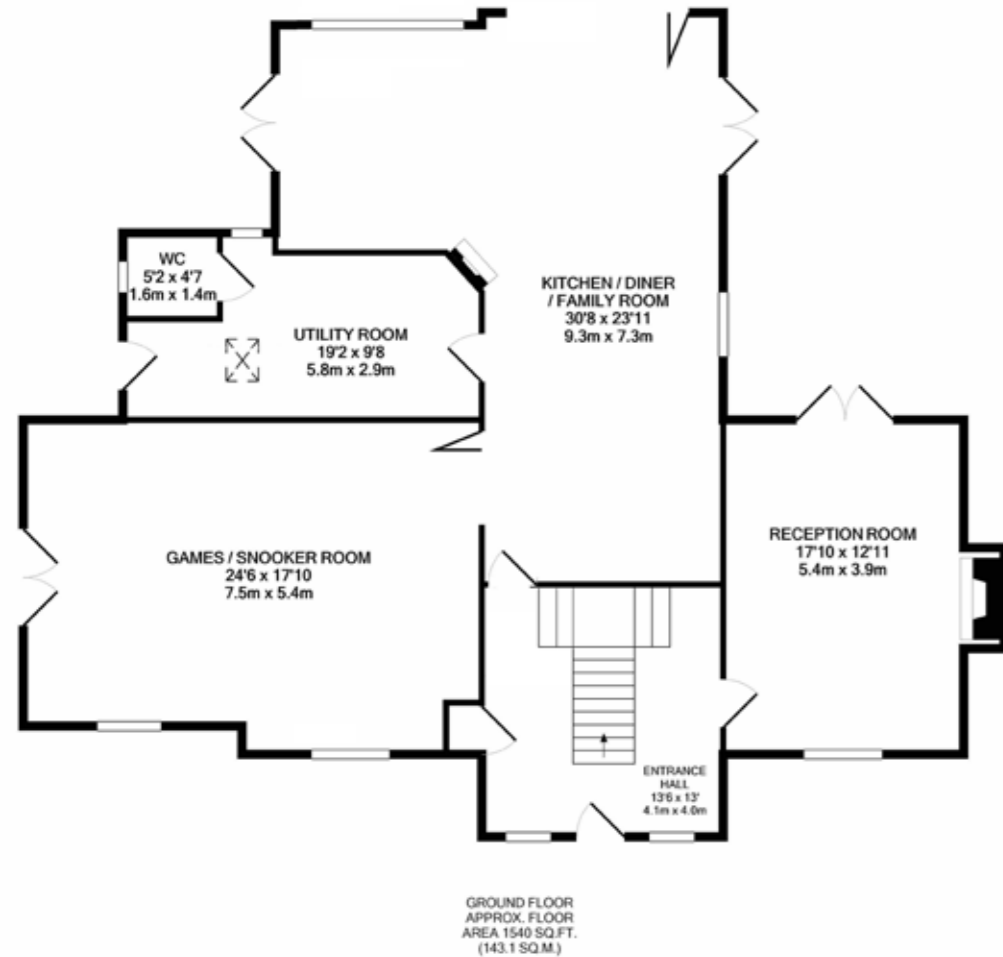
Main House - Band E

Annexe - Band A (Currently discounted by 50% as used by main house)

DISCLAIMER:

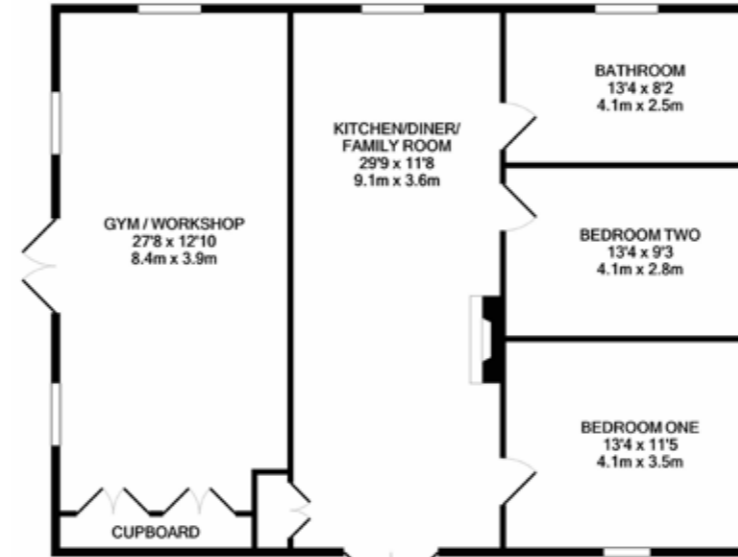
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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.



TOTAL APPROX. FLOOR AREA 2611 SQ.FT. (242.6 SQ.M.)

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.



ANNEX APPROX. FLOOR AREA 755 SQ.FT. (70.2 SQ.M.)
GYM/WORKSHOP FLOOR AREA 375 SQ.FT. (34.8 SQ.M.)
ANNEX BUILDING TOTAL FLOOR AREA INCLUDING GYM/WORKSHOP 1130 SQ.FT.(105 SQ.M.)

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