

## LONG SUTTON

quiet place of life while still being easy reach of the market town of Wisbech and the nearby Fenland towns. Tyd St Giles - each offering a charming rural setting surrounded by open countryside. Known for its tranquil atmosphere, Tyd is popular with those seeking a quiet place of life while still being easy reach of the market town of Wisbech and the nearby Fenland towns.

If this charming property could potentially allow you to achieve your property dreams, contact us to arrange a convenient viewing!

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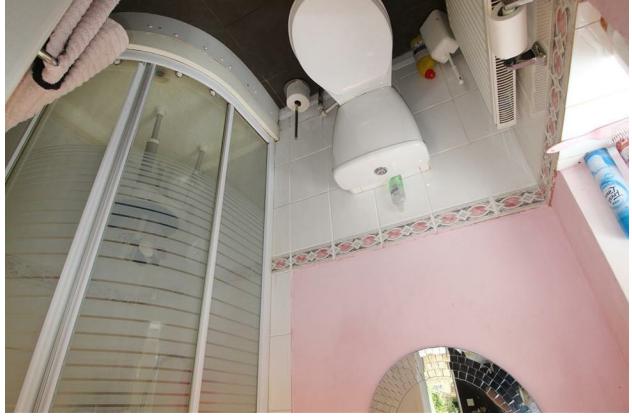
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Upstairs, the 3 genuine double bedrooms are serviced by a bathroom with a spa bath, and a small but convenient office provides space to work from home, or could potentially be converted to an en-suite in the future.

Downstairs, the property offers a living room with a multi-fuel burner and a sun room off, a fitted kitchen/breakfast room with a separate pantry, a generous utility room with a shower room off, and a dual-aspect dining room which is currently utilised as a bedroom.

Accessed via a private track, and set on a 1.25 acre plot, this 3-bedroom detached house will appeal to those looking to make a home in a peaceful rural location with no near neighbours.

### Mystery Cottage Swainsdrive, Tyd, Wisbech, Cambridgeshire, PE13 5RQ



Offers in the region of £450,000 Freehold

**Porch**  
4'1" x 4'1" (1.26m x 1.26m)  
uPVC glazed construction with a polycarbonate roof. uPVC glazed door to the front. Carpet tile flooring.

**Entrance Hall**  
12'0" x 5'7" (3.68m x 1.72m)  
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed leaded privacy door to the front. Wide opening to the living room. Power-points. Carpet flooring.

**Living Room**  
12'0" x 11'0" (3.68m x 3.36m)  
Coved, textured ceiling. Ceiling light. uPVC double-glazed window to the front. uPVC double-glazed sliding doors to the rear sun room. Multi-fuel burner set on a tiled hearth in a painted brick surround with a marble mantle. Radiator. Power-points. Carpet flooring.

**Dining Room**  
12'0" x 10'10" (3.68m x 3.31m)  
Currently utilised as bedroom 4. Coved ceiling. Ceiling light. uPVC double-glazed window to the front. uPVC double-glazed window to the side. Radiator. Power-points. BT point. Carpet flooring

**Kitchen/Breakfast Room**  
16'4" (max) x 11'11" (max) (4.99m (max) x 3.64m (max))  
Textured ceiling, 2 x strip lights. uPVC double-glazed window to the side sun room. Fitted range of matching wall and base units with a worktop over and a tiled splashback. Stainless steel sink and drainer with a stainless steel mixer tap. Under-counter space and plumbing for a dishwasher. Free-standing 'Chesterfield' cooker. Serving hatch to dining room. Radiator. Power-points. Quarry tile flooring.

**Pantry**  
4'11" m x 3'6" (1.52 m x 1.08m)  
uPVC double-glazed privacy window to the side. Wall-mounted consumer unit. Shelving. Quarry tile flooring.

**Utility Room**  
12'0" x 6'6" (3.68m x 2.00m)  
Textured ceiling. Strip light. Smoke detector. uPVC double-glazed privacy door to the rear. 3-door wall unit. Radiator. Power-points. Plumbing for washing machine. Quarry tile flooring.

**Shower Room**  
6'4" x 3'7" (1.95m x 1.10m)  
Ceiling light. uPVC double-glazed privacy window to the rear. Low-level WC. Corner shower cubicle with a wall-mounted 'Triton' electric shower. Radiator. Part-tiled walls. Tile flooring.

**Sun Room**  
9'0" x 9'5" (2.98m x 2.89m)  
uPVC double-glazed construction with uPVC double-glazed French doors to the side. Wall-mounted 'Dimplex' electric heater. Power-point. Tile flooring.

**Landing**  
Ceiling light pendant. Loft hatch. Smoke detector. Airing cupboard measuring approximately 0.94m x 0.80m housing a hot water cylinder with shelving. Radiator. Power-points. Carpet flooring.

**Bedroom 1**  
12'0" x 11'0" (3.68m x 3.37m)  
Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. Power-points. Carpet flooring.

**Bedroom 2**  
12'0" x 10'9" (3.68m x 3.29m)  
Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. Power-points. Carpet flooring.

**Bedroom 3**  
10'11" (max) x 8'8" (max) (3.35m (max) x 2.65m (max))  
Textured ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Radiator. Power-points. Carpet flooring.

**Office**  
6'0" x 4'0" (1.85m x 1.22m)  
Textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Power-points. Carpet flooring.

**Bathroom**  
11'11" x 4'11" (3.64m x 1.51m)  
Ceiling light. uPVC double-glazed privacy window to the side. 3-piece suite comprising a panelled spa bath with twin taps, a pedestal basin with a mixer tap and a low-level WC. Fully tiled walls. Tile flooring.

**Outside**  
Set on a 1.25 acre plot in a rural location, the property boasts idyllic established grounds comprising shrubs, bushes and woodland. A haven for wildlife such as deer, rabbits and badgers, you really can experience nature at its finest in this tranquil setting. An enclosed area extends from the sun room and utility room, with a concrete base ideal for positioning outdoor furniture. The oil-fired boiler is also positioned in this enclosed area. The property benefits from an outside tap and lighting.

**Outbuildings**  
Amongst the grounds, several outbuildings offer potential for multiple uses. Details can be seen below.

**Feed Room**  
9'1" x 8'1" (2.78m x 2.47m)  
Light pendant. Stable door to the rear. Wooden-framed window to the side. Fitted base units with a worktop over. Power-points. Consumer unit.

**Barn**  
Currently divided into an indoor kennel and store as follows:

**Indoor Kennel**  
20'2" x 12'9" (6.16m x 3.90m)  
Light. Wooden framed window to the front. 4 x dog kennels. Radiator. Power-points. Quarry tile flooring.

**Store**  
12'9" x 7'7" (3.90m x 2.33m)  
Housing the oil tank. Power-points.

**Double garage / Workshop**  
19'6" x 16'1" (5.95m x 4.92m)  
Accessed through gates, a fenced yard/area of hardstanding leads to the double garage.

**Kennels**  
6 x kennels with lighting and runs.

**Static Caravan**  
A static caravan is in situ at the side of the property.

**Material Information**  
All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

**Council Tax**  
Council Tax Band C. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

**Energy Performance Certificate**  
EPC Rating E. If you would like to view the full EPC, please enquire at our Long Sutton office.

**Services**  
Mains electric, water and private drainage (a cess pit) are all understood to be installed at this property.

Central heating type - Oil central heating

**Mobile Phone Signal**  
EE - Good in-home and outdoor  
02 - Good (outdoor only)  
Three - Good in-home and outdoor  
Vodafone - Good (outdoor only)

Visit the Ofcom website for further information.

**Broadband Coverage**  
Standard and superfast broadband is available.

Visit the Ofcom website for further information.

**Flood Risk**  
This postcode is deemed as having a very low risk of surface water flooding and a low risk of flooding from rivers and the sea. For further information please use the following links -

[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

**Track Maintenance**

The vendor has advised that the properties on Swainsdrove have shared responsibility for maintaining a track. This is usually organised/maintained by the farmer at a cost of approximately £160 per year.

**Directions**

Start on High Street (B1359) heading south-east, continue onto A1101. Follow the A1101 past Long Sutton toward Tydd St Mary, before turning left onto Swainsdrove. Continue down the track and the property is located on the right-hand side.

**FURTHER INFORMATION** and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9:00am to 5:00pm. Saturday: 9:00am to 1:00pm.

**IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.**



**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.