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# Westmere Farm House, Bridge Road, Sutton Bridge PE12 9SH

**£525,000 Freehold**

- Victorian Farmhouse in Rural Location
- Overall Plot of Approximately 1 Acre (STS)
- 5 Double Bedrooms
- Double Garage and Further Single Garage
- Viewing Recommended

Detached farmhouse on an overall plot of approx. 1 acre (sts), 5 double bedrooms, en-suite shower room, bathrooms on both ground and first floors, 3 reception rooms plus sunroom, kitchen/diner, utility, walk in pantry, detached double garage, additional garage, extensive formal gardens, air source heating & solar panels.

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Victorian detached farmhouse in a rural position situated down a farm track about 1 mile out on the outskirts of Sutton Bridge. The property sits within grounds extending to approx. 1 acre (stms). The accommodation over 3 floors comprises on the ground floor - entrance porch, hallway, lounge with log burner, dining room, study, sunroom, kitchen with walk in pantry plus separate utility room & downstairs bathroom. On the first floor – galleried landing, 4 double bedrooms – 2 of which have hand basin & 1 has en-suite shower room, bath/shower room plus inner landing with stairs to the 2nd floor which offers bedroom 5 and eaves storage access. Outside there is a detached double garage with electric remote-control doors plus further detached metal garage, driveway giving off road parking for several vehicles. The formal gardens are secluded by conifer screening to the boundaries, providing privacy, are predominantly laid to lawn and extend around the property on all sides with features including orchard area, parterre with water feature, walled garden and vegetable garden areas. There is also a static caravan which is connected to water, drainage & electricity, a summer house and wooden garden shed. The property benefits from retained character features such as parquet flooring, deep skirting and original coving but has also had modern updates of solar panels with battery storage and air source central heating. Internal viewing is the only way to get a true perspective of the position of the property and all it offers.











**ACCOMMODATION COMPRISES:**

**ENTRANCE PORCH:**
Of brick, wooden and glazed construction with double entrance doors, windows to the front and sides plus glass roof. Tiled floor. Double doors to:

**HALLWAY:**
Parquet wood flooring. Stairs to the first floor with storage cupboard beneath. 2 Radiators. Picture rail. Feature coving and ceiling rose to ceiling. 2 Radiators.

**LOUNGE:**
15'0 x 13'11 (4.58m x 4.24m) max

Dual aspect with windows to the front and side. Picture rail. Feature coving and ceiling rose to ceiling. Feature stone fireplace and hearth with inset log burner. Radiator.

**DINING ROOM:**
14'10 x 13'10 (4.53m x 4.23m) max

Dual aspect with window to the front plus double door with matching side windows to the side. Picture rail. Feature coving and ceiling rose to ceiling. Exposed wooden floor. Radiator.

**STUDY:**
9'5 x 7'8 (2.87mx 2.34m) max  Internal window to pantry, radiator.

**KITCHEN/DINER:**
18'1 x 17'11 (5.49m x 5.48m) max

Dual aspect with windows to both sides (one internal to the sunroom). Fitted solid wood base units with work tops over and matching wall units. Inset butler sink with mixer tap over and drainer incorporated into the work top. Chimney recess with inset oil-fired Rayburn range cooker also serving part central heating and hot water. Parquet wood flooring. Radiator. Tiled splash backs. 2 Wall lighting points. Feature coving and ceiling rose to ceiling.

**PANTRY:**
9'5 x 6'11 (2.87m x 2.11)  Window to the side. Internal window to the study. Fitted shelving. Tiled floor. Controls for solar panels.

**SUNROOM:**
21'1 x 20'2 (6.44m x 6.16m) max

Of brick, wooden and glazed construction with double entrance doors, windows to the side, plus internal windows to the kitchen and utility room. Tiled floor. Radiator. Power and lighting. Cold water tap.

**UTILITY ROOM:**
9'10 x 9'6 (3.01m x 2.91m)  Internal window to the sunroom. Fitted base units with work top over. Inset double sink with double drainer and mixer tap. Radiator. Space for washing machine, tumble drier and additional appliances.

**DOWNSTAIRS BATHROOM:**
Upvc double glazed window to the rear. Fitted modern white suite comprising bath with shower mixer tap, wc plus hand basin. Heated towel rail. Tiled splash backs.









**FIRST FLOOR LANDING:**
Dual aspect with windows to the front and side. 2 Radiators. Galleried banister rail. Dado rail. Loft access.

**BEDROOM 1**
15'0 x 13'6 (4.57m x 4.11m) max

Dual aspect with windows to the front and side. Fitted white hand basin with tiled splash back. Decorative cast iron fireplace. Wall lighting point. Radiator.

**BEDROOM 2**
14'8 x 13'5 (4.48m x 4.10m) max

Window to the front. Fitted white hand basin with tiled splash back. Radiator.

**BEDROOM 3**
15'0 x 9'5 (4.57m x 2.89m). Window to the side, radiator.

**INNER LANDING:**
Stairs to the 2nd floor.

**BEDROOM 4**
14'2 x 12'2 (4.32m x 3.73m) max

Window to the side. Built in double wardrobe. Radiator.

**EN-SUITE SHOWER ROOM:**
Window to the side. Fitted white shower cubicle, wc plus hand basin set to vanity unit. Tiled splash back. Chrome heated towel rail.

**BATH/SHOWER ROOM:**
Dual aspect with windows to the front and side. Period style modern white suite comprising wc, hand basin, bidet, tiled and glazed shower cubicle plus roll top claw feet bath with shower mixer tap. 2 Wall lighting points. 2 Radiators. Built in airing cupboard.

**SECOND FLOOR - BEDROOM 5**
12'10 x 11'9 (3.93m x 3.60m) max – sloped ceilings

Window to the side. Radiator. Eaves storage access.

**OUTSIDE: OVERALL PLOT APPROX. 1 ACRE**
(STMS)

The property sits in a secluded position with mature conifer screening to the garden boundaries with main garden areas set predominantly across the front and both sides. Gated gravel driveway to the rear of the property providing off road parking, plus further off-road parking to the front of the double garage. Lawned orchard garden set with mature trees and fruit trees (including 3 apple, pear, hazelnut, plum and damson), to the rear of the property and extending round the side with summer house at the far corner having paved surround. Hedging with openings to further formal lawned garden and patio area to the side of the property. To the front of the property is a pathway to the entrance door plus formal parterre garden with hedge screening, low box hedging, inset pathways, formal flower beds and centre water feature. To the other side of the property is a further formal lawned area with patio area to the entrance of the static caravan and stepping stone pathway leading to









both the formal 'walled' garden with low brick wall border and inset flower bed areas plus to the lawned area used as a vegetable garden area with lean to greenhouse (at the rear of the double garage), netted bedding area, wooden garden shed plus brick edged compost sections.

**DOUBLE GARAGE:**
22'8 x 18'7 (6.91m x 5.68m) Brick and tiled construction with two electric remote control entrance doors. Personnel door to the side and window to the rear. Power and lighting.

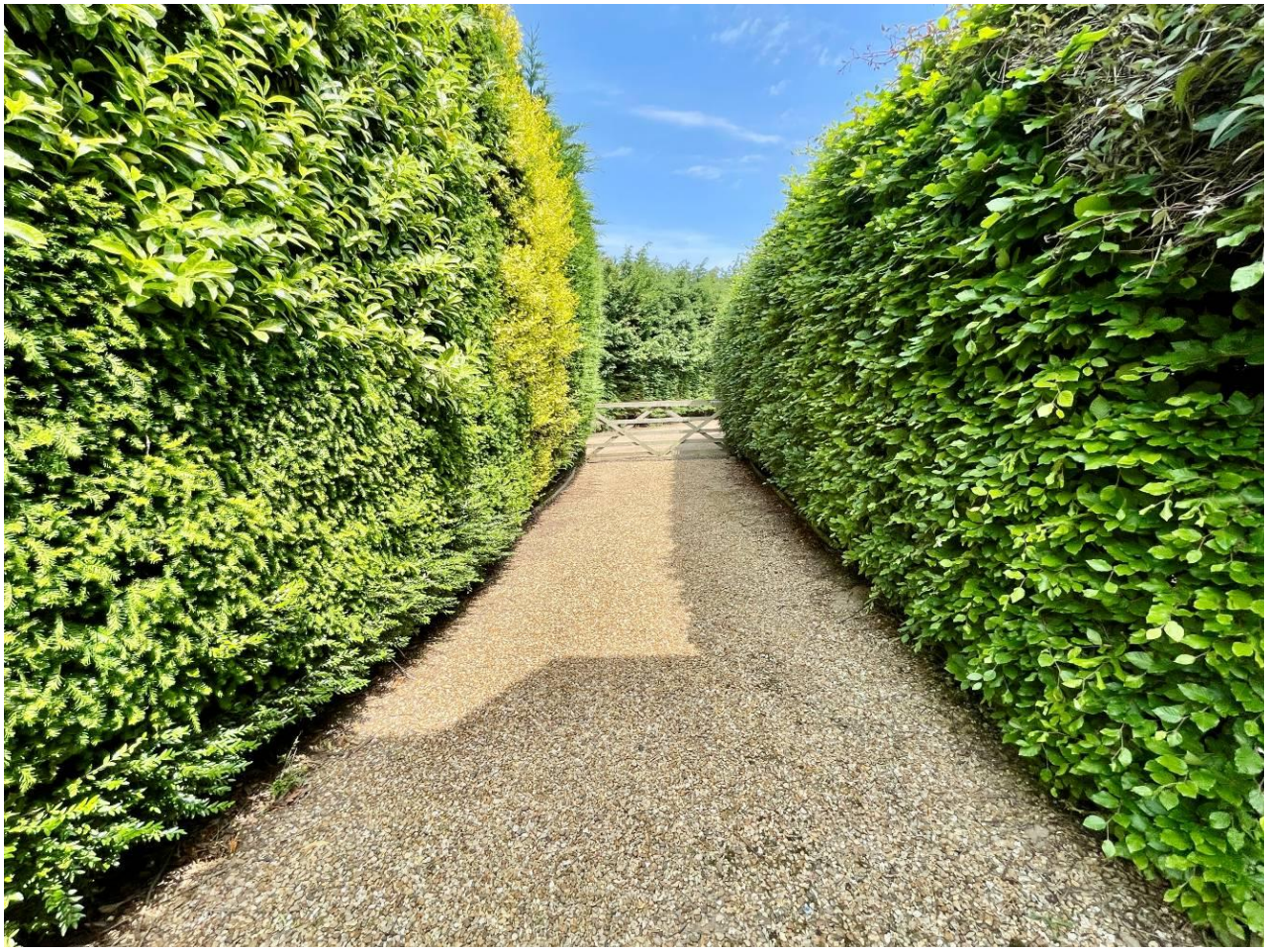
**ADDITIONAL GARAGE:**
19'6 x 9'9 (5.95m x 2.97m)

**Metal construction. Double entrance doors.**

**STATIC CARAVAN:**
Connected to water, drainage and electricity.

**SERVICES:**
Mains water and electricity. Private drainage. Central heating via oil fired Rayburn serving radiators in kitchen, sunroom, utility and downstairs bathroom. Air source central heating serving the other radiators. The property also benefits from solar panels which are owned outright and have battery storage. South Holland District Council tax band: C.

**DIRECTIONS:**
From the A17 Sutton Bridge 'Bridge roundabout' take the B1359 Bridge Road turning and follow the road through Sutton Bridge. Continue past the 'Anchor Inn' Public house and Nightingale Way (on your right). Immediately after Nightingale Way turn right onto the farm track and follow the track for approx. 1 mile, where the property is on your right.













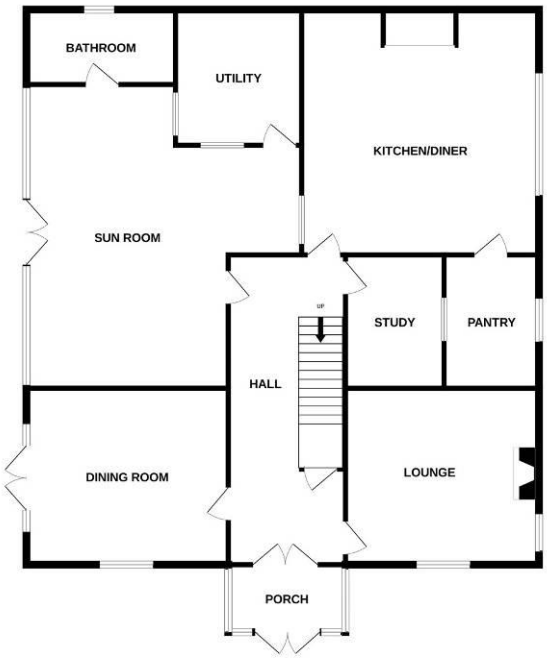




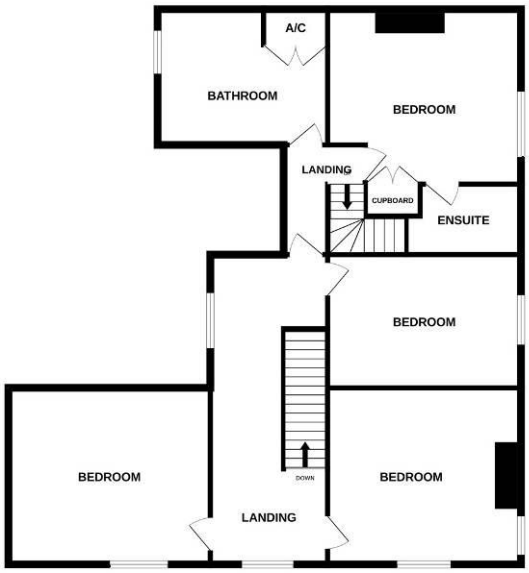




GROUND FLOOR




1ST FLOOR




2ND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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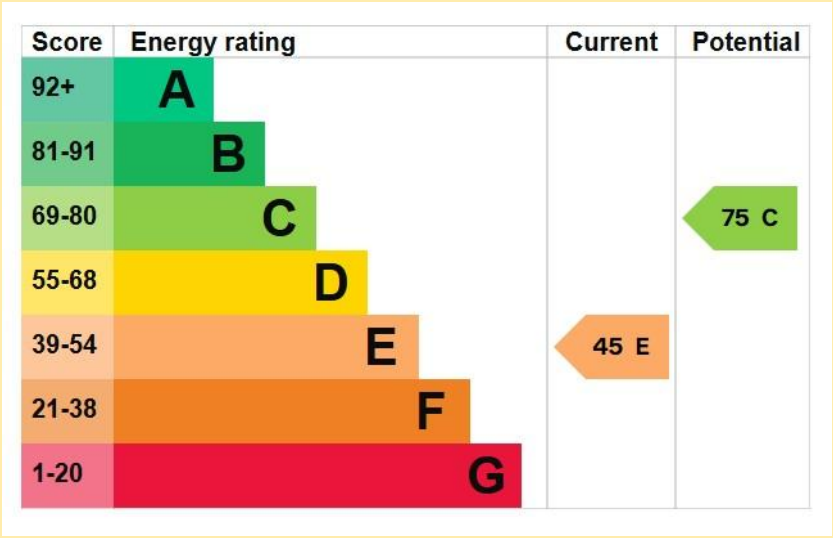


**TENURE** Freehold

**SERVICES** Mains water and electricity.

**COUNCIL TAX BAND C**

**LOCAL AUTHORITIES**
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**
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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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