



BRADLEY JAMES

ESTATE AGENTS



Shockwave Kennels Hallgate Road, Sutton St. Edmund, Spalding, Lincolnshire, PE12 OLN

Guide price £600,000

- Just under three acres
- No near neighbours
- Three reception rooms and a study
- Four stables
- Potential to rent more land for grazing
- Ideal for equestrian or kennels
- Open field views
- Garage workshop
- Floodlit menage
- GBGB registered/licensed kennels

Shockwave Kennels Hallgate Road, Spalding PE12 0LN

GUIDE PRICE £600,000-£625,000

NO NEAR NEIGHBOURS - Nestled on Hallgate Road in the charming village of Sutton St. Edmund, this modern house was built in 2003. With four spacious double bedrooms, including a master suite with an ensuite bathroom, this property is perfect for families seeking both space and privacy. The house boasts three inviting reception rooms, providing ample areas for relaxation and entertainment, alongside a separate study ideal for home working.

Set on just under three acres of land, the property features stunning open field views to both the front and rear, creating a serene and picturesque setting. The expansive grounds include a 100-foot barn equipped with working kennels for greyhound boarding, a separate stable block with a tack room, and an additional detached kennel block capable of accommodating up to ten dogs. For equestrian enthusiasts, there is a separate paddock land for horses, ensuring that your furry friends have plenty of space to roam.

Parking is a breeze with space for up to six vehicles, and the side front garden offers potential for further expansion, allowing for off-road parking for trailers or additional cars. The property is designed with privacy in mind, featuring a separate entrance for the kennels and stables, ensuring that the house remains a tranquil retreat.

Conveniently located just a 25-minute drive from Peterborough and a mere ten minutes from Gedney Hill, which offers a local shop and golf course, this home combines rural charm with accessibility.

The kennels are GBGB (Greyhound Board of Great Britain) registered and licensed

Main block within barn contains 10 double kennels (20 dogs) with room to expand by at least 16 double kennels

Small block 6 double kennels (12 dogs)

102m long all weather gallop

Two grass paddocks approx 70m long

Two large paddocks used for rearing puppies

Two whelping kennels within rear of garage

Large field space

Room for numerous turnout paddocks



Council Tax Band: D



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power point, telephone point and under stairs storage cupboard.

Lounge

16'0 x 13'6

UPVC double glazed window to the front overlooking the fields, archway through to the dining room which has UPVC double glazed doors to the side and the rear, enjoying uninterrupted field views to the rear, gas fireplace, radiator, power points, TV point, wall lights and skimmed and coved ceiling.

Dining Room

13'6 x 10'8

Double aspect with a UPVC double glazed window to the side, UPVC double glazed French doors to the rear, radiator, power points and skimmed and coved ceiling.

Study

10'8 x 7'1

UPVC double glazed window to the rear overlooking your paddock land and field to the rear, radiator, power points, telephone point and skimmed and coved ceiling.

Family Room

13'6 x 11'7

Double aspect with UPVC double glazed window to the front and side, to the front it overlooks field views, radiator, power points, TV points, telephone points, wall lights, tiled floor and skimmed and coved ceiling.

Kitchen Diner

15'0 x 13'6

UPVC double glazed window to the side, base and eye level units with worksurface over, sink and drainer with mixer taps over, double range with induction hob above and extractor above, space and point for fridge freezer, space and points for another fridge freezer, integrated Bosch dishwasher, tiled splashback, tiled floor and skimmed and coved ceiling.

Side Entrance

Composite obscured double glazed door, tiled floor, skimmed and coved ceiling and radiator.

Cloakroom

UPVC obscured double glazed window to the side, pedestal wash hand basin with taps over, WC, radiator and tiled floor.

Utility Room

13'8 x 12'4

UPVC double glazed window to the side, base and eye level units with worksurface over, sink and drainer with mixer tap over, floor mounted oil boiler, space and plumbing for washing machine, space and point for dryer, loft hatch, fuse box, tiled floor, extractor fan and power points.

Landing

UPVC double glazed window to the front, radiator, power points, skimmed and coved ceiling, loft hatch and airing cupboard.

Bedroom 1

13'7 x 12'2

UPVC double glazed window to the front enjoying the open field views, radiator, power points and skimmed and coved ceiling.

Bedroom 1 Ensuite

UPVC obscured double glazed window to the side, WC, pedestal wash hand basin with taps over, separate shower cubicle which has a built-in mixer shower, radiator, extractor fan and skimmed ceiling.

Bedroom 2

14'5 x 13'6

UPVC double glazed window to the side, radiator, power points and skimmed and coved ceiling.

Bedroom 3

13'6 x 12'2

UPVC double glazed window to the front with open field views, radiator, power points and skimmed and coved ceiling.

Bedroom 4

12'3 x 8'8

UPVC double glazed window to the rear, radiator, power points and skimmed and coved ceiling.

Family Bathroom

UPVC obscured double glazed window to the rear, panel bath with taps over and a built-in mixer shower over, WC, pedestal wash hand basin with taps over, double shaver points, extractor fan, skimmed ceiling and radiator.

Outside

To the front there's a bespoke brick wall with inset fencing in between the pillars and the rest is hedging. The front garden is laid to lawn with courtesy lights to the front door, five bar gate which opens up to gravel off-road parking, this leads to a detached garage workshop. To the right hand side of the off-road parking and garage workshop there's another front garden which is laid to lawn and enclosed by hedging and panel fencing. This could be

changed for further off-road parking for trailers, caravans or motorhomes if the storage is needed. To the rear of the property has a manage with lighting, three separate grassed paddocks which is enclosed by post and rail fencing and metal fencing.

There's a separate vehicle access where there's a double wider than average gates to the front allowing access for a larger vehicle to the stables your paddock land and your barn Without the need to go to the house.

The property has had an insurance subsidence claim, and the work was completed in June 2025 by a professional. The problem was a tree which has now been removed.

Detached Garage Workshop

29'1 x 15'5

Wooden sliding door to the front, wooden door to the rear and a window to the side, power and lighting connected and separate fuse box.

Detached Kennel Block

31'4 x 15'4

There's six separate kennels in this block with power and lighting connected, separate fuse box, two windows to the front and a stable door to the front. To the side of the kennel block is an outside kennel.

Stable Block

30'0 x 12'0

Three separate stables and power and lighting connected with an outside tap. There's a detached tack room opposite the stables.

Barn With Kennels

100 x 23'0

Metal sliding doors to the front, fuse box, power points and power and lighting. The kennel block is to the rear of the barn but this can be doubled in size if needed. The kennel block measures 41'1 x 23'0. There's a prep area to the front with sink and drainer with tap over, there are 10 separate kennels currently.








Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

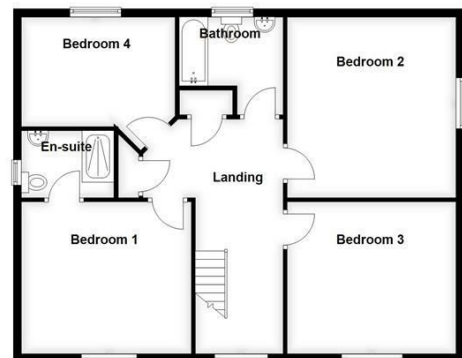
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Ground Floor
Approx. 153.1 sq. metres (1648.3 sq. feet)



First Floor
Approx. 87.2 sq. metres (938.1 sq. feet)



Total area: approx. 240.4 sq. metres (2587.4 sq. feet)