



WESTHORPE ROAD SPALDING, PE11 4EN

**£420,000
FREEHOLD**

Welcome to this charming Victorian barn conversion located on Westhorpe Road in the delightful village of Gosberton, Spalding. This property boasts character and history, offering a spacious 1,900 sq ft of living space with two reception rooms, four bedrooms, and the potential to create a separate annex in the barns.

One of the standout features of this property is the ample parking space available for up to 6 vehicles, making it ideal for families or those who enjoy entertaining guests. The large plot size provides plenty of outdoor space for gardening, relaxation, or even the possibility of extending the property further.

With its Victorian heritage, this property exudes charm and uniqueness, offering a glimpse into the past while providing the opportunity to create a modern and comfortable living space. The barn conversion style adds a touch of rustic elegance, making it a truly special place to call home.

WESTHORPE ROAD

- Detached barn conversion • Amazing character features • Large Plot Size • 4 Bedrooms • Well established gardens • Large detached workshop/annex • Modern ammenities • Call 01775 713888



Entrance Hall

Glazed door to the front, built in double cloaks cupboard, window to side, stairs to the first floor, doors to:

Kitchen

Immaculate fitted kitchen with central island, built in appliances the perfect country style rustic kitchen.

Lounge,

A very desirable space, with rustic features, exposed wooden beams, hard wood floor, windows to front and double doors leading onto the stunning garden.

Family Room

Large full height barn window to the rear, french doors to the side, feature beams to ceiling, laminate flooring.

Bedroom 4

Window to rear, window to side, door to under stairs cupboard.

Cloakroom

Fitted two piece suite comprising close couple WC and wash hand basin.

Bedroom 1

Bedroom 2

Family Bathroom

Fitted with five piece suite comprising panelled bath, pedestal wash hand basin, tiled shower cubicle, bidet and close coupled WC, skylight to rear.

Outside Space

The property is situated on approximately 1/4 acre STS with five bar gate leading from Westhorpe Road to off road parking. The immaculate gardens are laid mainly to grass with pond and foot bridge over leading to the entrance door. There is a selection of detached barns including a double storey barn and two attached open fronted barns measuring 44ft x 18ft and 25ft x 18ft which has been completely refurbished to a high standard and would make an exceptional annexe or workshop.

WESTHORPE ROAD





Your Local Property

WESTHORPE ROAD

ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band D

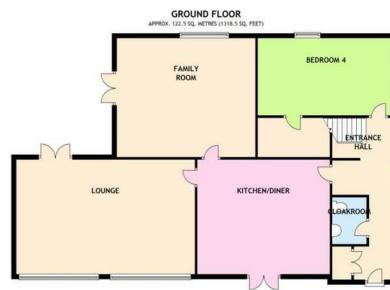
Viewings – By Appointment Only

Floor Area – 1900.00 sq ft

Tenure – Freehold



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Your Local Estate Agents



TOTAL AREA: APPROX. 174.0 SQ. METRES (1873.4 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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