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Hillbrook Farm, Hallgate Road, Sutton St Edmund PE12 0LN

- Substantial Detached Residence
- Rural Location in Catchment Area for Grammar Schools
- 5 Bedrooms
- Mature Grounds, Extensive Off-Road Parking. Total plot size 0.51 acres.
- Double Garage and Further Single Garage

£475,000 Freehold

Nicely presented detached residence situated in a semi-rural location with accommodation comprising entrance hallway, 3 reception rooms, snug, kitchen breakfast room, shower room to the ground floor; 5 bedrooms and bathroom to the first floor. Set in mature, private gardens with a detached brick double garage, single garage and gated extensive driveway. No onward chain. Scope for improvement / modernisation.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Obscured UPVC double glazed door with matching obscured UPVC double glazed panel to the side leading into:

ENTRANCE HALLWAY

6' 1" widening to 8' 7" x 30' 9" (1.86m widening to 2.63m x 9.38m) Skimmed ceiling, centre light point, dog legged staircase, fitted oak flooring, door to:

RECEPTION ROOM 1

14' 5" x 18' 1" (4.41m x 5.52m) UPVC double glazed bay window to the front elevation, UPVC double glazed box bay window to the side elevation, skimmed and coved ceiling, centre light point, 2 double wall lights, double radiator, open grate.



From the other side of the Entrance Hallway a door leads into:

RECEPTION ROOM 2

15' 7" x 13' 2" (4.77m x 4.02m) UPVC double glazed bay window to the front elevation, coved ceiling, decorative ceiling rose, centre light point, 2 wall lights, double radiator, BT point, feature wooden carved fire surround with marble insert and hearth with open grate.

From the Entrance Hallway there is a feature brick archway leading to:

FURTHER HALLWAY

Understairs storage cupboard, centre light point, 2 double wall lights, solid oak flooring, radiator, skimmed and beamed ceiling, storage cupboard with coat rail and alarm controls. Door into:

RECEPTION ROOM 3

15' 3" x 16' 8" (4.66m x 5.10m) UPVC double glazed bay window to the side elevation, coved ceiling, decorative ceiling rose, centre light point, 3 double wall lights, double radiator, feature fireplace with wooden surround with brick inserts and electric fire.

From the Entrance Hallway a door leads into:

SNUG

15' 10" x 16' 4" (4.84m x 4.98m) maximum UPVC double glazed window to the rear and side elevation, UPVC double glazed sliding patio doors to the side elevation, coved and textured ceiling, 2 centre light points, TV point, double radiator, solid oak flooring.

WALK-IN PANTRY

5' 2" x 5' 11" (1.58m x 1.82m) Coved and textured ceiling, centre light point, shelving.

From the Entrance Hallway door leads into:

SHOWER ROOM

5' 10" x 5' 10" (1.79m x 1.78m) Obscured UPVC double glazed window to the rear elevation, textured ceiling, centre light point, fully tiled walls, tiled floor, extractor fan, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and fully tiled shower cubicle with fitted power shower over.

From the Entrance Hallway a door leads into:

KITCHEN BREAKFAST ROOM

11' 8" x 17' 1" (3.58m x 5.21m) UPVC double glazed window to the side and rear elevations, wooden glazed door to the rear elevation, coved and textured ceiling, 2 centre spotlight fittings, access to loft space, double radiator, tiled flooring, walk-in pantry with shelving. Fitted with a wide range of base, eye level and drawer units, worktops over, tiled splashbacks, central breakfast bar, integrated Stoves stainless steel fan assisted oven, integrated Stoves ceramic hob, stainless steel canopy extractor hood over, inset stainless steel sink with mixer tap, fitted Bosch dishwasher, integrated fridge and freezer. Door into:

REAR PORCH

5' 7" x 8' 11" (1.71m x 2.73m) UPVC double glazed window to the side elevation, obscured UPVC double glazed door to the rear elevation, tiled flooring, radiator, skimmed ceiling, power and lighting.



From the Entrance Hallway the staircase rises to:

SPLIT LEVEL LANDING

Skimmed ceiling, centre light point, smoke alarm, access to loft space, storage cupboard off housing Vaillant gas propane boiler and alarm controls, door into:

FAMILY BATHROOM

8' 11" x 8' 10" (2.72m x 2.71m) UPVC double glazed window to the rear elevation, inset downlighters, fully tiled walls, tiled floor, radiator, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap, fully tiled shower enclosure with multi jet shower.

From the Landing a step up to:

BEDROOM 5

7' 11" x 16' 0" (2.42m x 4.90m) UPVC double glazed window to the rear and side elevations, coved and textured ceiling, centre light point, radiator.

BEDROOM 4

8' 0" x 12' 5" (2.44m x 3.79m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator.

From the Landing further steps rise to:

BEDROOM 1

15' 7" x 13' 5" (4.77m x 4.10m) UPVC double glazed window to the front elevation, coved and textured ceiling, 2 centre light points, radiator.

BEDROOM 2

13' 3" x 15' 10" (4.04m x 4.83m) UPVC double glazed window to the front and side elevations, coved and textured ceiling, centre light point, radiator, fitted furniture comprising 2 double wardrobes, 2 single wardrobes, overbed storage units, 2 bedside cabinets.

BEDROOM 3

13' 0" x 16' 10" (3.98m x 5.15m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, radiator, fitted furniture comprising 2 double wardrobes, 2 single wardrobes, 2 x 3 drawer chests, over bed storage units.



EXTERIOR

Brick pillared entrance with five bar gate leading on to an extensive gravelled driveway providing multiple off-road parking with extensive lighting, cold water tap and leading to:

DETACHED DOUBLE GARAGE

18' 6" x 21' 3" (5.66m x 6.50m) 2 up and over doors, power and lighting, strip light, UPVC double glazed window to the front elevation, obscured glazed door to the front elevation.

The good sized front garden is mainly laid to lawn with a wide range of mature shrub and tree borders. To both side elevations the garden is laid to lawn. Field views to all aspects.

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SEPARATE DETACHED GARAGE

SERVICES

Gas propane central heating. Mains water and electricity. Private drainage.

DIRECTIONS

From Spalding proceed in an easterly direction along the B1165 Austendyke Road through Weston Hills continuing for 7 miles to the junction at Saturday Bridge. Cross over the junction into Ravens Bank, proceed to the village of Sutton St James, turning right into Broadgate, just before reaching Sutton St Edmund take a right hand turning into Hallgate, follow the road down and the property is on the left hand side.

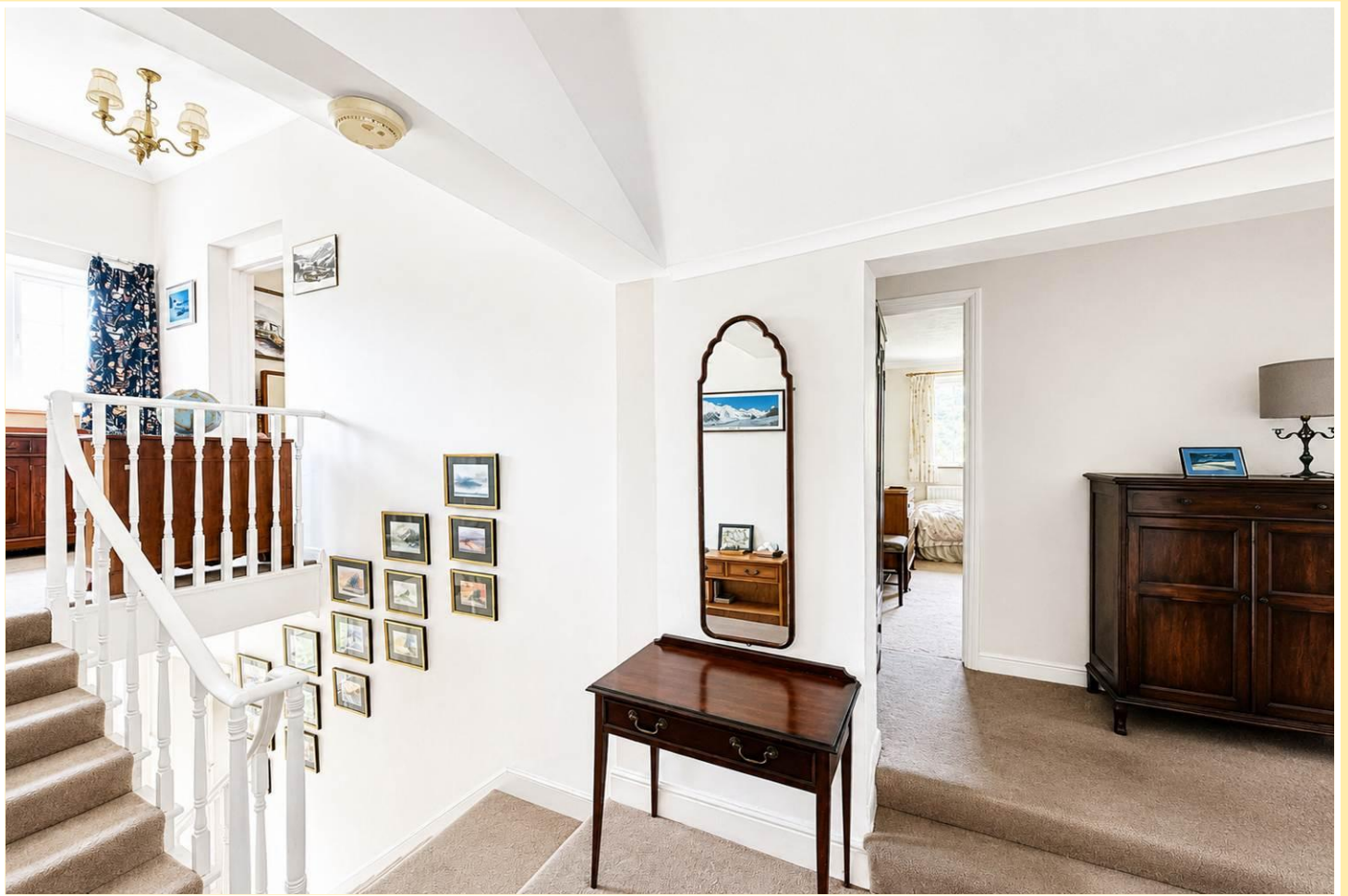
AMENITIES

The property is ideally situated in the catchment area for good primary, secondary and Spalding grammar school and on a bus route. Sutton St James and Parson Drove are both nearby and have a range of local village amenities. The property is also well positioned for access to Kings Lynn, Wisbech, Holbeach, Spalding and Peterborough.















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: See Note

COUNCIL TAX BAND: E

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.

Ref: S12032 (08 June 2026)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	29 F	
1-20	G		