ARK PROPERTY

51 Station Road, Surfleet, PE11 4DB

£515,000

- Stunning river views
- River mooring
- Upside down living
- Unique design
- Character and charm
- Popular village setting with field views
- Ample off road parking and garage
- Five versatile bedrooms
- Open plan living at it's finest
- Must view to really be appreciated

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

One of the most stylish and unique properties currently on the market, with views that truly have to be seen to be believed.

Welcome to The Old Chapel – a stunning converted chapel located in the heart of Surfleet, boasting breathtaking river views and panoramic vistas across the beautiful Lincolnshire countryside.

Unlike anything else available, this exceptional home features an impressive upside-down layout, designed to maximise the spectacular scenery. The spacious open-plan living area creates the perfect space for entertaining, relaxing, and enjoying the surroundings.

A standout feature is the luxurious spa room, complete with bi-folding doors that open directly onto the patio and private mooring. Have you ever dreamed of owning a boat and stepping straight from your home onto the water? This could be your opportunity to make that dream a reality.

Offering an abundance of space, the ground floor comprises four generous bedrooms, two bathrooms, and a practical study, ideal for home working. There's a further bedroom on the top floor too!

Combining character, style, and an enviable waterside setting, this truly unique home has so much to offer.

Fancy taking a look? Get in touch with us today to arrange your viewing.

Ground Floor Hallway 9'6" x 11'0" (2.92m x 3.37m)

Skimmed ceiling. Recessed spot lights. Laminate flooring. Doors to bedrooms and study. Sliding doors leading to the spa room. Stairs to first floor.

Study 9'0" x 11'1" (2.76m x 3.38m)

Skimmed ceiling. Recessed spot lights. Laminate flooring.

Bedroom 1 19'0" x 9'1" (5.81m x 2.77m)

Double glazed window to side. Door leading to spa room and en-suite. Skimmed ceiling. Recessed spot lights. Laminate flooring. Door to en-suite.

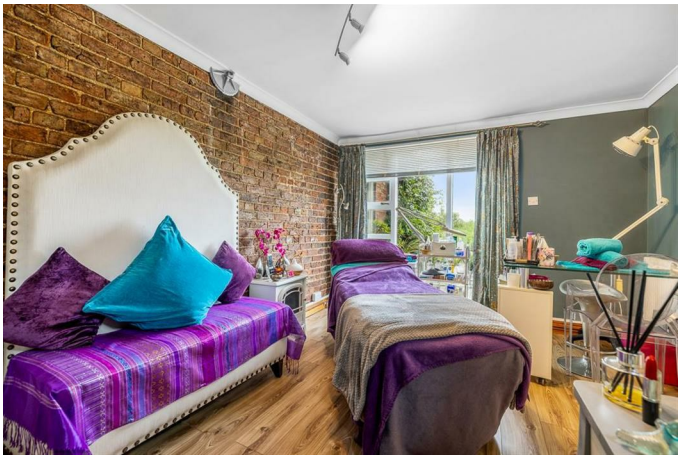
En-suite 9'1" x 8'3" (2.78m x 2.52m)

Double glazed window to rear. Skimmed ceiling. Recessed spot lights. Extractor fan. Laminate flooring. Fitted double free standing double ended bath with chrome mixer tap. Walk in shower enclosure with glass sllding door, chrome thermostatic shower riser rainfall head and hand held attachment. Concealed cistern toilet with push button flush. Wash hand basin with chrome mixer tap set in vanity unit with built in storage.

Bedroom 2 18'11" x 11'3" (5.79m x 3.43m)

Double glazed windows to front and side. Skimmed ceiling with recessed spot lights. Laminate flooring

Bedroom 3 14'0" x 10'3" (4.29m x 3.13m)



Window to rear. Door to side. Door to WC. Laminate flooring.

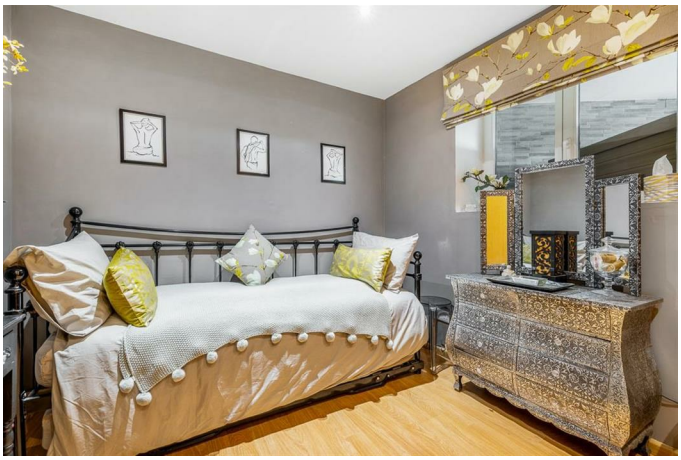
WC 4'9" x 7'9" (1.45m x 2.38m)

Skimmed ceiling. Window to front. Vinyl flooring. Extractor fan. Electric heater. Fitted close coupled toilet with push button flush. Pedestal wash hand basin. Tiled splash back.

Bathroom 9'0" x 9'0" (2.76m x 2.75m)

Double glazed window to front. Skimmed ceiling. Extractor fan. Recessed spot lights. Vinyl flooring. Built in airing cupboard with hot water cylinder and mains gas central heating boiler. Oval bath with chrome taps and mains shower rainfall head and hand held attachment. Fitted toilet. Wall mounted wash hand basin. Towel rail. Door to bedroom/treatment room.

Bedroom 4 8'5" x 9'3" (2.57m x 2.83m)



Window to rear. Skimmed ceiling. Recessed spot lights. Laminate flooring.

Spa Room 15'4" x 31'9" (4.69m x 9.68m)

Aluminium Bi-folding doors to rear. Skimmed ceiling. Recessed spot lights. Wall mounted air conditioning unit. Wall lights.
Hot tub and sauna available by separate negotiation.

First Floor

Open Plan Living/Dining/Kitchen

Aluminium doors opening to balcony. Double glazed windows to front, side and rear. Skimmed ceiling. Laminate flooring. Wall mounted electric fireplace. Spiral staircase to second floor. Spiral staircase to ground floor.

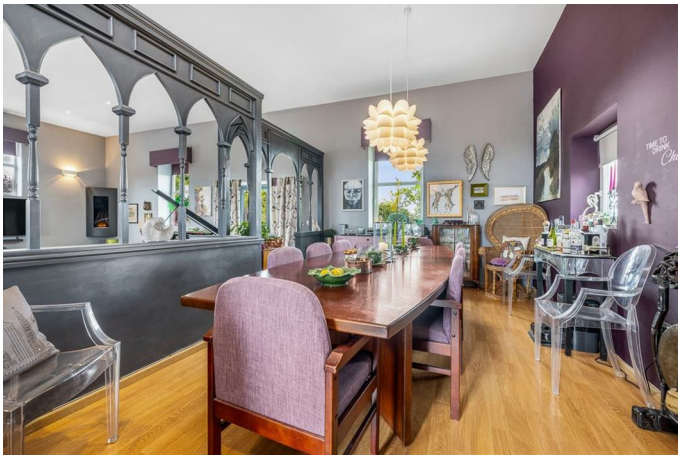
Shower Room

Skimmed ceiling. Extractor fan. Laminate flooring. Wall mounted electric heated towel rail. Built in cupboard with shelf and hanging rail. Fitted quadrant shower enclosure with glass sliding doors, thermostatic bar shower. Close coupled toilet with push button flush. Pedestal wash hand basin.

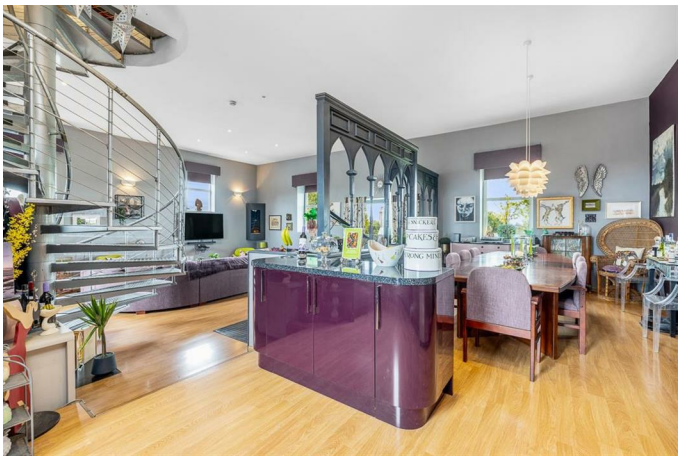
Lounge 21'10" x 16'1" (6.68m x 4.92m)

French doors leading to balcony. Windows to side and rear. Opening to dining room.

Dining Room 16'7" x 11'9" (5.07m x 3.60m)

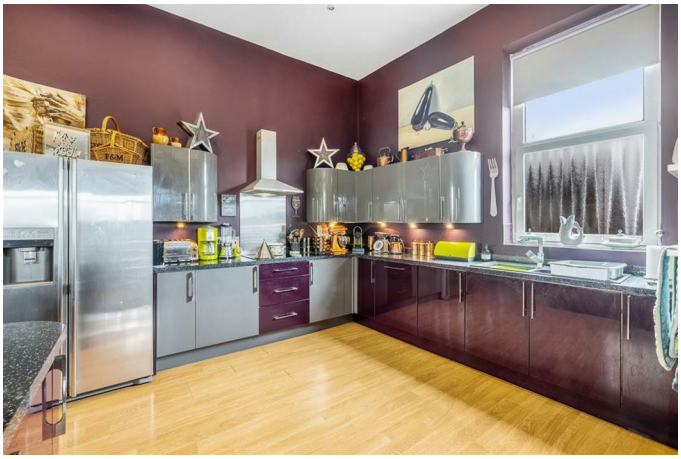


Window to rear and side. Opening to kitchen.



Kitchen 12'5" x 13'1" (3.80m x 3.99m)

Fitted with a matching range of base and eye level units with worktop space and matching upstand. Four ring electric hob with stainless steel splash back. Extractor hood. Integrated eye level oven and grill. Integrated dishwasher. Space for American style fridge/freezer. Door to utility room



Utility Room 19'3" x 7'4" (5.87m x 2.26m)

Skimmed and vaulted ceiling with velux windows. Double glazed window to front and rear. Tiled flooring. Fitted base units with worktop space. Space and plumbing for washing machine and tumble dryer. Fitted shelves and hanging rail.

Second Floor Bedroom 11'10" x 12'5" (3.61m x 3.81m)

Velux window. Skimmed and vaulted ceiling. Recessed spot lights. Laminate flooring. Built in eaves storage.

Outside

There is a generous gravel driveway to the front of the property providing off road parking for multiple vehicles. Composite steps lead up to the entrance door. Side gated access leads to the rear garden. The rear garden is designed with entertaining and minimal maintenance in mind. There is a mix of patio seating and gravel areas. Steps leading down to the mooring with metal railings. Timber storage shed. Outside power points and lighting.

Garage 21'7" x 9'2" (6.60m x 2.81m)

Balcony

Property Postcode

For location purposes the postcode of this property is: PE11 4DB

Surfleet Village

Surfleet is a popular and well-served Lincolnshire village that offers a wonderful balance of rural living and everyday convenience. The village benefits from a local Post Office and shop for daily essentials, along with a welcoming community atmosphere that makes it a fantastic place to call home.

For those who enjoy dining out or relaxing with friends, Surfleet is home to a charming riverside pub and restaurant overlooking the River Glen, as well as the traditional Crown Pub, both popular with locals and visitors alike.

Families are well catered for, with a fantastic children's play park and sports facilities including artificial football pitches that regularly host local matches and community events. The village hall serves as a hub for local activities, offering a variety of classes, clubs and events throughout the year.

At the heart of the village stands the historic parish church, adding to Surfleet's character and rich heritage. Surrounded by beautiful Lincolnshire countryside and scenic waterways, the village is ideal for walking, cycling, boating and enjoying the outdoors.

Despite its peaceful setting, Surfleet remains conveniently located for access to nearby market towns including Spalding, providing a wider range of shopping, leisure and educational facilities.

Combining community spirit, excellent local amenities and stunning countryside surroundings, Surfleet is a village that offers an exceptional quality of life.

Spalding Golf Course

Discover Spalding Golf Club, one of Lincolnshires finest courses. This parkland, 18 hole Championship venue provides a great test of golf.
With it's 12 bay floodlit driving range, short game practice area and newly launched Academy Course, Spalding Golf Club is the perfect venue for your next visit.

River Glen

The River Glen in Surfleet, Lincolnshire, is a charming and serene waterway that enhances the natural beauty of the local landscape. It provides recreational opportunities, supports wildlife, and offers a picturesque setting for residents and visitors to enjoy the tranquil waters and lush countryside that define this region of Lincolnshire.

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted

(subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: D
Annual charge: No
Property construction: Brick built
Electricity supply: Ovo
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating:

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

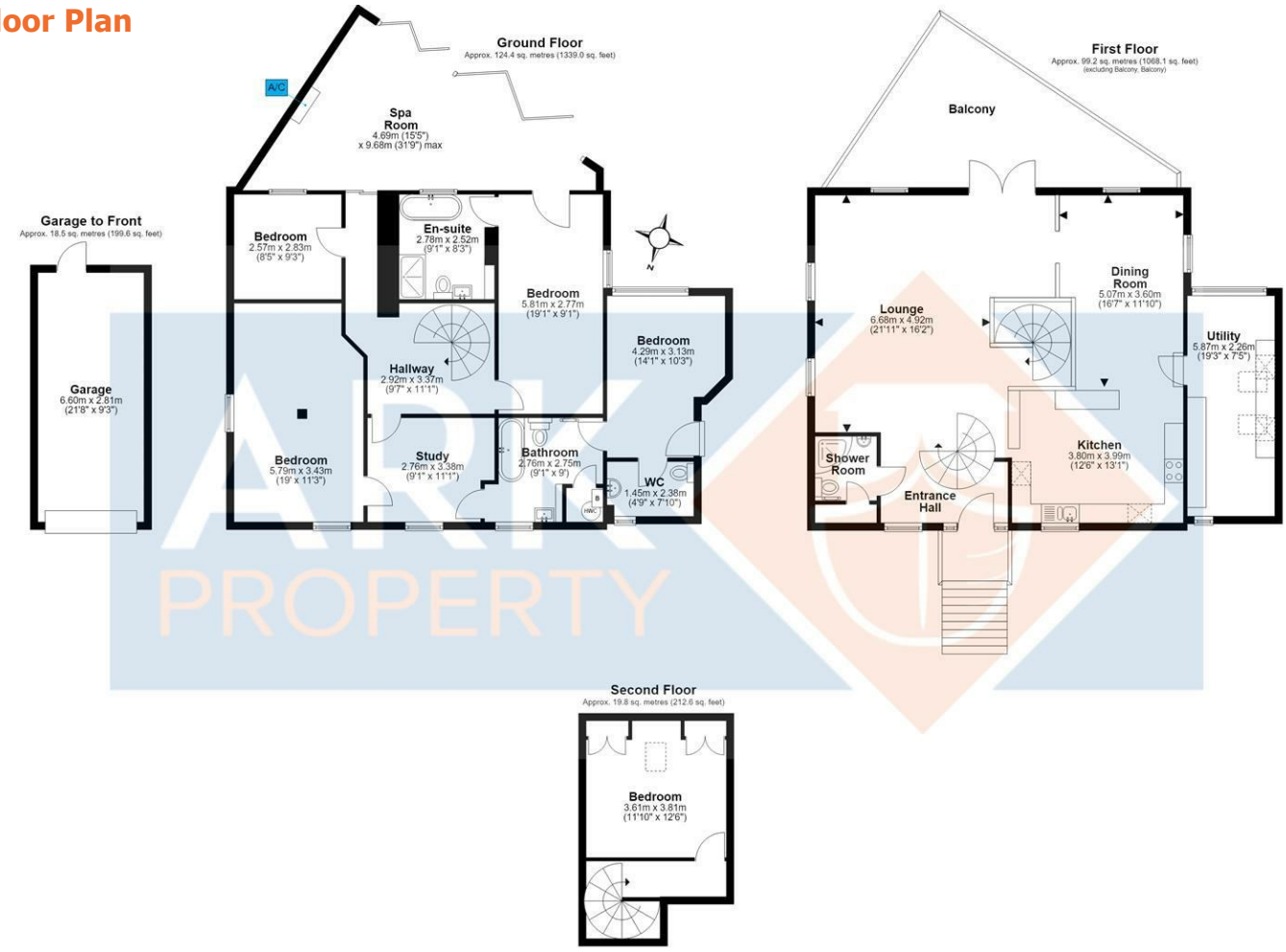
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

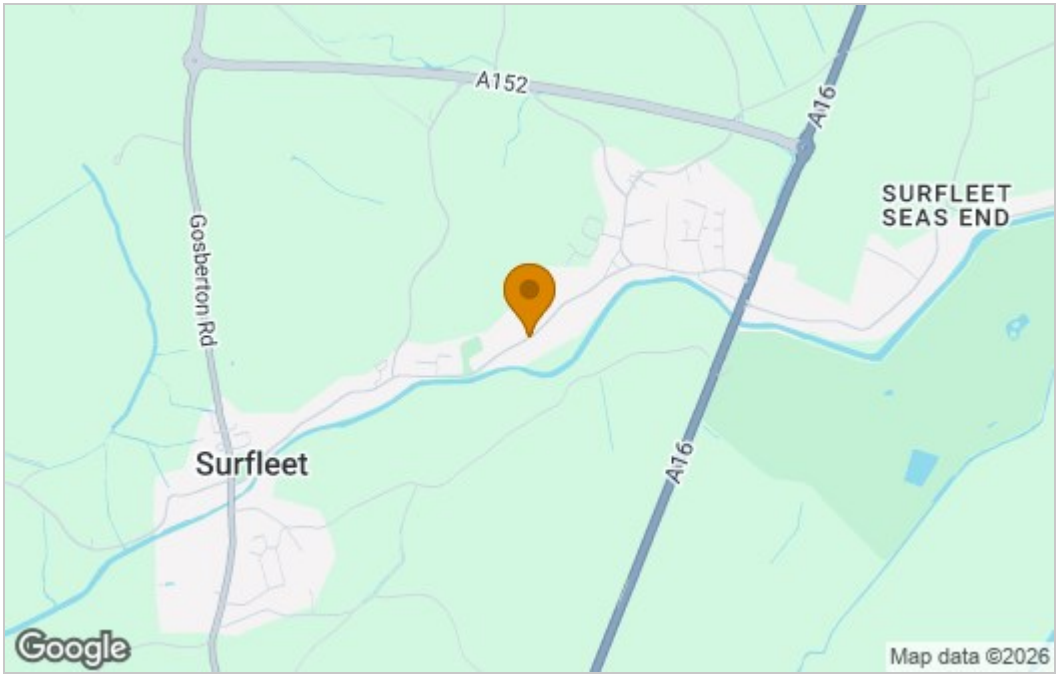
Floor Plan



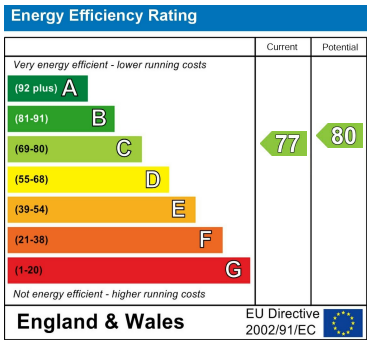
Total area: approx. 261.9 sq. metres (2819.3 sq. feet)

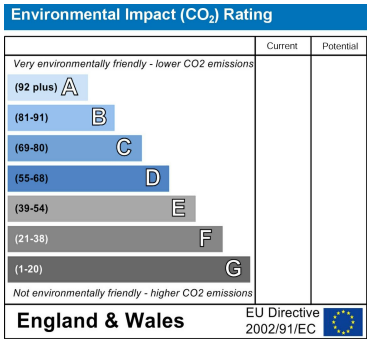
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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