



Riverdene Risegate Road, Gosberton
£280,000

 **NEWTON FALLOWELL**

Riverdene Risegate Road

Gosberton, Spalding

We are thrilled to present this exceptional Georgian-style property, brimming with character and charm, set within the sought-after village of Gosberton Risegate. Offering generous accommodation, a substantial detached barn, and a private plot of approximately one-third of an acre (STS), this home perfectly blends period elegance with versatile living.

Upon entering through the beautiful stable door, you're welcomed into a spacious kitchen/diner, thoughtfully designed with ample worktop space and a practical layout. The ground floor also features two inviting reception rooms, a cosy sitting room complete with a working open fireplace, and a generous lounge at the rear of the home with a working log burner, which includes access to both the first floor and a convenient downstairs shower room.

Upstairs, the property boasts three well-proportioned double bedrooms. The principal bedroom enjoys views over the charming courtyard garden, while the modern family bathroom offers a stylish three-piece suite, including a luxurious roll-top bath and a Velux window flooding the space with natural light.

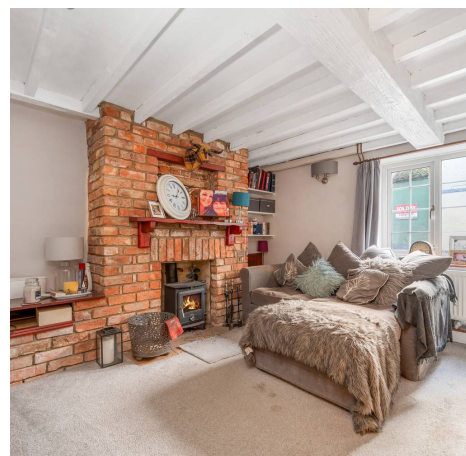
Externally, the property offers ample off-road parking and a substantial detached barn, providing fantastic storage or potential for conversion (subject to planning permission). Beside the barn, there's an additional store and utility room for added convenience. A pretty courtyard garden separates the main house from the barn, leading onto an extensive rear garden, mainly laid to lawn with a further outbuilding benefitting from power.

A truly rare opportunity to acquire a distinctive period home with space, charm, and endless potential.

Call today to arrange your viewing!

Council Tax band: B

Tenure: Freehold





Kitchen / Diner

13' 9" x 9' 4" (4.18m x 2.85m)

Sitting Room

11' 7" x 14' 1" (3.54m x 4.29m)

Lounge

11' 0" x 13' 1" (3.36m x 4.00m)

Ground Floor Shower Room

6' 7" x 3' 11" (2.01m x 1.19m)

First Floor Landing

Bedroom One

13' 9" x 9' 5" (4.20m x 2.86m)

Bedroom Two

10' 1" x 11' 11" (3.08m x 3.62m)

Bedroom Three

9' 0" x 9' 1" (2.75m x 2.77m)

Family Bathroom

5' 6" x 9' 2" (1.67m x 2.80m)

Double Garage

External Utility Room

11' 11" x 6' 11" (3.64m x 2.12m)

External Store Room

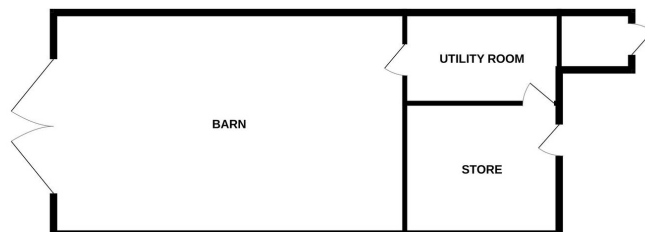
11' 9" x 10' 2" (3.58m x 3.10m)

Barn/Store

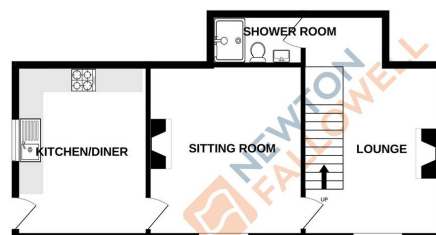
27' 8" x 17' 7" (8.43m x 5.37m)



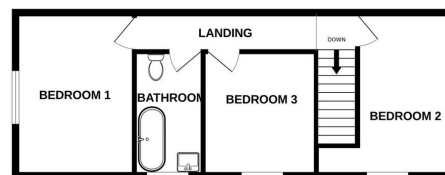
OUTSIDE BARN
737 sq.ft. (68.5 sq.m.) approx.



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1696 sq.ft. (157.6 sq.m.) approx.

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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Newton Fallowell - Bourne

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