

LONG SUTTON

Tydd St Mary is a village and civil parish in the South Holland district of Lincolnshire, about 4 miles south of the market town of Long Sutton and about 5 miles north of Wisbech, Cambridgeshire. For a small village it has a good selection of amenities including a Village Stores, Primary School, The Five Bells Pub and a Church.

Occupying a generous 1/4 acre plot (STMS) and enjoying open countryside views to both the front and rear, this substantial bungalow offers a rare opportunity to acquire a home of impressive scale in a highly desirable setting. Offered with vacant possession and no forward chain. The accommodation comprises a large living room, separate dining room, kitchen, utility room, cloakroom, and a conservatory overlooking the garden. Three well-proportioned double bedrooms and a family bathroom complete the internal layout. The property is comfortably liveable while presenting significant scope for modernisation or reconfiguration, allowing a purchaser to create a bespoke home tailored to their own tastes. To the rear lies a beautiful enclosed garden enjoying uninterrupted views across open farmland and designed to offer privacy, space, and versatility. To include a wooden gazebo, glasshouse, timber shed, and an attractive wildlife pond that enhances the sense of tranquillity. Externally, the front of the property enjoys stunning open field views and is attractively landscaped with lawned areas, mature shrubs, and well-stocked flower borders. A gated farmac driveway provides extensive off-road parking for multiple vehicles, including space for a motorhome or caravan. An integral tandem garage further enhances the practicality and potential of the property. A viewing is essential to truly appreciate the generous proportions, outstanding setting, and exceptional potential on offer.

The Gables Lowgate, Tydd St. Mary, Wisbech, PE13 5PF



Offers in the region of £375,000 Freehold



Hallway

27'5" x 4'7" (8.38 x 1.40)

Brick-built cover porch with lighting to front door. Coved and textured ceiling. Loft access. Wooden double-glazed door to front with matching side panel. Wooden double-glazed window to the conservatory. Two large cupboards. Power points. Radiator.

Living Room

19'10" x 14'4" (6.06 x 4.37)

Coved ceiling. Twin bay-style wooden double-glazed windows to front. Feature gas fire on marble hearth with wood surround. 3 x wall lights. Thermostat. Telephone point. TV aerial socket. Power points. Radiator.

Dining Room

13'1" x 8'7" (3.99 x 2.64)

Coved and textured ceiling. uPVC double-glazed 'Tilt and Slide' doors to conservatory. Integral wooden frame decorative glass doors to living room. 2 x wall lights. Power points. Radiator.

Kitchen

13'1" x 10'9" (3.99 x 3.28)

Coved ceiling. Inset ceiling lights above sink. Wooden double-glazed window to conservatory. Matching wall and base units. Composite 1 1/2 bowl sink and drainer with mixer tap over. Tiled splashbacks. Space for tall fridge freezer. Space for freestanding electric oven. Telephone point. TV aerial socket. Power points. Radiator. Tiled floor.

Utility Room

13'6" (max) x 8'5" (4.14 (max) x 2.59)

Coved and textured ceiling. Loft access. Double-glazed window to rear. Part uPVC part double-glazed door to boot room. Wall and base units. Stainless steel sink and drainer with twin taps over. Space and plumbing for dishwasher, washing machine and tumble dryer. Floorstanding 'Boultor Classic' oil boiler. Integral door to garage.

Cloakroom

4'9" x 3'3" (1.45 x 1.00)

Coved and textured ceiling. Wooden double-glazed window to rear. Low-level WC. Wall-hung hand basin. Radiator. Tiled floor.

Boot Room

6'9" x 3'4" (2.06 x 1.02)

uPVC double-glazed boot room with door to rear. Lighting. Tiled floor.

Conservatory

21'9" x 9'9" (6.64 x 2.99)

Part brick, part uPVC double-glazed windows. Polycarbonate roof. uPVC double-glazed patio doors to garden. Wall lights. Power points. Tiled floor.

Bedroom 1

12'11" x 9'10" (3.95 x 3.00)

Coved and textured ceiling. Wooden double-glazed to rear. uPVC 'Tilt and Slide' double-glazed door to conservatory. Fitted bedroom suite. Wall lights. Power points. Radiator.

Bedroom 2

10'10" x 9'10" (3.32 x 3.00)

Coved and textured ceiling. Wooden bay-style double-glazed window to front with wooden frame double-glazed window to side. Telephone point. TV aerial socket. Power points. Radiator.

Bedroom 3

10'10" x 9'10" (3.32 x 3.00)

Textured and coved ceiling. Wooden double-glazed window to side. Power points. Radiator.

Bathroom

10'10" x 10'9" (3.32 x 3.30)

Coved ceiling. Wooden double-glazed privacy window to side. Vanity hand basin with storage. Low-level WC. Corner wet room style shower cubicle with electric 'Selectronic' shower. Corner spa bath. Shelved storage cupboard. Partly tiled walls. Tiled floor.

Garage

35'9" x 10'0" (10.91 x 3.07)

Integral tandem garage. Electric 'up and over' door. Twin wooden uPVC double-glazed windows. Power lighting.

Outside

The rear of the property boasts a beautifully enclosed garden, thoughtfully designed to offer both privacy and versatility. Predominantly laid to lawn, the garden is complemented by paved pathways and multiple patio areas, ideal for outdoor dining and entertaining. Features include a wooden gazebo, glasshouse, timber shed, and an attractive wildlife pond that enhances the peaceful garden setting. Practical touches include an outdoor tap, water butt, and carefully positioned external lighting

To the front of the property are stunning open field views. The area is mainly laid to lawn with decorative shrubs and mature planting, complemented by well-defined bordering flower beds. Off-road gated parking on tarmac driveway is available for multiple vehicles, including space for a motorhome or caravan. There is pedestrian access to both sides of the property, with a larger gate to one side providing vehicular access.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Oil central heating

Council Tax

Council Tax Band C. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

Energy Performance Certificate

EPC Rating E. If you would like to view the full EPC, please enquire at our Long Sutton office.

Mobile Phone Signal

EE - Variable outdoor

O2 - Variable outdoor

Three - Good outdoor

Vodafone - Good outdoor

Visit the Ofcom website for further information.

Broadband Coverage

Standard and Ultrafast broadband is available.

Visit the Ofcom website for further information.

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.