



Villa Farm

Lutton Garnsgate | Spalding | Lincolnshire | PE12

 FINE & COUNTRY

KEY FEATURES

- *A Non-Listed Georgian Farmhouse Situated in a Semi-Rural Setting*
- *Requiring Modernisation and Updating Throughout*
- *Entrance Hall, Four Reception Rooms and Kitchen/Breakfast Room*
- *Four Double Bedrooms, One En Suite and a Family Bathroom*
- *Generous Mature Garden with Lawn and Patio Terrace*
- *A Range of Agricultural Barns with Class Q Permission For Five Dwellings*
- *Two Vehicular Accesses – One for the House and One for the Yard*
- *Approximately 2 Acres of Grounds (Subject to Measured Survey)*
- *Consented Planning Permission for Change of Use of Agricultural Buildings to 5 Dwellings Via South Holland District Council, Reference: H12-0623-25*
- *Viewings are strictly by prior appointment only. Please contact Fine & Country to arrange a viewing*





VILLA FARM BARNs – A RARE OPPORTUNITY

Villa Farm presents a rare and exciting opportunity for an incoming purchaser to acquire not only a charming Georgian, non-listed farmhouse, but also a yard with a number of sizeable barns — ideal for storage or those seeking a development opportunity, all set within approximately 2 acres (stms). The site benefits from Class Q planning permission for the demolition and conversion of the barns into five residential dwellings, comprising four semi-detached units and one detached barn.

Barn 1: 22.8m x 13.7m (74'8" x 44'9")
Barn 3: 22.8m x 6.3m (74'8" x 20'6")
Barn 5: 14m x 19m (45'9" x 62'3")

Barn 2: 22.8m x 15m (74'8" x 49'2")
Barn 4: 25.3m x 5m (83' x 16'4")

** All measurements are approximate only and cannot be regarded as being a representation either by the seller or their agent.*





Positioned along a tree-lined lane, less than a mile from the centre of the attractive Georgian market town of Long Sutton, the property enjoys a delightful rural setting. Surrounded by open field views and bordered by mature hedging and trees, the farmhouse offers a wonderful sense of privacy, whilst a neighbouring property to one side ensures it does not feel isolated.

The rear of the property dates back to the 1600s, with the front later enhanced by an elegant Georgian façade. Villa Farm — formerly known as Garnsgate Villa — retains a wealth of character features, including exposed beams and original fireplaces. The impressive inglenook fireplace still features its original metal stay for hanging cooking pots, offering a rare glimpse into the property's heritage. Importantly, despite its historic significance, the property is not listed, providing greater flexibility for future enhancement.



The property is entered via a welcoming entrance hall, showcasing attractive original floor tiling, with a staircase rising to the first floor. To the left, the front sitting room is full of charm, featuring an exposed beam and an open fireplace. Directly ahead from the entrance hall, a generously proportioned reception room enjoys a dual aspect, allowing for an abundance of natural light, with a large window to one side and a door leading out to the rear garden. A striking inglenook fireplace with open fire forms a focal point, creating a warm and inviting atmosphere.

From here, the accommodation flows into a spacious farmhouse-style kitchen, fitted with a range of base and wall units complemented by wooden worktops. There is ample space for a large central dining table, making it an ideal setting for family living. Integrated appliances include an electric hob, double eye-level oven, fridge/freezer, and dishwasher. A utility room is conveniently located off the kitchen, providing additional storage and space for laundry appliances, while a generously proportioned pantry is situated just beyond the sitting room. In addition, the property benefits from a small cellar.

A bright and airy garden room connects the kitchen with the front reception rooms, offering lovely views over the garden and creating a pleasant additional reception space. Further ground floor accommodation includes a versatile study or gym, along with a downstairs WC.

The first floor accommodates four well-proportioned double bedrooms. To the front, there are two particularly spacious bedrooms, one of which benefits from an en suite bathroom. To the rear, two further bedrooms are served by a family bathroom.











Outside, adjacent to the farmhouse, an outbuilding provides useful ancillary space, including a log store, garden storage, and an external WC. Historically, these outbuildings were used for storing milk in the milk churns, adding a further layer of charm and heritage to the property.

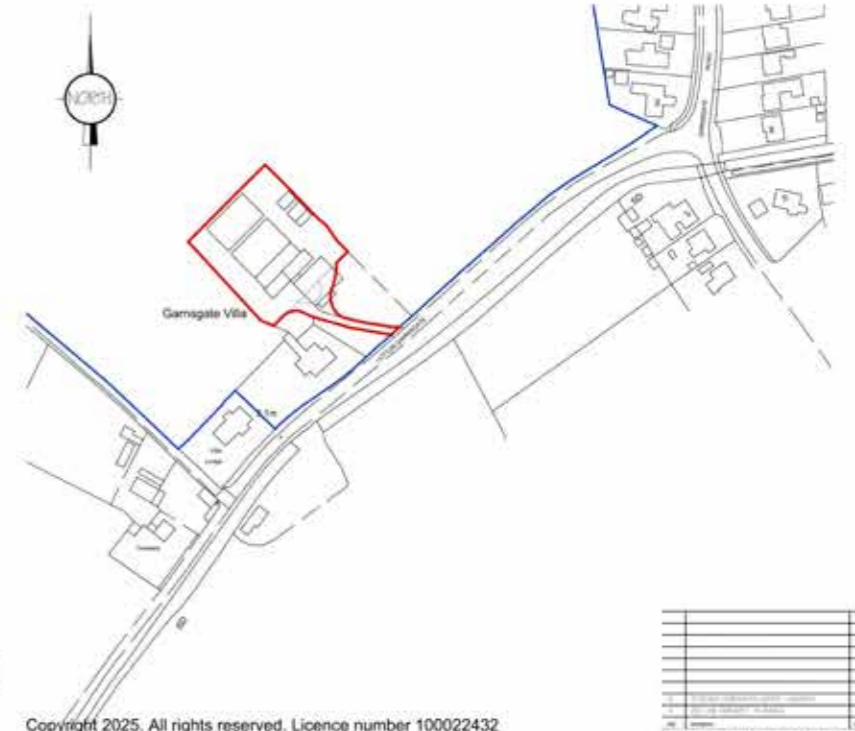
The gardens are situated predominantly to the side of the property and are mainly laid to lawn, featuring a beautiful mature magnolia tree alongside a variety of established planting. A patio area, positioned immediately outside the garden room and enjoying a south-westerly aspect, provides an ideal space for outdoor seating and entertaining, perfect for enjoying the afternoon and evening sun.

While the property is undeniably charming, it would now benefit from a programme of modernisation, offering an excellent opportunity for a purchaser to update and personalise the home.

The property is accessed via a driveway which leads not only to the rear of the house but also to the yard located directly behind. This is a significant asset, comprising a range of barns of varying sizes. The site benefits from Class Q planning permission for the demolition and conversion of the barns into five residential dwellings, including four semi-detached units and one detached barn conversion. The yard also enjoys a separate vehicular access, allowing for the potential to be developed independently from the main house, should a purchaser wish to create a small, high-quality residential development.







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Project	
PROPOSED CLASS 2 CONVERSION VILLA FARM, LUTTON GARNSGATE WALTON Lincs. NG2 8JP	
Client	
MR J WILLIAMS	
Drawn	
LOCATION PLAN SITE PLAN - EXISTING SITE PLAN - PROPOSED	
Date	Checked By
18/02/25	CM
Date	Scale
18/02/25	1:20
Notes	
1:2000 (Where Otherwise Stated)	
DO NOT SCALE FROM THIS DRAWING	
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Garnsgate Villa

LUTTON GARNSGATE

Villa

3.1m

SITE PLAN - EXISTING - 1:500



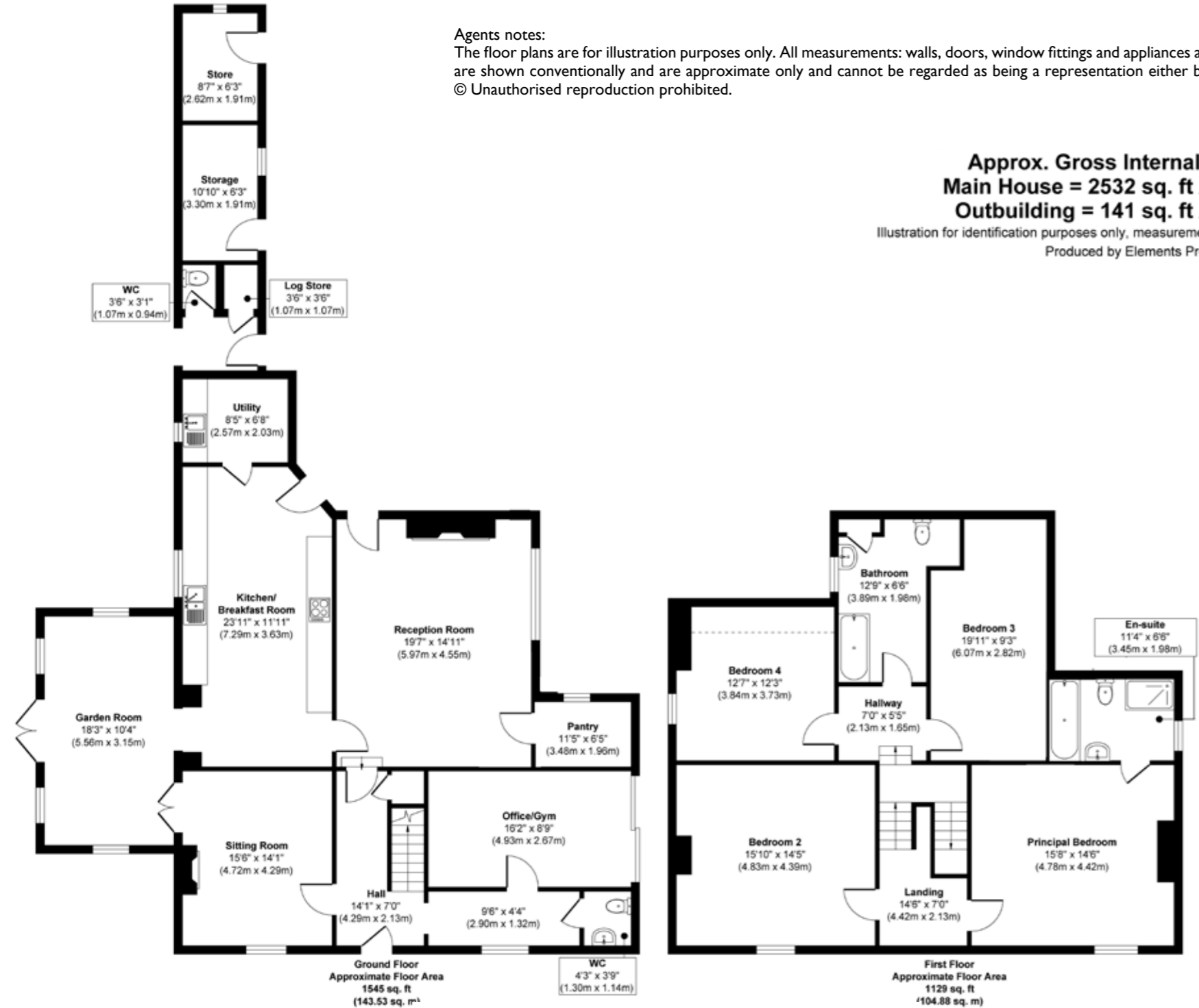
Located just a short distance from Long Sutton, the property benefits from easy access to a range of local amenities, including independent shops, a traditional market, and public houses. The setting offers a rural lifestyle without isolation.

There is an excellent choice of schooling in the area, including catchment for the highly regarded state grammar schools in Spalding, approximately 13 miles away, as well as Wisbech Grammar School, less than 10 miles distant. Additional primary and secondary schools are available in Long Sutton and nearby Holbeach.

The property is also well positioned for transport links, with the A17 just a short distance away, providing convenient access to King's Lynn and the North Norfolk coast. For commuters, Peterborough is approximately 25 miles away, offering direct rail services to London with journey times of around 45 minutes.

Agents notes:
 The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or their agent.
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Approx. Gross Internal Floor Area
Main House = 2532 sq. ft / 235.22 sq. m
Outbuilding = 141 sq. ft / 13.10 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Water and Electricity, Septic Tank and Oil Fired Central Heating

TENURE: Freehold

COUNCIL TAX BAND: D

DISCLAIMER:

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F	34 F	
1-20	G		



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