



Clay Lake Farmhouse Burr Lane, Spalding, PE12 6AZ

£650,000

- Spacious 3 bedroom farm house with 7 purpose built letting rooms
- Established and versatile bed and breakfast opportunity with strong lifestyle and commercial appeal
- Prominent and accessible location at the junction of Clay Lake and Burr Lane in Spalding, close to the A16 with excellent links to Boston and Peterborough
- Attached B&B plus seven separate ensuite letting rooms offering flexible income potential
- Suitable for a range of uses including guest accommodation, contractor lets or multi-generational living (subject to consents)
- Set within approximately 0.6 acre of mature landscaped gardens with generous outdoor space and a welcoming setting

Occupying a prominent position on the junction of Clay Lake and Burr Lane in Spalding, this exciting and versatile 3 bedroom farm house with 7 purpose built letting rooms is ideally situated just a short distance from the A16, offering excellent transport links to both Boston and Peterborough. Combining lifestyle appeal with commercial potential, the property presents an ideal opportunity for those seeking to run an established hospitality business from home.

The accommodation comprises a spacious three-bedroom farmhouse, providing comfortable owner living accommodation, together with an attached bed and breakfast and seven separate letting rooms, all benefiting from ensuite facilities. The layout offers flexibility for a variety of business models, including guest accommodation, contractor lets or multi-generational living, subject to any necessary consents.

Externally, the property occupies a generous plot of approximately 0.6 acre with mature landscaped gardens creating an attractive and welcoming environment for guests. Ample outside space further enhances the appeal of this unique opportunity, which enjoys a convenient yet accessible location on the outskirts of the town.

Entrance Porch 7'1" x 4'11" (2.16m x 1.52m)

Solid wood glazed entrance door. Windows to side. Tiled flooring. Skimmed ceiling. Solid door opening to hallway.

Entrance Hall 5'4" x 12'1" (1.65m x 3.70m)



Stairs to first floor landing. Radiator. Skimmed ceiling. Doors to lounge and sitting room.

Sitting Room 12'2" x 12'2" (3.72m x 3.73m)



PVC double glazed window to front. Ornate cast iron fireplace. Radiator.

Lounge 12'8" x 12'1" (3.88m x 3.69m)



PVC double glazed window to front. Radiator. Gas fire set in marble fireplace with wood surround.

Kitchen/Diner 18'7" x 10'6" (5.68m x 3.21m)

PVC double glazed windows to side and rear. Skimmed ceiling. Tiled flooring. Radiator. Fitted base and eye level units with worktop space. Tiled splash back. Four ring gas hob with extractor fan and electric oven and grill under. Stainless steel sink and drainer with mixer tap. Space for fridge/freezer. Opening to utility.

**Utility Room 8'6" x 7'8" (2.60m x 2.34m)**

PVC double glazed window to rear. Skimmed ceiling. Tiled flooring. Radiator. Fitted base and eye level units with worktop space. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine and tumble dryer. Doors to storage cupboard with electric meter consumer units and door to WC.

WC

Window to side. Full height wall tiling. Fitted close coupled toilet with push button flush.

Landing



Doors to bedrooms and bathroom.

Bedroom 1 14'11" x 12'1" (4.57m x 3.70m)



PVC double glazed window to front. Skimmed ceiling. Radiator. Built in wardrobe with hanging rail. Door to dressing room.



Dressing Room/Storage 11'10" x 13'11" (3.62m x 4.26m)



Window. Plumbing is in situ for future en-suite.

Bedroom 2 12'2" x 12'2" (3.73m x 3.73m)



PVC double glazed window to front. Loft access. Radiator.

Bedroom 3 13'4" x 10'7" (4.08m x 3.24m)



PVC double glazed window to side. Radiator.

Storage Room 4'9" x 7'6" (1.45m x 2.30m)

PVC double glazed window.

Bathroom 12'0" x 7'2" (3.66m x 2.20m)



PVC double glazed windows to side and rear. Skimmed ceiling. Recessed spot lighting. Extractor fan. Chrome central heated towel rail with electric over ride. Under floor heating. Tiled flooring. Full height wall tiling. Fitted with a four piece suite comprising panelled bath with chrome mixer tap and hand held shower attachment. Walk in shower enclosure with glass screen. Electric shower with rainfall head and hand held attachment. Concealed cistern toilet with push button flush and ceramic wash hand basin with chrome mixer tap set in vanity unit and built in storage. Wall mounted illuminated mirror.

Hallway to Dining Area

Window to rear. Laminate flooring. Doors to commercial kitchen and opening to dining room.

Dining Room 21'10" x 14'4" (6.68m x 4.38m)



Windows to side and rear. Radiator. Laminate flooring.



Commercial Kitchen 11'5" x 13'10" (3.48m x 4.24m)



Window to rear and wall mounted electric consumer unit. Fitted base units and work surfaces. Stainless steel sink and drainer unit. A range of kitchen equipment including but not limited to free standing gas cooker and extractor unit. Glass wash. Dishwasher. Commercial grill. Wall mounted stainless steel wash hand basin.

Bar Area 29'2" x 13'11" (8.90m x 4.26m)



Window and French doors to front. Skimmed ceiling. Loft access. Laminate flooring. Two radiators. Built in bar with fitted shelving, optics and stainless steel wash hand basin. Serving hatch.



Ladies Cloakroom 5'6" x 6'7" (1.70m x 2.02m)



Window. Skimmed ceiling. Tiled flooring. Full height wall tiling. Fitted close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap. Wall mounted electric heater. Built in storage cupboard.

Gents Cloakroom 5'7" x 7'1" (1.72m x 2.16m)

PVC double glazed window. Tiled flooring. Full height wall tiling. Fitted close coupled toilet with push button flush. Two urinals. Wall mounted wash hand basin. Wall mounted electric heater.



Letting Rooms



Shower Room 3'11" x 9'5" (1.21m x 2.89m)



Letting Room 1 12'1" x 13'1" (3.69m x 4.00m)



PVC double glazed window. Tiled flooring. Half height wall tiling. Chrome heated towel rail. Courtesy light and shaving point. Fitted shower enclosure with electric shower. Wash hand basin with chrome taps. Close coupled toilet with push button flush.



PVC double glazed window. Radiator. Built in wardrobe with hanging rail. Door to shower room.

Letting Room 2 11'10" x 13'1" (3.61m x 4.00m)



PVC double glazed window. Coving to ceiling. Radiator. Built in wardrobe with fitted shelf and hanging rail. Door to shower room.



Shower Room 3'11" x 9'6" (1.21m x 2.91m)



PVC double glazed window. Coving to ceiling. Loft

access. Tiled flooring. Half height wall tiling. Chrome heated towel rail. Courtesy light and shaving point. Fitted shower enclosure with electric shower. Wash hand basin with chrome taps. Close coupled toilet with push button flush.

Letting Room 3 13'2" x 13'1" (4.03m x 4.00m)



PVC double glazed window. Coving to ceiling. Radiator. Built in wardrobe with fitted shelf and hanging rail. Door to shower room.



Shower Room 6'11" (max) x 9'5" (2.12m (max) x 2.89m)



PVC double glazed window. Coving to ceiling. Tiled flooring. Half height wall tiling. Chrome heated towel rail. Courtesy light and shaving point. Fitted shower enclosure with electric shower. Wash hand basin with chrome taps. Close coupled toilet with push button flush.

Laundry/Utility Room 9'5" (max) x 18'9" (2.89m (max) x 5.72m)



PVC double glazed window. Tiled flooring. Fitted base and eye level units. Wall mounted mains gas central heating boiler. Hot water cylinder. Ceramic sink and drainer with chrome mixer tap.

Letting Room 5 14'4" x 11'8" (4.38m x 3.58m)



PVC double glazed window. Coving to ceiling. Radiator. Built in wardrobe with fitted shelf and hanging rail. Door to shower room.



Shower Room 10'9" x 3'10" (3.30m x 1.17m)



PVC double glazed window. Coving to ceiling. Tiled

flooring. Half height wall tiling. Chrome heated towel rail. Courtesy light and shaving point. Fitted shower enclosure with electric shower. Wash hand basin with chrome taps. Close coupled toilet with push button flush.

Letting Room 6 14'2" x 8'10" (4.33m x 2.71m)



PVC double glazed window. Coving to ceiling. Radiator. Built in wardrobe with fitted shelf and hanging rail. Door to shower room.



Shower Room 10'8" x 3'10" (3.26m x 1.17m)



PVC double glazed window. Coving to ceiling. Tiled flooring. Half height wall tiling. Chrome heated towel rail. Courtesy light and shaving point. Fitted shower enclosure with electric shower. Wash hand basin with chrome taps. Close coupled toilet with push button flush.

Letting Room 7 14'3" x 8'10" (4.36m x 2.71m)



PVC double glazed window. Coving to ceiling. Radiator. Built in wardrobe with fitted shelf and hanging rail. Door to shower room.



Letting Room 8 11'6" x 12'11" (3.53m x 3.94m)



Shower Room 10'5" x 3'7" (3.20m x 1.10m)



Disabled access room. Low threshold entrance door. PVC double glazed window. Coving to ceiling. Radiator. Built in wardrobe with fitted shelf and hanging rail. Door to wet room.



PVC double glazed window. Coving to ceiling. Tiled flooring. Half height wall tiling. Chrome heated towel rail. Courtesy light and shaving point. Fitted shower enclosure with electric shower. Wash hand basin with chrome taps. Close coupled toilet with push button flush.

Wet Room 4'11" x 9'4" (1.51m x 2.86m)

PVC double glazed window. Coving to ceiling. Loft access. Tiled flooring. Half height wall tiling. Chrome heated towel rail. Courtesy light and shaving point. Wet room shower, additional seating grab rails. Wash hand basin with chrome taps. Close coupled toilet with push button flush.

Outside

The property sits on a plot of circa 0.6 acre (STS) with gravelled car parking area to the front. Leading to mature landscaped gardens enclosed by brick wall and timber fencing. Pathway leading to the block of letting rooms and to Mear Lodge. There is additional access with wrought iron gates off Burr Lane with driveway space and access to the farmhouse, letting rooms and garage.

**Garage 34'3" x 17'4" (10.45m x 5.30m)**

Windows and doors to front and rear. Eaves storage. Power and light connected. Wall mounted mains gas central heating boiler.

Property Postcode

For location purposes the postcode of this property is: PE12 6AZ

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: A
 Annual charge: No
 Property construction: Brick built
 Farmhouse: 2 reception rooms, 1 kitchen diner, 3 bedrooms, 2 box rooms and a bathroom.
 Commercial: Dining room, bar/lounge, commercial kitchen and 7 letting rooms each with ensuite. Also a utility room.
 Electricity supply: Eon
 Solar Panels: No
 Other electricity sources: No
 Water supply: Wave
 Sewerage: Septic tank
 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 Double 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: TBC

Mixed Use Classification

The property is understood to comprise both residential and commercial elements and is currently subject to both Council Tax and Business Rates assessments. Prospective purchasers should

make their own enquiries with the relevant local authority to satisfy themselves as to the current and future rating and taxation position, permitted use, and any planning implications. Buyers are also advised to consult with their proposed mortgage lender or financial adviser at an early stage to confirm the availability and suitability of lending on a mixed-use property before incurring any significant costs or proceeding with a purchase.

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

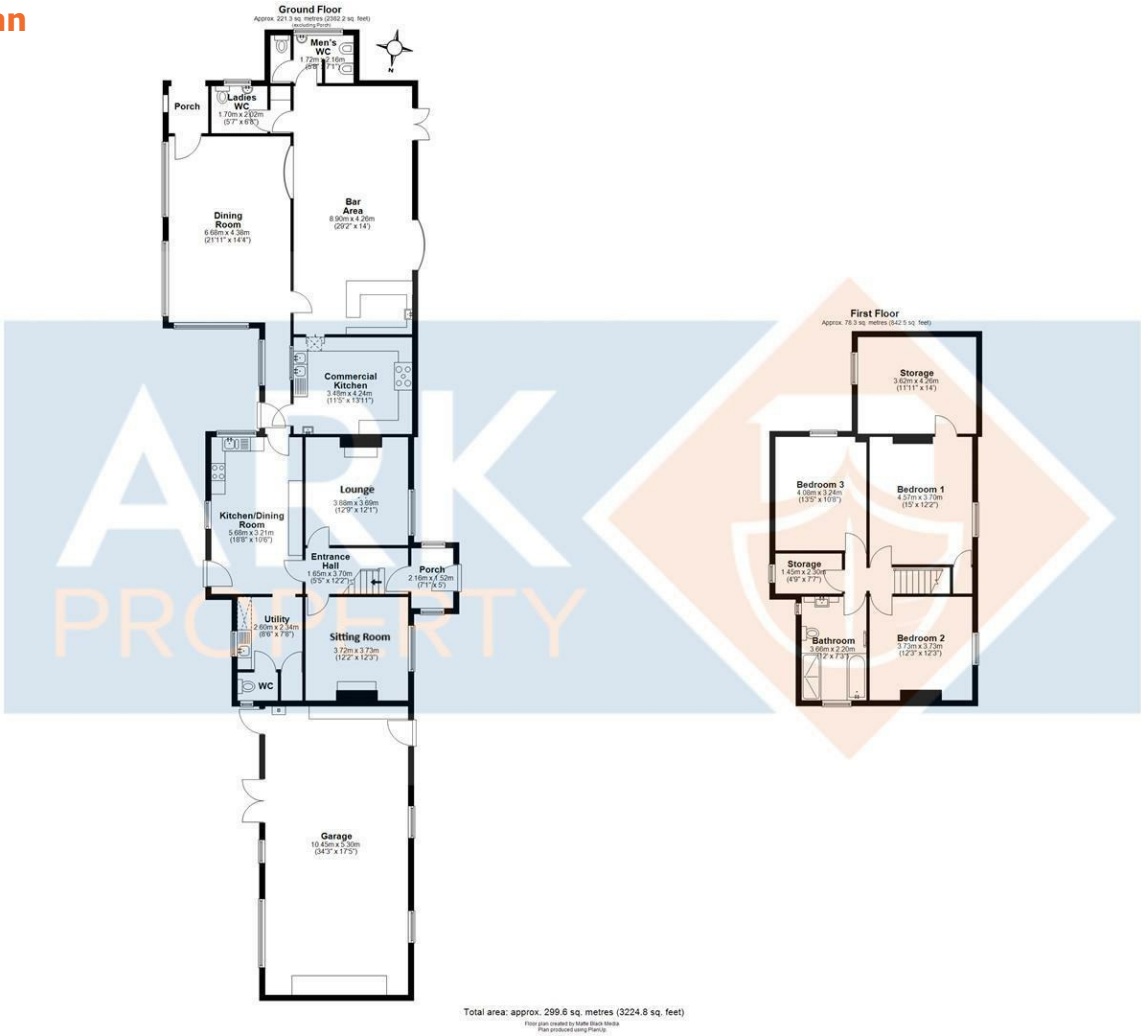




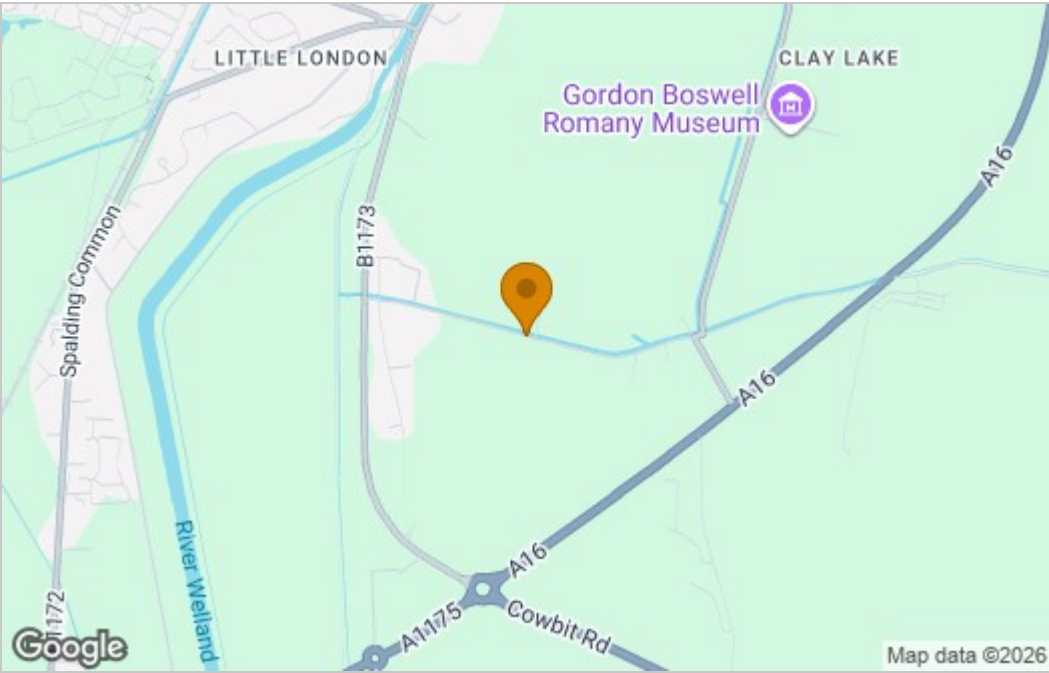




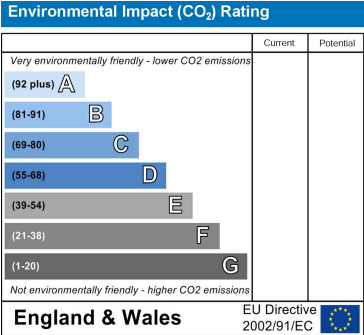
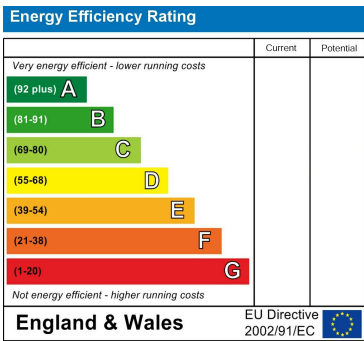
Floor Plan



Area Map



Energy Efficiency Graph



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